



## 2 bedroom Apartment for sale in Estepona, Málaga

710,000€

Luxury Living by the Sea: Exclusive New Construction in Estepona

### A Prime Location in Estepona

This exclusive development of 25 luxury residences is located in one of Estepona's most dynamic and sought-after areas. Situated just 400 meters from the serene beaches of Arroyo Vaquero, the property offers an ideal blend of natural beauty and modern convenience. Nestled in the western part of Estepona, near the peaceful neighborhood of Arroyo Enmedio, the location provides easy access to both the vibrant town center and the tranquility of the surrounding coastline.

Estepona, known as the "Garden of the Costa del Sol," is a Mediterranean gem. Its charming cobblestone streets, adorned with colorful flowers, and its vibrant marina reflect the town's blend of tradition and contemporary allure. With over 20 kilometers of beaches, Estepona is a paradise for those seeking a luxurious and laid-back lifestyle.

### Exceptional Connectivity

The development is strategically located to provide excellent connectivity to key points of interest:

Estepona Town Center: 4 km (8-minute drive)

Malaga Airport: 82 km (approximately 1 hour by car)

Gibraltar Airport: 45 km (35-minute drive)

Estepona Marina: 5 km (10-minute drive)

Estepona Golf Course: 3 km (5-minute drive)

Laguna Village Shopping Center: 7 km (12-minute drive)

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|--------------------------------------|------------------------|------------------------------|
| 2 bedrooms                           | 2 bathrooms            | 126m <sup>2</sup> Build size |
| 48m <sup>2</sup> Plot size           | Garden                 | Communal Pool                |
| Gated                                | Solarium: Yes          | Number of Parking Spaces: 1  |
| Near Schools                         | Near Commercial Center | Near Bus Route               |
| Elevator/Lift                        | Double Bedrooms: 2     | Gym                          |
| Useable Build Space: 95 Msq.         | Beach: 400 Meters      | Location: Urbanisation       |
| Air Conditioning: Yes, Pre-Installed | Terrace: 73 Msq.       | Parking - Space              |



Property marketed by Stratus International Properties

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