

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5350114 €830,000

BEDS

3

BATHS

2

BUILT

232 m<sup>2</sup>

TERRACE

85 m<sup>2</sup>

Modern 3-Bedroom Apartment with Exceptional 85 m<sup>2</sup> Private Terrace – Las Mesas, Estepona  
Elegant and contemporary 3-bedroom apartment built in 2023 in the exclusive gated residential complex. This high-quality property offers a total built area of 232 m<sup>2</sup>, including an impressive 85 m<sup>2</sup> private terrace, combining modern design, comfort and Mediterranean lifestyle.

### Key Features

106 m<sup>2</sup> interior living space + 85 m<sup>2</sup> private terrace

3 spacious bedrooms with fitted wardrobes

2 beautifully finished bathrooms

Open-plan living-dining area with large windows and plenty of natural light

Fully equipped modern kitchen

Underfloor heating + air conditioning

Private 8.6 m<sup>2</sup> storage room (trastero)

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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2 private underground parking spaces

Interior and exterior furniture in excellent condition (can be included)

One of the standout features is the exceptionally large private terrace, perfect for outdoor dining, entertaining or simply relaxing in the Mediterranean climate.

## Resort-Style Amenities

Swimming pool area with sun loungers and umbrellas

Beautifully landscaped gardens

Fully equipped gym

Games room with darts and table tennis

Multi-purpose / social room

## Prime Location

Las Mesas is one of Estepona's most desirable new residential areas, perfectly located between the marina and the town centre. Just 10 minutes' walk to Estepona Marina, 20-25 minutes' drive to Puerto Banús and Marbella, and within 1 km of major supermarkets, health centres, restaurants and boutiques. Excellent access to the A-7 motorway and Málaga Airport.

Ideal as a permanent home, holiday residence or high-yield investment in one of the Costa del Sol's most sought-after locations.

Viewing highly recommended – contact us today to arrange a private viewing!

