

## 2 soveværelse Lejlighed til salg i Estepona, Málaga

1.249.000€



Boutique New Build Apartments in the Heart of Estepona Costa del Sol&#13;&#13;Exclusive Residential Building with Only Four Homes&#13;&#13;This beautiful new build residential project consists of just four exclusive homes located in a privileged urban setting in the center of Estepona. Designed with an architecture that blends classic elements with contemporary design trends, the building stands out for its high quality finishes and a concept that successfully combines tradition and modern living.&#13;&#13;The development offers one property per floor, ensuring privacy and tranquility for residents. The homes are located on the first, second, third and penthouse levels, creating an intimate and boutique style living environment in one of the most desirable areas of the Costa del Sol.&#13;&#13;Functional Layout with Private Outdoor Spaces&#13;&#13;Each property features 2 bedrooms, 2 bathrooms, a guest toilet and a private terrace. The first floor home also benefits from a private interior patio, while the penthouse includes a private rooftop pool and solarium and a parking space on the ground floor of the building.&#13;&#13;The thoughtful distribution of space maximizes natural light and comfort, making these homes ideal for both permanent living and holiday use in a vibrant coastal town.&#13;&#13;High Quality Features and Energy Efficiency&#13;&#13;These modern homes are equipped with quality materials and efficient systems to guarantee comfort throughout the year, including:&#13;Fully fitted kitchen with appliances&#13;Aerothermal system for hot water&#13;Air conditioning and heating with inverter system&#13;Double glazing for thermal and acoustic insulation&#13;Lift access to all floors&#13;High energy efficiency rating&#13;&#13;The combination of modern installations and elegant design ensures a comfortable and sustainable lifestyle.&#13;&#13;Prime Location in Estepona Town Center&#13;&#13;The building is located next to the Estepona Town Hall, just a few minutes walk from the charming old town and only 300 meters from the main beaches. This exceptional location allows residents to enjoy a peaceful residential setting while having immediate access to shops, supermarkets, schools, restaurants and sports facilities.&#13;&#13;Key distances to points of interest include:&#13;Estepona Beach 0.3 km&#13;Estepona Marina 2 km&#13;Estepona Old Town 0.5 km&#13;Estepona Golf 6 km&#13;Puerto Banus 25 km&#13;Marbella 20

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|-------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> 2 soveværelser               | <input type="checkbox"/> 2 badeværelser                    | <input type="checkbox"/> 119m <sup>2</sup> Byg størrelse         |
| <input checked="" type="checkbox"/> Private pool      | <input checked="" type="checkbox"/> Solarium: Yes          | <input checked="" type="checkbox"/> Number of Parking Spaces: 1  |
| <input checked="" type="checkbox"/> Near Schools      | <input checked="" type="checkbox"/> Near Commercial Center | <input checked="" type="checkbox"/> Near Bus Route               |
| <input checked="" type="checkbox"/> Elevator/Lift     | <input checked="" type="checkbox"/> Double Bedrooms: 2     | <input checked="" type="checkbox"/> Beach: 300 Meters            |
| <input checked="" type="checkbox"/> Location: Coastal | <input checked="" type="checkbox"/> Terrace: 69 Msq.       | <input checked="" type="checkbox"/> Useable Build Space: 93 Msq. |
| <input checked="" type="checkbox"/> Parking - Space   | <input checked="" type="checkbox"/> Storage / Trastero     | <input checked="" type="checkbox"/> Toilet: 2                    |