



**Property type :** Apartment

**Location :** Estepona

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal pool

**House area :** 92 m<sup>2</sup>

**Terraces area :** 12 m<sup>2</sup>

**Beach :** 400 m

✓ Lift

✓ Pre-air conditioning

✓ Barbecue

#### NEW BUILD RESIDENTIAL COMPLEX IN ESTEPONA

New Build residential complex is the great opportunity for those who want it all. This magnificent development, located 5 minutes from the center of Estepona and La Rada beach, is perfect for those looking for a permanent or second home by the sea and definitely for those who are looking at making a profitable investment.

Residential consists of 102 apartments and penthouses of 1, 2 and 3 bedrooms, with constructed areas of up to 102.75 m<sup>2</sup>, terraces of up to 97.36 m<sup>2</sup> and gardens on the ground floor of up to 52.03 m<sup>2</sup>. It is a residential complex with the highest standards of architecture, energy saving and sustainability, which also has privileged common areas such as its gardens, its two swimming pools, the children's play area, the barbecue area or the coworking space.

All units include underground parking and some of the units will also have a storage room.

Residential located in the heart of the Costa del Sol and Estepona, just a few minutes from the Estepona Marina and the new developments at the Estepona Lighthouse cultural Project, represents the opportunity to live close to one of the most emblematic beaches on the Costa del Sol and just a stone's throw away from the services and leisure facilities of a typical Mediterranean town as it enters into the 21st century with a vengeance.

As an investment, first or second residence, as holiday home or somewhere to definitively move to a new life in the south this residential has the perfect location to explore some of the most beautiful corners of Andalusia

Close to the development:

Puerto Banús: 20 minutes

Ronda: 1 hour

Marbella: 30 minutes

Málaga: 1 hour

Jerez de la Frontera: 1,5 hours

Tánger: 2 hours

Tarifa: 1 hour

Estepona is one of the few coastal towns that has succeeded in maintaining its pueblo charm and character. Notwithstanding, all the tourist facilities are here, including hotels, restaurants, leisure and cultural activities, and shops.

The numerous street cafes and tapas bars still serve traditional Spanish delicacies. In the 'old town' the steep, narrow streets are pedestrianised and decorated with different colour flower pots. It is a delight for photographers. You will find bars and small shops in the old town. Expect them, all very inviting and friendly.



