

## 2 bedroom Apartment for sale in Estepona, Málaga




415,000€

Introducing an exciting new development nestled within the Estepona municipality, boasting over 320 days of glorious sunshine annually and an average yearly temperature of 19°C. This great location is renowned for its pristine golden beaches, world-class golf courses, and meticulously landscaped gardens. Just a short 8-kilometer journey westward from Estepona's vibrant center lies the tranquil enclave of Arroyo de Enmedio, celebrated for its proximity to the serene, secluded shores of Arroyo Vaquero and Bahía Dorada.

This 1st floor apartment presents a secure, contemporary, and functional residence designed for everyday living, with a south-east orientation. The development features lush gardens, a communal outdoor pool, a gymnasium, and a versatile multi-purpose room, all thoughtfully integrated within the complex. The apartment benefits from natural light and commands breathtaking views of the Mediterranean coastline. Sustainability takes centre stage in the communal spaces, where top-tier features and facilities harmonize seamlessly.

The spacious living area is carefully designed, with a keen eye for detail. Expansive picture windows, large-format porcelain floor tiles, and the home's orientation maximize natural light throughout the day. The kitchen is thoughtfully integrated into the living spaces, creating bright, roomy areas for all-day enjoyment. Specifications embody the excellence expected of such a high-quality project, featuring quartz countertops, integrated appliances, and ambient LED lighting for warmth and elegance. The bathrooms are elegant with their large-format porcelain tiles, reflecting an unwavering commitment to quality and design.

Throughout, functionality, energy efficiency, and sustainable practices are seamlessly woven into the fabric of this exceptional living experience.

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|---|---|---|
|  2 bedrooms |  2 bathrooms |  87m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> South-east orientation                                      | <input checked="" type="checkbox"/> 39 m <sup>2</sup> terrace   |
| <input checked="" type="checkbox"/> Communal garage   | <input checked="" type="checkbox"/> Communal garden   | <input checked="" type="checkbox"/> Communal pool   |
| <input checked="" type="checkbox"/> Mountainside  | <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Air conditioning  |
| <input checked="" type="checkbox"/> Fully fitted kitchen                                      | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Gym   |
| <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Brand new   | <input checked="" type="checkbox"/> Guest toilet  |
| <input checked="" type="checkbox"/> Private terrace   | <input checked="" type="checkbox"/> Sea view  | <input checked="" type="checkbox"/> Country view  |
| <input checked="" type="checkbox"/> Mountain view   | <input checked="" type="checkbox"/> Covered terrace   | <input checked="" type="checkbox"/> Fitted wardrobes  |

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