



## Middle Floor Apartment for sale in Bel Air, Estepona

530.000€

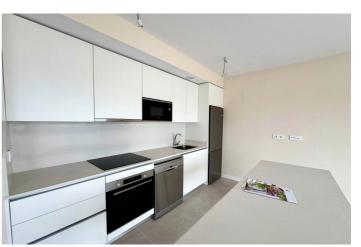
 $\textbf{Reference: R5244244} \quad \textbf{Bedrooms: 2} \quad \textbf{Bathrooms: 2} \quad \textbf{Build Size: } 97\text{m}^2 \quad \textbf{Terrace: } 25\text{m}^2$ 















## Costa del Sol, Bel Air

Welcome to Aquagardens in Bel Air, Estepona - A Stylish New Development on the New Golden Mile! Embrace contemporary coastal living in this bright, unfurnished 2-bedroom apartment within the exclusive Aquagardens urbanisation—a modern Vía Célere project of 95 stylish apartments and penthouses, opened just a year ago in 2024. Nestled in the upscale Bel Air district between Estepona and Marbella, this gated community boasts a prime position on the New Golden Mile, mere minutes from pristine beaches like Playa El Saladillo, world-class golf courses such as Atalaya and El Paraíso, and everyday conveniences including a Lidl supermarket right next door, plus restaurants, tennis clubs, and hiking trails in Sierra Bermeja. With easy A-7 access to Puerto Banús' glamour or Málaga Airport, enjoy over 300 sunny days a year in this family-friendly haven, ideal for permanent residence or investment in Estepona's thriving 2025 market. Spanning a practical layout with a calm outlook over lush communal gardens and a distant sea view from the terrace, this apartment features two bedrooms with built-in wardrobes, two bathrooms (ensuite with shower and family with bathtub), a fitted kitchen equipped with Bosch appliances including a washing machine and water heater, and a spacious living-dining area. Finished with high-quality doors, floor tiles, central air conditioning, double-glazed windows, and secure locks, it includes an underground parking space and storage room. Additional furniture available upon request for a seamless move-in. The complex, comprising six low-rise blocks of three floors each, offers secure enclosed grounds with superb communal facilities: a stunning swimming pool, state-ofthe-art gym, and a gourmet social lounge with Wi-Fi-perfect for remote work or gatherings. With energy-efficient Brated certification, this turnkey property promises low-maintenance luxury and endless leisure. Contact us today to arrange a viewing!





## **Features:**

Özellikler Oryantasyon İklim kontrolü

Kapalı teras Doğu Klima

Kaldırmak

Ulaşım yakınında

Özel teras Depo

**Ensuite Banyo** 

Çift cam

Takılmış gardıroplar

Wifi

Spor salonu

Sauna

Tenis kortu

Kamu hizmeti odası

Jakuzi Çubuk

Domotik

Sitede restoran

Kilise yakınında

Fiber optik

Hareketliliği azaltılmış kişiler için erişim

GörüşlerAyarDurumDenizTicari alanHarikaDağGolf'e yakınYeni İnşaat

Bahçe Kentleşme
Avlu Denize yakın
Sokak Dükkanlara Yakın

Şehre yakın

HavuzMobilyaMutfakOrtakİsteğe bağlıTam takılmış

Çocukların havuzu

Bahçe Güvenlik Otopark
Ortak Kapılı kompleks Yeraltı

24 saatlik güvenlik Garaj
Elektrikli panjur Özel
Giriş telefonu Kapalı