

## ESTEPONA EAST, ESTEPONA, ES



bedrooms 2 bathrooms 2 built 160 terrace 30  
dormitorios baños m2 constr. m2 terraza

527-01694P

Available from November (July and August is busy)

This stunning 2 bedroom luxury apartment is located in a seafront complex in the prestigious New Golden Mile area in Cabo Bermejo, Estepona. It offers an exceptional lifestyle in a privileged environment.

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This stunning 2 bedroom luxury apartment is located in a seafront complex in the prestigious New Golden Mile area in Cabo Bermejo, Estepona. It offers an exceptional lifestyle in a privileged environment.

The apartment has a very spacious living room, where residents can enjoy large open and bright spaces. The kitchen is fully equipped with high-quality appliances and has a separate utility room for added comfort. The two spacious bedrooms are accompanied by 2 bathrooms, providing privacy and comfort to residents. The large southwest facing terrace offers a perfect space to relax and enjoy the sun, with beautiful partial sea views and a charming garden.

The apartment is equipped with marble floors, fitted wardrobes, air conditioning hot/cold, underfloor heating, domotic system and alarm system, ensuring an optimal level of comfort and safety.

The residential complex is closed and has 24 hours security, providing tranquility and protection to its residents. The tropical gardens of the complex are well maintained, with fountains and lakes that create a serene and exuberant environment. In addition, the complex offers two large outdoor pools to enjoy during sunny days, as well as spa facilities that include a heated indoor pool, gym and saunas, providing a true oasis of relaxation and well-being.

The location of the complex is ideal, as it is only two minutes walk from the sea and the beach. In addition, it is within walking distance of a wide range of local services such as cafes, restaurants, bus/taxi stops, hairdressing and pharmacy. In addition, it is strategically located between Puerto Banus and Estepona, allowing quick and convenient access to these popular cities in just 10 minutes by car.

In short, this beachfront apartment in Cabo Bermejo, Estepona offers an exceptional opportunity to enjoy a luxurious life and comfort on the beautiful coast of New Golden Mile. With its spacious and elegant features, its privileged location, impressive facilities and its proximity to services and beaches, this apartment is the perfect place to enjoy the Mediterranean lifestyle.

|               |                             |                |    |             |             |
|---------------|-----------------------------|----------------|----|-------------|-------------|
| Reference     | 527-01694P                  | Beds           | 2  | Built m2    | 160         |
| Type          | Appartementen               | Baths          | 2  | Interior m2 | 130         |
| Location      | Estepona East, Estepona, ES | En-suite Baths | -- | Terrace m2  | 30          |
|               |                             | Guest Toilets  | -- | Plot m2     | --          |
|               |                             | Pax            | -- |             |             |
| Pool          | Gemeenschappelijk           | Community      | -- | Levels      | 3           |
| Garden        | Gemeenschappelijk           | Garbage        | -- | Floor       | --          |
| Garage        | Gemeenschappelijk           | IBI            | -- | Orientation |             |
| Parking slots | --                          | Construct Year | -- | EPC         | In Progress |

For sale

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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Estepona East, Estepona, ES

|                 |                             |                 |    |             |             |
|-----------------|-----------------------------|-----------------|----|-------------|-------------|
| Referencia      | 527-01694P                  | Dorm.           | 2  | Constr. m2  | 160         |
| Tipo            | Appartementen               | Baños           | 2  | Interior m2 | 130         |
| Localidad       | Estepona East, Estepona, ES | Baños en-suite  | -- | Terraza m2  | 30          |
|                 |                             | Baños de invit. | -- | Parcela m2  | --          |
|                 |                             | Pax             | -- |             |             |
| Piscina         | Gemeenschappelijk           | Comunidad       | -- | Nº plantas  | 3           |
| Jardín          | Gemeenschappelijk           | Basura          | -- | Planta      | --          |
| Garaje          | Gemeenschappelijk           | IBI             | -- | Orientación |             |
| Plazas aparcam. | --                          | Año Constr.     | -- | CEE         | In Progress |

En venta

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Precio no incluye gastos ni tributos. Gastos adicionales para el comprador: registro y notaría, ITP 7% o alternatively 10% IVA y AJD (1,2% sobre precio de compra) en propiedades nuevas y sujeto al cumplimiento de ciertos requisitos. Información sujeta a errores, omisiones, modificaciones, venta previa o retirada del mercado. Ficha informativa a su disposición, Decreto 218/2005 de 11/Oct.