

## 2 bedroom Duplex for sale in Estepona, Málaga

599,000€



This exclusive off-plan development features just 25 stunning apartments, ensuring not only spectacular sea views and easy access to Southern Spain's finest beaches but also an intimate community of like-minded neighbors. Privacy and exclusivity are at the heart of Bougainvillea living.

Crafted by the renowned Schiemann Weyers Architects from Rotterdam and OCWA Architects from Marbella, it stands as a testament to quality and sophistication. Each south-facing apartment is designed to maximize natural light and warmth, ideal for Estepona's mild winters and bright, sunny days year-round.

Located on the New Golden Mile, with the beach just a 7-minute walk away and conveniently located only 40 minutes from both Gibraltar and Málaga international airports, it is designed to capture the essence of a local village, the community features outdoor walking paths connecting the apartments like single-family homes.

Enjoy luxury amenities such as a private spa, an ocean-water swimming pool, and a state-of-the-art fitness center, all within your gated community.

There are also a range of optional features, including hot tubs on terraces, charging points for electric cars, and photovoltaic panels for energy efficiency. Each apartment comes fully furnished with features like heated floors, smart locks, climate automation, and water-saving fixtures. Interiors are equipped with Swedish appliances from Asko and German bath fixtures from Villeroy & Boch.

Environmental efficiency is a priority at Bougainvillea, with cutting-edge arothermal systems providing hot water year-round and efficient air conditioning units and underfloor heating ensuring year-round comfort.

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|---|---|---|
| <input type="checkbox"/> 2 bedrooms                       | <input type="checkbox"/> 2 bathrooms                    | <input type="checkbox"/> 157m <sup>2</sup> Build size   |
| <input checked="" type="checkbox"/> Swimming Pool         | <input checked="" type="checkbox"/> a estrenar          | <input checked="" type="checkbox"/> aire acondicionado  |
| <input checked="" type="checkbox"/> apartamento           | <input checked="" type="checkbox"/> armarios empotrados | <input checked="" type="checkbox"/> ascensor            |
| <input checked="" type="checkbox"/> calefacción central   | <input checked="" type="checkbox"/> cocina americana    | <input checked="" type="checkbox"/> cocina amueblada    |
| <input checked="" type="checkbox"/> cocina equipada       | <input checked="" type="checkbox"/> dúplex              | <input checked="" type="checkbox"/> edificio con garaje |
| <input checked="" type="checkbox"/> exterior              | <input checked="" type="checkbox"/> gimnasio            | <input checked="" type="checkbox"/> luminoso            |
| <input checked="" type="checkbox"/> obra nueva            | <input checked="" type="checkbox"/> parking             | <input checked="" type="checkbox"/> piscina comunitaria |
| <input checked="" type="checkbox"/> plaza garaje incluida | <input checked="" type="checkbox"/> suelo radiante      | <input checked="" type="checkbox"/> terraza             |