



## Middle Floor Apartment for sale in Estepona, Estepona

**599,000 €**

Reference: R5292364   Bedrooms: 3   Bathrooms: 2   Build Size: 139m<sup>2</sup>   Terrace: 28m<sup>2</sup>





## Costa del Sol, Estepona

Welcome to this stylish and contemporary apartment located in the sought-after Vanian Gardens urbanisation, perfectly positioned between Marbella and Estepona. Delivered in 2021, this beautifully designed home combines modern comfort with resort-style living. The property features three spacious bedrooms and two bathrooms, including a master suite with an elegant en-suite bathroom. The heart of the home is the open-plan kitchen and living area, designed to maximise space and natural light, creating a seamless flow for everyday living and entertaining. A separate laundry room adds extra practicality and storage. The apartment is west-facing and overlooks the communal pool, offering attractive views and beautiful afternoon and evening light — ideal for enjoying sunsets and the relaxed Mediterranean lifestyle. Vanian Gardens is a high-quality residential community offering exceptional facilities, including two outdoor swimming pools, two fully equipped gyms, an indoor spa with heated pool, and a co-working space — ideal for both relaxation and remote working. The location is unbeatable: set between Marbella and Estepona, and within walking distance to restaurants and a new padel court, making it perfect as a permanent residence, holiday home, or investment opportunity. A modern home in a prime location, offering lifestyle, convenience, and quality on the Costa del Sol.



## Features:

| Features         | Orientation      | Climate Control     |
|------------------|------------------|---------------------|
| Covered Terrace  | West             | Air Conditioning    |
| Lift             |                  |                     |
| Near Transport   |                  |                     |
| Private Terrace  |                  |                     |
| Storage Room     |                  |                     |
| Ensuite Bathroom |                  |                     |
| Gym              |                  |                     |
| Sauna            |                  |                     |
| Jacuzzi          |                  |                     |
| Fiber Optic      |                  |                     |
| Views            | Setting          | Condition           |
| Mountain         | Close To Sea     | Excellent           |
| Pool             | Close To Shops   |                     |
|                  | Close To Schools |                     |
| Pool             | Furniture        | Kitchen             |
| Communal         | Fully Furnished  | Kitchen-Lounge      |
| Indoor           |                  |                     |
| Garden           | Security         | Parking             |
| Communal         | Gated Complex    | Private             |
|                  | Alarm System     |                     |
|                  | Electric Blinds  |                     |
|                  | Entry Phone      |                     |
| Category         | Energy Rating    | CO2 Emission Rating |
| Luxury           | C                | C                   |