



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5265280 €585,000

BEDS

2

BATHS

2

BUILT

82 m<sup>2</sup>

TERRACE

15 m<sup>2</sup>

Exceptional Contemporary Apartment in Las Mesas, Estepona

This beautifully presented two-bedroom, two-bathroom middle-floor apartment is located within a recently completed, modern development (2024) in the highly sought-after area of Las Mesas, Estepona.

Sold fully furnished, the property is ready for immediate enjoyment or investment. The apartment features a generous 15m<sup>2</sup> private terrace, offering open views across the surrounding mountains, landscaped local park, and attractive lateral sea views — an ideal setting for outdoor dining and relaxed Mediterranean living.

The interior has been thoughtfully designed with comfort and functionality in mind, combining contemporary finishes with an elegant, neutral palette. Both bedrooms are well-proportioned, with the master benefiting from an en-suite bathroom, while the second bathroom serves guests and the second bedroom with ease.

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*Marbella*

The property also includes a private underground parking space and separate storage room, providing both convenience and security.

Residents of the community enjoy access to excellent on-site facilities, including a communal swimming pool and a fully equipped gym, all within a well-maintained and modern complex.

Ideally located, the urbanisation is just a 10-minute walk to Estepona Port, where a wide range of restaurants, cafés, shops, beaches, and leisure amenities are available year-round.

Importantly, the apartment benefits from a valid tourist licence, making it a highly attractive option for those seeking a profitable rental investment or a flexible holiday home.

A turnkey property in a prime location — perfectly suited as a permanent residence, holiday retreat, or investment opportunity on the Costa del Sol.



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