+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Apartment in Estepona

Reference: R5021248




| | | | |
|---|---|---|---|
| Bedrooms: 3 | Bathrooms: 1 | M² Build size: 101 | Price: 289,000 € |
| Status: Sale | Property Type: Apartment | Parking places: by request | M² Plot Size: |













Overview:

Perched in the esteemed enclave of Huerta Nueva, this magnificent apartment presents an unparalleled opportunity to embrace the quintessential Mediterranean lifestyle in Estepona, the jewel of Southern Spain. Exclusively brought to you by Luxury Realty, this residence is not merely a home; it is an entry point into a world where historic charm meets modern sophistication, where the azure waters of the Costa del Sol are but a leisurely stroll away, and where every amenity is within effortless reach.

Estepona, renowned as the "Garden of the Costa del Sol," offers a vibrant tapestry of culture, natural beauty, and contemporary living. Its strategic location in Southern Spain provides easy access to international airports, world-class golf courses, and the glamorous destinations of Marbella and Puerto Banús, yet retains its authentic Andalusian character. This particular property is ideally situated just a five-minute walk from Estepona's pristine beaches and the picturesque promenade, inviting residents to indulge in daily seaside ambles, breathtaking sunsets, and the invigorating sea breeze. The convenience of its location is perfectly balanced with the promise of privacy and the abundant natural light that defines this exceptional exterior apartment.

The excellent positioning of this home ensures direct access to Estepona's wide, tree-lined avenues and the recently revitalized Boulevard, a magnificent artery that seamlessly connects to the charming old town. This integration offers the best of both worlds: the tranquility of a residential area with immediate proximity to the vibrant heart of the city. Esteemed institutions such as the Town Hall, modern municipal parking facilities, state-of-the-art medical centers, and the city's premier shopping and leisure districts are all within an easy reach. This strategic convergence of convenience and desirability underpins a significant and compelling investment potential, appealing to those who seek not only a luxurious residence but also a wise financial asset in a thriving market.

Step inside, and the apartment immediately distinguishes itself through its generous proportions and an exceptional luminosity that permeates every corner. Thanks to its intelligent dual east-west orientation, the residence is bathed in natural light throughout the entire day, from the gentle glow of the morning sun to the golden hues of the afternoon. This thoughtful design not only creates an uplifting and welcoming ambiance but also contributes to a pleasant and energy-efficient climate, ensuring optimal temperatures in both the height of summer and the cooler winter months. Furthermore, demonstrating a commitment to universal design, the property is thoughtfully adapted for people with reduced mobility, enhancing its appeal and future-proofing its value.

Situated on a coveted mezzanine level, this expansive apartment is thoughtfully laid out to maximize comfort and functionality. It comprises an inviting living room, three well-appointed bedrooms, a conveniently located bathroom, and a spacious kitchen. These principal spaces are harmoniously arranged on either side of a wide, central hallway, creating a natural flow and a sense of ordered elegance. A truly remarkable feature is that all rooms are exterior-facing, ensuring that each space benefits from continuous natural light – enjoying the energizing morning sun and the softer afternoon glow. Presented unfurnished, this property is a pristine canvas, awaiting the discerning eye and bespoke touch of its new owner to transform it into a personalized sanctuary. It offers an array of possibilities for thoughtful redistribution or a luxurious renovation, tailored precisely to the buyer's unique vision and lifestyle needs, promising a truly customized living experience.

This is more than an apartment; it is an invitation to secure a piece of Estepona's burgeoning luxury real estate market. The opportunity to craft a bespoke residence in such a prime location is rare and highly sought-after. We, at Luxury Realty, invite you to discover the full potential of this extraordinary property. Do not let this exceptional chance slip away – schedule your private viewing with us today and envision your future in one of Southern Spain's most enchanting coastal towns.

---

In compliance with Decree 218/2005 of October 11, issued by the Regional Government of Andalusia, the client is informed that notary fees, registration fees, and property transfer tax (ITP) are not included in the price. Real estate brokerage fees are included. The consumer has the right to receive a copy of the Abbreviated Information Document (DIA) for the property.

Features:

None, Lift, Investment, Resale