



# Ground Floor Apartment for sale in Estepona, Estepona

595,000 €

Reference: R5304778 Bedrooms: 2 Bathrooms: 2 Build Size: 147m<sup>2</sup> Terrace: 56m<sup>2</sup>





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## Costa del Sol, Estepona

Welcome to this elegant and spacious apartment located in the highly sought-after area of Las Mesas, Estepona, just a short walk from the city centre, port, beaches, and all amenities. This modern home combines contemporary design with comfort and practicality, making it perfect as a permanent residence, holiday home, or investment opportunity. Short-term rentals are approved by the community.

Built in 2020, the Las Mesas urbanisation offers excellent communal facilities, including a large swimming pool, spacious gym, and beautifully maintained gardens. Las Mesas offers excellent connectivity to Estepona's historic old town and marina, both within walking distance. Nearby are a dog park, sports facilities such as paddle courts and a fitness centre, and shops, all in a peaceful and private setting. Marbella is only 20 minutes away by car, and Málaga Airport can be reached in under an hour via either the A-7 coastal highway or AP-7 highway.

The property is situated on an elevated ground floor, providing additional safety and privacy. Upon entering, you are welcomed by a bright and spacious living room filled with natural light and furnished with high-end furniture. The open-plan kitchen is fully equipped with Siemens appliances, while the laundry and utility room also features a Siemens washing machine and dryer. The master bedroom, complete with an en-suite bathroom, is spacious and features built-in wardrobes.

The second bedroom is also generously sized, ensuring each part of the home feels open, warm, and inviting. All windows are fitted with electric blinds. The south-facing terrace offers plenty of sunshine and comfort, perfect for relaxing or dining outdoors. Both parking spaces and storage rooms are conveniently accessible by stairs or lift directly from the street floor level.

The property was designed for energy efficiency and built to high construction standards, with features such as insulation and soundproofing, hot and cold air conditioning, and underfloor heating in the bathrooms. Each room can be individually climate-controlled for maximum comfort.

Included in the sale are two underground parking spaces, two storage rooms, and all furniture, allowing you to move in straight away and start enjoying your new home.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Utility Room  
Domotics

### Views

Sea  
Mountain  
Urban

### Pool

Communal

### Security

Gated Complex  
Alarm System

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Parking

Private  
More Than One

### Climate Control

Air Conditioning  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Private