



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5382052 €799,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	254 m <sup>2</sup>	45 m <sup>2</sup>	54 m <sup>2</sup>

### Brand-New Garden Apartment in Nineteen41

Located within the modern Nineteen41 development on the New Golden Mile. The complex is positioned close to the beach, prestigious golf courses and the Anantara Villa Padierna Hotel, while offering convenient access to Marbella, Estepona and all daily infrastructure.

The apartment has never been lived in and is presented in immaculate condition. One of the property's main features is its generous outdoor space, including a 45 m<sup>2</sup> private garden, a 38 m<sup>2</sup> main terrace and an additional 16 m<sup>2</sup> terrace.

The property offers a practical and well-balanced layout with 3 bedrooms, 2 bathrooms and a guest toilet. The spacious open-plan living and dining area of over 41 m<sup>2</sup> connects directly to the main terrace and garden through large sliding doors, maximising natural light throughout the interior spaces. The principal

# BROMLEY ESTATES

*Marbella*

bedroom also benefits from direct access to the terrace and garden, while the 2 additional bedrooms enjoy mountain views and access to the secondary terrace. The apartment also includes a separate laundry room and a fully integrated modern kitchen.

The property includes 3 underground parking spaces and a storage room, all included in the price.

Residents of the development benefit from landscaped communal areas, 2 outdoor swimming pools, a heated indoor pool, SPA area, fully equipped gym and two padel courts. The gated community also provides 24-hour security, and controlled access throughout the complex.



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