



Sales - Apartment - Estepona  
**799.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



**Ref.-ID: R4885267**

**Estepona**

**Apartment**

**IBI: 991 EUR / year**

**Rubbish: 142 EUR / year**



LUXURY MIDDLE FLOOR APARTMENT FOR SALE IN ESTEPONA Discover a rare opportunity to own an exceptional middle-floor apartment in a modern and prestigious urbanization in Estepona. Originally designed as two separate units, this property has been seamlessly combined into a single, expansive 209 m<sup>2</sup> residence, offering ample space, luxurious finishes, and stunning views. Property Highlights: Spacious Layout: A generous 209 m<sup>2</sup> of living space, meticulously designed to provide an open, flowing floor plan that maximizes light, views, and comfort. Stunning Terrace: A 60 m<sup>2</sup> terrace offers panoramic views of the Mediterranean Sea and the stylish communal pool area. Enjoy sunsets, relaxation, and entertainment with a private Jacuzzi as the centerpiece of this beautiful terrace. Bedrooms and Bathrooms: Large, bright bedrooms feature expansive windows, flooding each space with natural light and providing serene views. Modern bathrooms are finished with premium materials for an elegant feel. Living & Dining: The spacious living and dining area provides direct access to the terrace, seamlessly blending indoor and outdoor spaces, perfect for entertaining and relaxing. Exclusive Community Features: Located in a contemporary gated community, residents enjoy: A luxury spa to relax and rejuvenate. A modern gym, equipped with the latest facilities for your workouts. A heated indoor swimming pool, perfect for year-round use. Additionally, the community offers beautifully landscaped gardens, a large outdoor pool, and underground parking for unparalleled convenience and security. The urbanization is ideally located, close to Estepona's stunning beaches, renowned golf courses, shopping centers, and top dining destinations. This community combines privacy, security, and proximity to Estepona's vibrant lifestyle. Additional Features: Advanced climate control for year-round comfort Secure underground parking and private storage High-quality finishes and top-tier appliances throughout 24-hour security within a gated community Prime Estepona Location: This prestigious area along the New Golden Mile places you just minutes from Estepona's lively town center, Marbella, Puerto Banús, and Málaga Airport. The sleek architecture of the development, its lush landscaping, and state-of-the-art amenities make it one of the Costa del Sol's most desirable addresses. This apartment offers a rare blend of luxury, space, and views in one of Estepona's finest modern communities. Perfect as a primary residence, vacation home, or high-return investment, this property has it all for an elevated Mediterranean lifestyle. Don't miss the opportunity to own this luxurious residence in Estepona! Don't miss the chance to own this luxurious residence in Estepona!

- |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                          |                                                                                                                   |                                                                                   |                                                                                                                               |                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>                                                                | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>                                                                                      | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ New Construction</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> <li>✓ Street</li> </ul>                                           |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Storage Room</li> <li>✓ Jacuzzi</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>                                                                                | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                            | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> </ul>               | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Communal</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>                                                                                                                                                                                               | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Contemporary</li> </ul> |                                                                                                                   |                                                                                   |                                                                                                                               |                                                                                                                                                                                            |