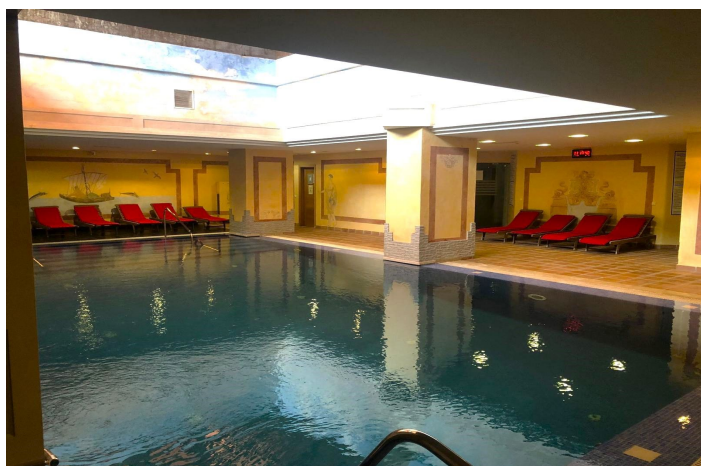




## Middle Floor Apartment for sale in New Golden Mile, Estepona

2,700 - 2,700 €

Reference: R4981051    Bedrooms: 3    Bathrooms: 2    Build Size: 128m<sup>2</sup>    Terrace: 46m<sup>2</sup>





## Costa del Sol, New Golden Mile

Fall in Love with This Spectacular Apartment and Make It Yours!

The apartment has a First Occupancy License (LPO)

This magnificent 3-bedroom, 2-bathroom apartment is located in the prestigious Las Náyades urbanization, in the exclusive New Golden Mile area of Estepona.

Las Náyades is approximately 100 meters from the beach, in second line to the sea, meaning you can reach the shore with a short 2-3 minute walk. Enjoy a leisurely stroll along the beautiful promenade, and take the opportunity to visit the famous beachfront restaurant Tikitano, open all year round.

Situated on the first floor, the apartment features a spacious living-dining area that opens onto a large 40m<sup>2</sup> enclosed terrace overlooking the lush tropical gardens and swimming pool and quiet street with amazing views to another exclusive first line beach complex Torre Bermeja. This glass enclosure is a fantastic plus, allowing you to enjoy the space even in winter while staying protected from the wind and still admiring the beautiful surroundings.

With its south-facing orientation, the apartment is bathed in natural light throughout the day. The modern kitchen is fully equipped with high-end appliances, ready for preparing delicious Mediterranean meals, and connects to a spacious laundry area for added convenience.

A hallway leads to the sleeping area, where you'll find three bedrooms. The master bedroom is exceptionally spacious, featuring an en-suite bathroom and direct access to the terrace. The other two bedrooms share an elegant bathroom and have access to a 6m<sup>2</sup> terrace.

The urbanization stands out for its stunning tropical gardens, charming pathways perfect for walking and enjoying nature, and 24-hour security. It also offers luxurious facilities, including a SPA, sauna, gym, an indoor heated pool, and an outdoor swimming pool, ensuring a lifestyle of well-being and comfort.

For added convenience, the apartment comes with air conditioning (hot/cold), underfloor heating in the bathrooms, and a 17m<sup>2</sup> underground parking space, along with ample outdoor parking options within the complex. The Community of the urbanization plans to paint all the buildings so that everything looks like new.

Don't miss the opportunity to live in this oasis of tranquility by the sea. Come visit and fall in love!



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Gym  
Utility Room  
Restaurant On Site

### Views

Garden  
Pool  
Street

### Pool

Communal  
Indoor

### Garden

Communal

### Category

Luxury

### Orientation

South

### Setting

Beachside  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private