



# Appartement au rez-de-chaussée à vendre à Estepona, Estepona

890 000 €

Référence: R5066959    Chambres: 4    Bain: 3    Terrain: 227m<sup>2</sup>    Construite: 135m<sup>2</sup>    Terrasse: 92m<sup>2</sup>







## Costa del Sol, Estepona

Elegant and modern elevated ground-floor apartment with a large private terrace of 90 m<sup>2</sup> and partial sea views. Located in the sought-after area of Las Mesas, just a 10-minute walk from Estepona Marina and 20 minutes from the charming Old Town.

### Premium features and layout:

4 spacious bedrooms with fitted wardrobes, white lacquered finish and modular interior

2 full bathrooms + 1 guest toilet

Designer sanitary ware, thermostatic taps, resin shower trays with glass screens

Fully fitted kitchen with Siemens appliances: ceramic hob, oven, extractor hood, dishwasher, fridge and washing machine

Contemporary countertops and stylish upper and lower cabinets

Large-format porcelain tile flooring and matching white skirting boards

White lacquered interior carpentry and reinforced main entrance door

### Comfort & Efficiency:

Hot/cold air conditioning through ducts with thermostat control

Aerothermal system for hot water production (ACS)

Aluminium windows with thermal break and double glazing

Motorised blinds with thermal insulation in living room and bedrooms

Mechanical ventilation system for optimal indoor air quality

LED lighting in kitchen, bathrooms and hallways

Energy Efficiency A

### Exclusive communal areas:

Adult and children's swimming pools

Fully equipped gym

Sauna

Landscaped gardens and bicycle storage

Lift with universal accessibility

2 Underground parking spaces and a large storage room included

Perfect as a family home or investment in one of the most promising areas of Estepona.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Double vitrage  
Armoires ajustées  
Salle de sport  
Buanderie

### Vues

Mer  
Urban

### Piscine

Communautaire

### Jardin

Communautaire

### Services publics

Électricité  
Eau potable

### Orientation

Sud

### Paramètre

En bord de mer  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Ville  
Port  
Près de Marina

### Meubles

Optional

### Sécurité

Complexe fermé

### Catégorie

Investissement  
Luxe  
Contemporary

### Climatisation

Climatisation

### Condition

Excellent  
Nouvelle construction

### Cuisine

Entièrement équipé

### Parking

Souterrain