



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN BEL AIR

📍 Bel Air

REF# R5193736 €340,000

BEDS

2

BATHS

2

BUILT

130 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

Elegant 2-Bedroom Apartment in Prestigious Parque Los Olivos, Bel-Air, Estepona – Marble Floors, Covered Terrace with Stunning Views, and Resort-Style Amenities!

Discover this beautifully constructed apartment in the exclusive gated community of Parque Los Olivos, nestled in the sought-after Bel-Air area on Estepona's New Golden Mile – a serene residential enclave between Estepona and Marbella, known for its peaceful surroundings, proximity to El Paraíso and Los Flamingos golf courses, and easy access to pristine beaches (just 5-10 minutes drive to Playa de la Rada or El Saladillo). Spanning 130 m<sup>2</sup> built (115 m<sup>2</sup> usable), this first-floor, east-west facing property is a true gem, offering high-quality finishes and a turnkey lifestyle for families or retirees seeking tranquility with urban convenience.

Key Features:

Luxurious Interiors: Spacious living-dining area with marble floors throughout, double-glazed Climalit windows for energy efficiency, central air conditioning (hot/cold), and built-in wardrobes in both bedrooms

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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## *Marbella*

for seamless organisation.

**Two Modern Bathrooms:** Thoughtfully designed for comfort, with premium fixtures ensuring a spa-like feel.

**Outdoor Paradise:** Generous 20 m<sup>2</sup> covered terrace with fantastic panoramic views of the surrounding hills and sea glimpses – perfect for morning coffee or evening relaxation.

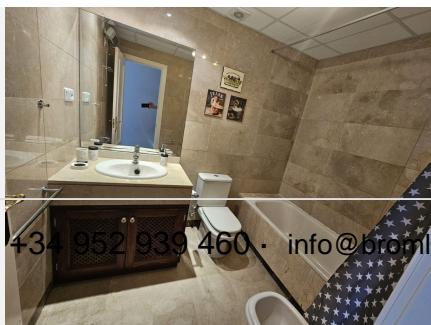
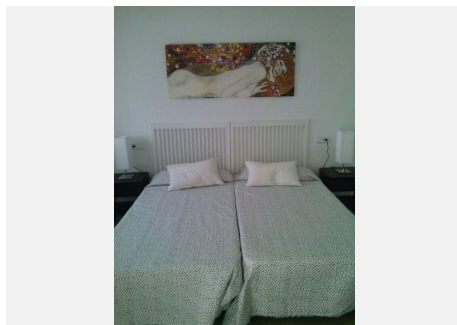
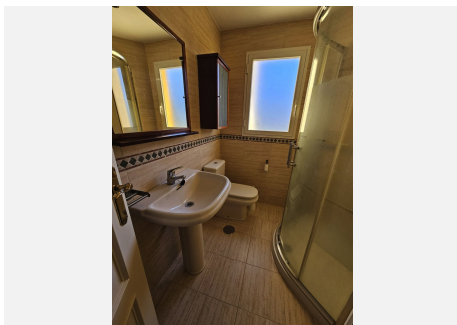
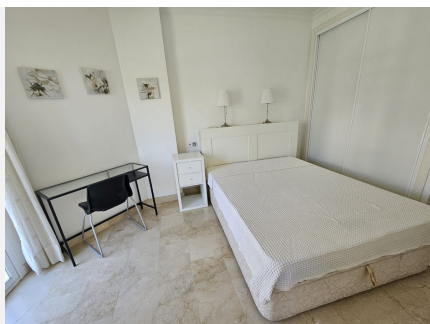
**Convenient Extras:** Included underground garage parking space and private storage room (trastero); unfurnished except for the fully equipped kitchen, allowing personalisation.

**Sustainable Touches:** Efficient design minimising energy costs, ideal for the Costa del Sol's mild weather.

**Community Amenities:** Immerse yourself in a meticulously maintained urbanisation with a communal swimming pool for refreshing swims, beautifully landscaped gardens featuring a children's playground and barbecue area for family gatherings, daily gardener for pristine upkeep, and advanced video surveillance for peace of mind – all in a well-kept environment recently repainted for a fresh, resort-like vibe.

**Prime Location:** A short walk to local supermarkets (e.g., Mercadona), restaurants, and shops in vibrant Cancelada; 10 minutes to Estepona's historic old town, promenade, and beaches; and quick drives to Puerto Banús (15 minutes) or Marbella (20 minutes). Enjoy proximity to international schools, golf clubs, and the A7 motorway, with Gibraltar Airport just 30 minutes away – blending rural serenity with coastal excitement.

Priced competitively for its quality and location, this apartment is a smart investment or forever home in one of Estepona's premier spots – contact us today to arrange a viewing!



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