



## Ground Floor Apartment for sale in Estepona, Estepona

895.000 €

Reference: R5084467 Bedrooms: 4 Bathrooms: 4 Build Size: 225m<sup>2</sup> Terrace: 80m<sup>2</sup>





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## Costa del Sol, Estepona

Located in Las Mesas, one of the most sought-after and rapidly expanding residential areas in the city of Estepona, this elegant elevated ground floor apartment combines contemporary design, comfort, and a privileged location. Just a 10-minute walk from the Port and the beach, and 20 minutes from the charming old town, it offers a unique opportunity to enjoy the Mediterranean lifestyle with all amenities within easy reach. The property stands out for its impressive private terrace of 80 m<sup>2</sup>, south-facing to make the most of natural light throughout the day and offering pleasant lateral sea views. Ideal for those who value spacious outdoor areas, whether to relax, entertain guests, or enjoy the climate year-round. Inside, the apartment is distributed into 4 spacious bedrooms with built-in wardrobes, 2 full bathrooms with top-quality materials, and an additional guest toilet for greater functionality. The living and dining areas integrate perfectly with both the terrace and the kitchen, which is modern, open-plan, and fully equipped with Siemens appliances, Silestone countertops, and a laundry room with drying area. A peninsula will soon enhance the kitchen. The finishes have been carefully selected: porcelain stoneware floors, white lacquered doors, exterior carpentry with double glazing, and motorized shutters in the living room and bedrooms. Additionally, it features ducted air conditioning with independent control, aerothermal system for hot water, and mechanical ventilation to ensure maximum comfort and energy efficiency throughout the year. The apartment includes 2 underground parking spaces and a large storage room, all within a gated complex that offers security and peace of mind. The development, built in 2025, offers unbeatable communal areas: adult and children's swimming pools, fully equipped gym, sauna, landscaped gardens, bicycle area, and accessible entrances for all residents. The building has an elevator and universal accessibility. A perfect property both as a permanent residence and as a secure investment in one of Estepona's most promising areas.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Palestra  
Sauna

### Viste

Mare  
Città  
Strada

### Piscina

Condominiale

### Giardino

Condominiale

### Valutazione energetica

A

### Orientamento

Sud

### Collocamento

Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobili

Opzionale

### Sicurezza

Complesso residenziale privato  
Sistema di allarme  
Persiane elettriche

### Valutazione delle emissioni di CO2

A

### Climate Control

Aria condizionata

### Condizione

Eccellente  
Nuove costruzioni

### Cucina

Completamente attrezzata  
LOUNGE CUCINE

### Parcheggio

Condominiale  
Più di uno