



## Middle Floor Apartment for sale in Bel Air, Estepona

530.000 €

Reference: R5244244 Bedrooms: 2 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Bel Air

Welcome to Aquagardens in Bel Air, Estepona – A Stylish New Development on the New Golden Mile! Embrace contemporary coastal living in this bright, unfurnished 2-bedroom apartment within the exclusive Aquagardens urbanisation—a modern Vía Célere project of 95 stylish apartments and penthouses, opened just a year ago in 2024. Nestled in the upscale Bel Air district between Estepona and Marbella, this gated community boasts a prime position on the New Golden Mile, mere minutes from pristine beaches like Playa El Saladillo, world-class golf courses such as Atalaya and El Paraíso, and everyday conveniences including a Lidl supermarket right next door, plus restaurants, tennis clubs, and hiking trails in Sierra Bermeja. With easy A-7 access to Puerto Banús' glamour or Málaga Airport, enjoy over 300 sunny days a year in this family-friendly haven, ideal for permanent residence or investment in Estepona's thriving 2025 market. Spanning a practical layout with a calm outlook over lush communal gardens and a distant sea view from the terrace, this apartment features two bedrooms with built-in wardrobes, two bathrooms (en-suite with shower and family with bathtub), a fitted kitchen equipped with Bosch appliances including a washing machine and water heater, and a spacious living-dining area. Finished with high-quality doors, floor tiles, central air conditioning, double-glazed windows, and secure locks, it includes an underground parking space and storage room. Additional furniture available upon request for a seamless move-in. The complex, comprising six low-rise blocks of three floors each, offers secure enclosed grounds with superb communal facilities: a stunning swimming pool, state-of-the-art gym, and a gourmet social lounge with Wi-Fi—perfect for remote work or gatherings. With energy-efficient B-rated certification, this turnkey property promises low-maintenance luxury and endless leisure. Contact us today to arrange a viewing!



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Wifi  
Palestra  
Sauna  
Campo da tennis  
Ripostiglio  
Jacuzzi  
Accesso Privato  
Domotica  
Ristorante in loco  
Vicino alla chiesa  
Fibra ottica  
Accesso per le persone con mobilità ridotta

### Viste

Mare  
Montagna  
Giardino  
Giardino  
Strada

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale

### Orientamento

Est

### Collocamento

Area commerciale  
Vicino al golf  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Persiane elettriche  
Citofono

### Climate Control

Aria condizionata

### Condizione

Eccellente  
Nuove costruzioni

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage  
Privato  
Coperto