



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5293159   **€966,160**

BEDS	BATHS	BUILT	TERRACE
3	2	112 m <sup>2</sup>	110 m <sup>2</sup>

Welcome to this bright and modern three-bedroom apartment located in the highly sought-after area of Las Mesas, Estepona, renowned for its proximity to the sea, the marina, green areas and all daily amenities.

Where contemporary architecture and high-quality design come together to create an elegant and comfortable living environment. The apartment offers 112 m<sup>2</sup> of built space (94 m<sup>2</sup> usable) with a well-planned open-plan layout that seamlessly integrates the living room and the modern fully fitted kitchen, creating a spacious and sociable atmosphere filled with natural light thanks to large sliding glass doors. These open directly onto the property's standout feature: an exceptional terrace of approximately 115 m<sup>2</sup>, designed as a true extension of the living space and ideal for enjoying the Costa del Sol lifestyle all year round. The terrace enjoys sun throughout the day, features generous lounge and dining areas, is partially covered for shade and comfort, and includes partially glazed panels that provide wind protection and additional privacy, while offering pleasant open views towards the communal pool, surrounding greenery and the Mediterranean Sea in the distance.

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# BROMLEY ESTATES

## Marbella

The apartment comprises three tranquil bedrooms with fitted wardrobes, including a master bedroom with en-suite bathroom and direct access to the terrace, while the remaining two bedrooms are ideal for guests, children or a home office, with two of the bedrooms also benefiting from terrace access. Both bathrooms feature a timeless, minimalist design with walk-in glass showers, large mirrors, high-quality finishes and excellent storage solutions, with the en-suite bathroom adding an extra touch of luxury. Additional features include air conditioning with hot and cold settings, a smart NUKI entrance lock controllable via mobile app, a separate laundry area discreetly located on a smaller front balcony, and orientation to the south and west for optimal natural light. The property includes a private underground parking space and a storage room, both easily accessible by lift, and the building is adapted for people with reduced mobility.

South Place is a modern, secure and well-managed residential community offering landscaped gardens, a large communal swimming pool, a children's pool and a fully equipped gym. Ideally located just minutes from Mercadona, the marina, the beach, parks, walking paths, schools, restaurants and sports facilities, this apartment is perfectly suited as a permanent residence, holiday home or investment opportunity in one of Estepona's most attractive residential areas.

