



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5238904 €349,000

BEDS

2

BATHS

2

BUILT

95 m<sup>2</sup>

PLOT

80 m<sup>2</sup>

This beautiful two-bedroom ground-floor apartment boasts a spacious outdoor area. It features a large covered terrace and a spacious private garden with a barbecue, pergola, and direct access to the swimming pool, paddle tennis court, and children's playground.

The porch has a pergola, perfect for relaxing or gathering outdoors. The entire garden is paved and covered with high-quality artificial turf, making maintenance easy and ensuring it looks its best year-round.

A barbecue area has also been created, equipped with custom-made furniture, a sink, water and electricity connections, and a second pergola that provides shade and comfort, creating an ideal space for meals and outdoor gatherings.

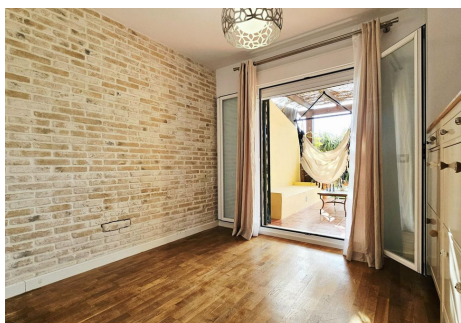
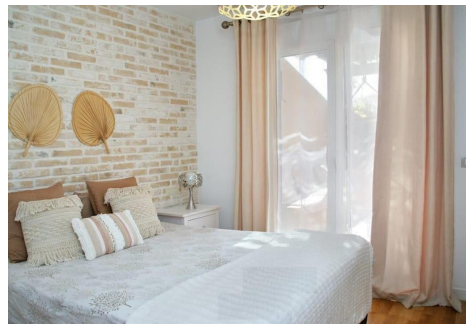
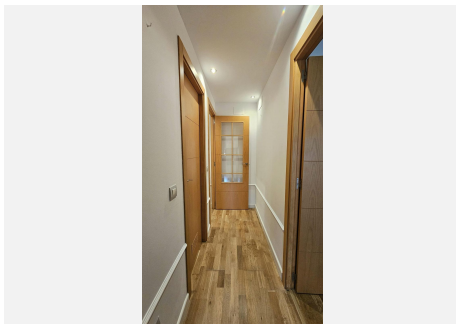
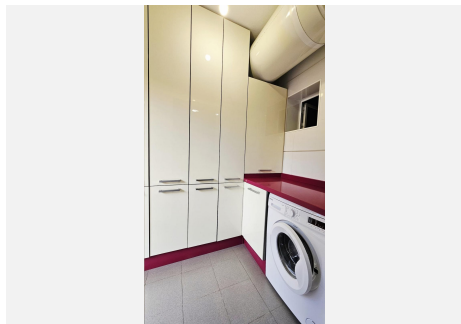
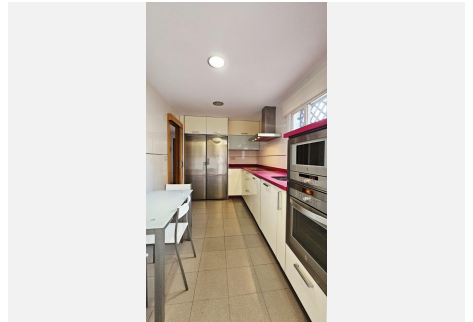
Thanks to these improvements, the garden is a practical, comfortable, and modern space, perfect for enjoying time with friends and family.

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*Marbella*

The apartment is located in the prestigious Selwo area, on Estepona's New Golden Mile, near Resina Golf, the new Padel Club, and the American School. Its south-facing orientation guarantees natural light throughout the day. This apartment features two bathrooms, one of which is en-suite with a dressing room and direct access to the terrace and garden; an extended kitchen with a laundry area and access to another terrace; and a bright living-dining room with access to the outdoor areas. It includes hot/cold air conditioning throughout, an underground parking space with direct elevator access to the apartment door, and additional outdoor parking for guests.

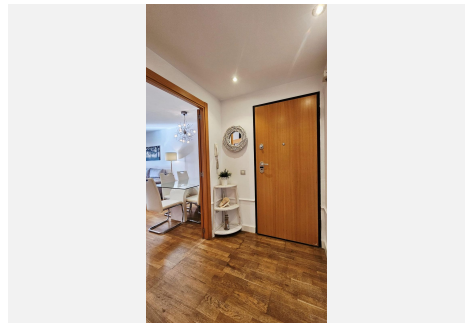
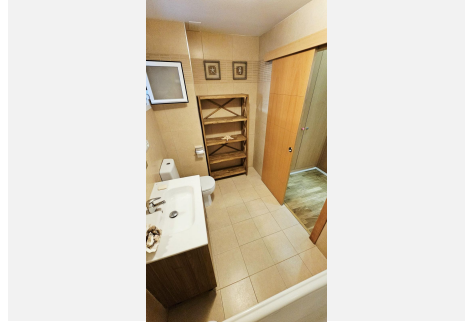
The community, comprised of only 32 apartments, offers a large swimming pool, a children's playground, and a paddle tennis court. Its excellent location, less than 10 minutes from San Pedro Alcántara and Estepona, and very close to Marbella and Puerto Banús, makes this property a unique opportunity. Thanks to its wonderful outdoor spaces and the area's pleasant climate, it feels like home. A viewing is highly recommended.





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## *Marbella*





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## *Marbella*

