



# Ground Floor Apartment for sale in Estepona, Estepona

499,000 €

Reference: N8761    Bedrooms: 2    Bathrooms: 2    Plot Size: 66m<sup>2</sup>    Build Size: 95m<sup>2</sup>    Terrace: 27m<sup>2</sup>





## Costa del Sol, Estepona

New Residential Development in Estepona – Modern Apartments in a Prime Location

### Exclusive New Build Apartments in Estepona

Discover this new residential complex in Estepona, featuring 40 modern apartments and penthouses with 1, 2, and 3-bedroom layouts. Designed for maximum comfort and functionality, each home includes a garage and storage room, ensuring ample space for residents.

This gated community offers privacy and security, elevating the standard of living with high-end amenities. Thoughtfully designed terraces provide a seamless connection between the spacious interiors and outdoor areas, allowing you to enjoy the Mediterranean lifestyle to the fullest.

### Premium Amenities for a Relaxed and Active Lifestyle

The development is designed to enhance your quality of life, featuring:

- Swimming pool to enjoy refreshing moments under the sun
- Landscaped gardens that create a peaceful environment
- Multipurpose lounge for social gatherings and events
- Fully equipped gym to maintain an active and healthy lifestyle

### Prime Location in Estepona

Located in the expanding area of Teatro Auditorio Felipe VI, this residential complex enjoys a privileged position within the city. The beach and Estepona's promenade are just a few minutes away, allowing residents to experience the best of coastal living.

With its strategic location in the heart of the Costa del Sol, Estepona offers seamless connectivity to major cities like Marbella and Málaga. The area boasts excellent infrastructure, with easy access to key amenities such as:

- Estepona Town Center – 1 km
- Estepona Marina – 3 km (7-minute drive)
- Hospital de Estepona – 5 km (10-minute drive)
- El Paraiso Golf Club – 10 km (15-minute drive)
- Puerto Banús (Marbella) – 25 km (20-minute drive)
- Málaga Airport – 80 km (1-hour drive)

### High-Quality Finishes and Modern Features

Each apartment is designed with top-quality materials and finishes, ensuring comfort and energy efficiency:

- Secure entrance door
- PVC exterior carpentry with double glazing and insulated shutters
- Ducted air conditioning system
- Aerothermal water heating system for energy efficiency

### Experience the Best of Estepona's Lifestyle

Estepona is known for its charming old town, beautiful beaches, and vibrant cultural scene. With renowned golf



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courses, water sports, and a rich gastronomic offering, it is the perfect place for those seeking a modern, well-connected, and high-quality lifestyle.

Don't miss this opportunity to own a new-build home in Estepona. Contact us today for more information or to schedule a visit!

703



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## Features:

### Features

Lift  
Gym  
Garden  
Parking  
Communal Pool  
Gated  
storage  
Urban  
Pool  
Beach

### Energy Rating

B

### CO2 Emission Rating

B