

Sales - Apartment - Estepona 799.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com



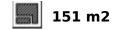
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Apartment

Spacious Modern Duplex Apartment with Large Terrace in Estepona, Spain Welcome to this stunning, newly built (2023) duplex apartment in the heart of Estepona, offering luxurious living just a short walk from the sea. With a generous 150 m<sup>2</sup> of interior space and nearly 100 m<sup>2</sup> of terraces, this property is perfect for those seeking a blend of indoor and outdoor Mediterranean lifestyle. Property Highlights: Size: 150 m<sup>2</sup> of interior space + almost 100 m<sup>2</sup> of terraces Layout: Two-level layout featuring an open-concept kitchen, spacious living area, and 4 bedrooms, ideal for families or those in need of extra space Outdoor Living: Expansive terrace, perfect for al fresco dining and relaxation, taking full advantage of Estepona's sunny climate Community Features: Residents have access to excellent shared facilities, including a swimming pool and fitness center Private underground parking space and storage room included Location: Situated near top local amenities, including Mercadona supermarket, China Market, a variety of restaurants, Burger King, and the popular NIDO Beach Bar. This location combines convenience with coastal charm. Key Access: Keys are available at our office, and we warmly invite you to schedule a viewing to experience this exceptional apartment firsthand.

| Setting<br>Commercial Area<br>Close To Port<br>Close To Shops<br>Close To Sea<br>Close To Town<br>Close To Marina<br>Urbanisation<br>Front Line Beach Complex | Orientation<br>North<br>North East<br>East<br>South East<br>South<br>South West<br>West<br>North West | Condition<br>Excellent  | Pool Communal      | Climate Control<br>Air Conditioning<br>Pre Installed A/C<br>Hot A/C<br>Cold A/C<br>Central Heating | Views<br>Sea<br>Mountain<br>Beach<br>Country<br>Panoramic<br>Street |
|---|---|-------------------------|--------------------|--|---|
| Features<br>Covered Terrace<br>Lift<br>Near Transport<br>Private Terrace<br>Solarium<br>WiFi<br>Gym<br>Storage Room<br>Barbeque<br>Basement                   | Furniture<br>Fully Furnished  | Kitchen<br>Fully Fitted | Garden<br>Communal | Security<br>Alarm System   | Parking<br>Underground<br>Garage<br>Covered<br>Private              |
| Utilities<br>Electricity  | Category<br>V Bargain   |                         |                    |  |   |