



**Property type :** Apartment

**Location :** New Golden Mile

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :**

118 m<sup>2</sup>

- ✓ Close to golf
- ✓ Tennis court
- ✓ Lift
- ✓ White goods
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Furnished

- ✓ WiFi
- ✓ Storage room
- ✓ Terrace
- ✓ Pre-air conditioning



**INCLUDED IN PRICE FULL FURNITURE + STORAGE ROOM (TRASTERO) + UNDERGROUND PARKING UNIT** | Welcome to this exquisite first-floor apartment located in the prestigious Urbanizacion El Campanario phase 3. It includes a private parking unit in the underground garage below. Also an option to buy a storage room (trastero).

#### Entrance Hall

**Inviting Space:** As you step through the front door, you are welcomed by a spacious entrance that seamlessly connects to the main living areas of the apartment. This elegant space sets the tone for the rest of the home.

#### Living and Dining Area

**Open-Plan Layout:** Moving from the entrance, you enter a large open-plan living and dining area, perfect for entertaining guests or enjoying cosy family evenings.

**Natural Light:** The reception area is bathed in natural light, thanks to the large sliding glass doors that lead out to the extensive south-facing terrace. The terrace overlooks garden and you can see the first swimming pool in the background. Very quiet location in the urbanization.

#### Majestic Terrace

**Expansive Outdoor Space:** Step through the sliding glass bay windows from the living room onto the expansive south-facing covered terrace.

**Garden and Pool Views:** Enjoy al fresco dining, relax with a book, or simply take in the views of the beautifully landscaped communal gardens and one of the three swimming pools.

**Ample Seating:** The terrace offers ample seating and dining area.

#### Modern Kitchen

**Fully Equipped:** The separate kitchen is fully equipped with all necessary appliances.

**Convenient Layout:** Features a breakfast bar and an independent laundry room adjacent to the kitchen for additional storage and functionality.

#### Master Bedroom

**Generously Sized:** The master bedroom is spacious with marble floors and includes direct access to the terrace.

**Luxurious Ensuite:** Features a large built-in wardrobe and an ensuite bathroom with double sinks, a bathtub, and underfloor heating for added comfort.

#### Second Bedroom and Bathroom

**Spacious and Functional:** The second bedroom is also large, with marble floors, equipped with double built-in wardrobes.

Located next to the guest bedroom is the second full bathroom in the hallway, which can also serve as a guest toilet, featuring underfloor heating.

#### Additional Features

**Climate Control:** The apartment is equipped with hot and cold air conditioning units in each room (3 in total one for living room, and one for each bedroom), ensuring year-round comfort (better and more economical than expensive AC by conduct originally fitted). These ACs offer very good energy ratings and you can control how you want to cool/heat each room.

Lift to the first floor where the apartment is.

**Storage and Parking:** Includes a parking space in the underground garage below (few apartments for sale in campanario offer this) and a separate storeroom (trastero).

**Amenities:** Access to three communal swimming pools, beautifully landscaped gardens with waterfalls and lakes, and the Country Club featuring a gym and a restaurant.

#### Prime Location

**Convenient Amenities:** Walking distance to local amenities, including supermarkets, restaurants, and the fabulous El Campanario 9-hole golf club.

**Proximity to Beaches:** The nearest beach is only a 5-minute drive away, and the apartment is closer to Puerto Banus than Estepona centre.

#### Summary

This stunning first-floor apartment combines luxury, convenience, and a prime location. It is perfect for those seeking a high-end lifestyle. Don't miss the opportunity to make this exceptional apartment your new home!

