

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 3 BEDROOMS 3 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5366296 €2,995,000

BEDS

3

BATHS

3

BUILT

195 m<sup>2</sup>

TERRACE

48 m<sup>2</sup>

This exceptional ground floor apartment is situated in the exclusive Alcazaba Beach area, positioned on the front line of the beach in Estepona East, Malaga. This luxury property, recently renovated to the highest standards, offers the perfect fusion of contemporary design and coastal living, with easy access to local amenities and transport connections. Spanning 195m<sup>2</sup> with a spacious 147m<sup>2</sup> interior and a 48m<sup>2</sup> private terrace, every aspect of this home has been crafted for elegant comfort.

The apartment boasts three well-appointed bedrooms and three modern bathrooms, two of which are en-suite. Elegant features such as underfloor heating throughout, air conditioning, fitted wardrobes, and gres floors ensure comfort at all times. The main living areas are highlighted by an open-plan kitchen, invisible hob, Thermomix, electric fireplace, and a wine cabinet, alongside fully fitted and equipped kitchen spaces, including a kitchenette and a hidden laundry room. Entertainment and relaxation are elevated through a Dolby Stereo Surround system, B&O sound system, and electric blinds, while direct sea and panoramic views can be enjoyed from the bright living and dining areas, as well as the private and uncovered terrace.

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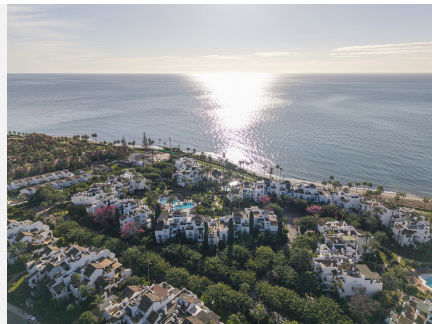
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with glass doors.

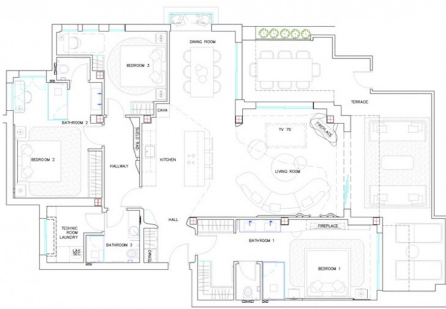
Residents benefit from a wealth of community amenities designed for an active and luxurious lifestyle. These include a communal garden, a heated and outdoor pool, fully equipped gym, sauna, tennis and paddle courts, pool-bar, on-site restaurant, 24-hour security, and private direct beach access. The property also allows pets and includes communal parking (parking N°5202) with lift access, making it suitable for both families and individuals.

The location is exceptionally convenient, with supermarkets (ALDI, MERCADONA, LIDL), shopping centres, schools (including the American School ATLAS), restaurants (Tikitano, Trocadero Estepona), golf courses, hospitals, outdoor parks, and adventure facilities such as SELWO and La Resina Golf & Country Club all within a short distance. With quick access to Estepona centre, the port, and scenic walking and biking trails along Paseo Maritimo, this apartment exemplifies luxury seaside living at its finest.



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