

## 2 bedroom Apartment for sale in Estepona, Málaga

399,000€



























This residential complex is situated in an established area of low-rise residential buildings, each no more than three floors high, and enjoys a prime location next to essential amenities. The start of construction is scheduled for November 2024, with completion expected by November 2026.

Located just 15 meters from a school, 30 meters from a park, and 300 meters from both a sports center with soccer fields and a hospital, the complex is perfectly positioned for convenient living. It is also within walking distance of supermarkets, restaurants, bars, and a pharmacy, all within 400 meters.

The plot is nestled in a quiet area near a golf course, only 50 meters away, ensuring a peaceful environment without the disturbance of noisy traffic. Despite its tranquility, the site offers quick access to the main highway A7, providing convenient connections: a 5-minute drive to the historic center and port of Estepona, 15 minutes to Puerto Banus, 20 minutes to Marbella, and 45 minutes to both Malaga airport and Gibraltar. Additionally, the beach is a mere 1 km away, making it an ideal location for those who enjoy coastal living.

The complex comprises 48 apartments spread over three floors, with a mix of 16 one-bedroom and 32 two-bedroom units. This includes 19 garden apartments and 8 penthouses with solariums. All apartments offer breathtaking views of the sea, golf course, and mountains. An underground parking facility with 80 spaces provides one parking space per apartment (two for penthouses) and a storage room for each unit.

Residents will enjoy excellent communal areas featuring a swimming pool, toilet facilities, a recreation area, and a beautifully landscaped garden. The project is led by experienced architect Pablo Villarroel, who is responsible for the architectural design and will oversee the project's development to ensure high quality construction.

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|--|---|--|
|  2 bedrooms          |  2 bathrooms           |  122m <sup>2</sup> Build size |
|  Swimming Pool       |  a estrenar            |  aire acondicionado           |
|  apartamento         |  armarios empotrados   |  ascensor                     |
|  bodega              |  calefacción central   |  cocina amueblada             |
|  cocina equipada     |  edificio con garaje   |  exterior                     |
|  gimnasio            |  jardín comunitario    |  luminoso                     |
|  obra nueva          |  parking               |  piscina                      |
|  piscina comunitaria |  plaza garaje incluida |  terraza                      |