



communal gardens.

The property features three well-proportioned bedrooms and two bathrooms, along with a fully equipped kitchen and a practical layout throughout. With approximately 110 m<sup>2</sup> of interior living space and an impressive terrace of over 41 m<sup>2</sup>, the apartment provides excellent space to enjoy the Costa del Sol climate all year round.

This 5\* community is renowned for its resort-style atmosphere and exceptional facilities. Residents benefit from direct beach access, beautifully landscaped gardens, a large outdoor swimming pool, heated indoor pool, spa area, gymnasium, and concierge services, creating a private oasis just minutes from some of the coast's finest beach clubs and restaurants. The development is also ideally situated close to the Kempinski Hotel, Estepona town centre, and Puerto Banús, making it perfectly positioned for both relaxation and convenience. The property also includes two private underground parking spaces and a storage room, adding further convenience and value.

Whether as a stylish holiday retreat, investment property, or full-time residence, this stunning property offers the chance to enjoy the very best of Mediterranean living in a truly privileged location.

Ground Floor Apartment, New Golden Mile, Costa del Sol.

3 Bedrooms, 2 Bathrooms, Built 110 m<sup>2</sup>, Terrace 41 m<sup>2</sup>.

Setting : Beachfront, Close To Golf, Urbanisation, Front Line Beach Complex.

Orientation : South.

Condition : Excellent.

Pool : Communal, Indoor, Heated, Children`s Pool.

Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C.

Views : Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Gym, Sauna, Storage Room, Ensuite Bathroom, Marble ?Flooring, ?Double ?Glazing, ?24 Hour ?Reception, Fiber Optic.

Furniture ? : Optional.

Kitchen ? : ?Fully ?Fitted.

Garden ? : Communal.

Security : Gated Complex, 24 ?Hour ?Security.

Utilities : ?Electricity, ?Drinkable ?Water.

Category ? : ?Beachfront, ?Golf, ?Resale.



