



**Property type :** Apartment

**Location :** Estepona

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** Sea views

**Parking :** 1 underground parking

**House area :**

114 m<sup>2</sup>

- |                        |                |                    |
|------------------------|----------------|--------------------|
| ✓ Close to sea         | ✓ WiFi         | ✓ Handicap access  |
| ✓ Tennis court         | ✓ Gymnasium    | ✓ Fitted wardrobes |
| ✓ Storage room         | ✓ Alarm system | ✓ Sauna            |
| ✓ Lift                 | ✓ Terrace      | ✓ White goods      |
| ✓ Pre-air conditioning | ✓ Jacuzzi      | ✓ Airconditioning  |



Description: We are delighted to offer you this stunning exclusive listing in the new Las Mesas area of Estepona. Situated within a recently finished development, this property offers the latest qualities for energy efficiency and sustainability.

Perfectly located within walking distance of the picturesque old town, beautiful beaches including Cristo Beach and the Marina of Estepona. You are also couple of minutes stroll from the sporting facility of Centro Deportivo Las Mesas which offers Paddle Tennis, fitness training, dance, cardio & spin classes to name a few. If you like walking, trekking or cycling, there are many tracks and pathways in the area, ranging from flat and easy to the more challenging ones in the Sierra Bermeja mountains.

This property offers 3 bedrooms and 2 bathrooms (one being ensuite) with generously fitted wardrobes in all the bedrooms. The high ceilings and large glass sliding doors leading out to the immense terraces with gorgeous sea views overlooking the old town of Estepona, sports centre, and the green park, provide a light, airy and spacious feel to the living spaces.

The large living room with an open plan kitchen is fitted with all modern appliances by Bosch. The apartment is fully air conditioned with a hot & cold powered arothermal heat pump for maximum efficiency.

The apartment has been recently furnished by an interior designer and is in immaculate condition as it has not been used much. It is very much a show flat.

Entry to the apartment is via a gated security door which leads to the entry door to the apartment. Once in, you step into the hallway which has a large storage cupboard to one side for coats, shoes etc. This leads into the open plan kitchen which looks into the beautifully decorated living and dining areas which are set in a wide layout as opposed to a galley shape so as to allow as much light as possible. Two sets of floors to ceiling double doors lead out to the outstanding terraces of over 110 sq meters with stunning views.

Past the living and dining rooms you will find the three bedrooms and two bathrooms. All three bedrooms have direct access to the terrace.

The complex as well as a pedestrian entrance has a gated delivery entrance which you may use for larger drop offs. There is also the garage entrance where you will find the underground parking and large storage room which are both included in the price.

As well as the children's pool there is the long main pool, perfect for doing lengths. On the pool level there is also a gastro bar area with ample seating, ideal for entertaining guests. Additionally, you have a gym with sauna, jacuzzi, spa shower and a co-working space for the enjoyment of the residents.

We have the keys so call us for viewing soon !

