+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

287,500 €

REFERENCE R5374540

Discover Unrivaled Luxury: A Brand-New Residence in Estepona's Thriving Heart

3	2	76 m²	7 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

```html

Luxury Realty is proud to exclusively present an extraordinary opportunity to acquire a truly spectacular, brand-new property nestled in the vibrant heart of Estepona, Southern Spain. This exquisite residence embodies the pinnacle of modern design and sophisticated living, meticulously renovated from its very foundations to deliver an unparalleled living experience. Every detail has been thoughtfully considered and flawlessly executed, promising a lifestyle of comfort, elegance, and convenience in one of the most sought-after locales on the Costa del Sol.

Step inside this magnificent apartment and be immediately captivated by its transformed interior. The ingenious new layout has been crafted to maximize space and natural light, creating an inviting and harmonious ambiance. The property now boasts three generously proportioned bedrooms, each featuring bespoke fitted wardrobes that offer ample storage and a seamless aesthetic. The design includes a stylish shared bathroom and a private en-suite bathroom, both meticulously finished to the highest standards, ensuring privacy and luxury for residents and guests alike. Brand-new double-glazed windows not only enhance energy efficiency but also provide serene tranquility, creating a peaceful haven amidst the bustling town.

## Exquisite Finishes and State-of-the-Art Comforts

This fantastic apartment is a testament to superior craftsmanship and discerning taste, showcasing an array of high-quality materials and premium finishes throughout. The living areas exude sophistication with stunning travertine marble flooring, renowned for its timeless beauty and durability, providing a luxurious foundation. The entrance hall and living room are further enhanced by dynamic LED lighting, allowing residents to set the perfect mood for any occasion, from vibrant entertaining to serene relaxation. Throughout the rest of the property, elegant porcelain tiled floors offer both durability and a sleek, contemporary aesthetic.

The bathrooms are a true sanctuary, featuring excellent finishes, contemporary fixtures, and designer vanities that elevate daily routines into moments of indulgence. Comfort is paramount, with an advanced inverter air conditioning system providing efficient heating and cooling, ensuring an ideal indoor climate regardless of the season. The heart of the home, the kitchen, is a chef's dream: fully equipped with high-end integrated appliances, sleek cabinetry, and premium countertops, it is designed for both culinary exploration and effortless entertaining.

## Seamless Indoor-Outdoor Living

Adding to its allure, the apartment features a charming private terrace, approximately 6m$^2$ in size, perfectly oriented to face west. This inviting outdoor space offers an idyllic setting for enjoying Estepona's famous sunsets, savoring an al fresco breakfast, or simply unwinding with a refreshing drink after a day exploring the Andalusian coast. It's a coveted extension of the living space, providing a private retreat where one can connect with the pleasant Mediterranean climate.

## A Building Poised for the Future

The building itself reflects a commitment to excellence and continuous improvement. Residents benefit from a well-maintained and exceptionally spacious entrance hall, creating a welcoming first impression. Thoughtful amenities such as a ramp for easy access ensure convenience for all, while strategically placed CCTV cameras enhance security and peace of mind. Demonstrating a proactive approach to modern living, the replacement of the building's lift has already been approved, underscoring the ongoing investment in maintaining and upgrading this prime residential complex.

## Estepona: The Garden of the Costa del Sol

This exceptional property is ideally situated in the highly desirable Mar y Sierra area of Estepona, a vibrant and family-friendly neighbourhood that perfectly blends tranquility with unparalleled accessibility. Estepona, often lauded as "The Garden of the Costa del Sol," is a gem in Southern Spain, celebrated for its charming old town adorned with vibrant flowerpots, its pristine beaches, and its bustling marina. The town offers a lifestyle that seamlessly combines traditional Andalusian charm with modern amenities, all under the
```

glorious Mediterranean sun.

The Mar y Sierra neighbourhood's strategic location is a significant advantage. It lies immediately adjacent to the Estepona National Police station, ensuring an added layer of security, and is an astonishingly short 300 meters from the breathtaking Orchidarium (Orchid House) and the very heart of Estepona town centre. This proximity means residents are just moments away from a rich tapestry of cultural attractions, gourmet dining, chic boutiques, and the lively atmosphere of the pedestrianized streets. Daily life is effortlessly convenient, with a comprehensive array of shops and essential services within easy reach, including major supermarkets, diverse restaurants, pharmacies, and reputable educational institutions such as secondary schools.

Furthermore, one of the perennial challenges of urban living — parking — is remarkably alleviated in this area. There is an abundance of on-street parking available on the building's street, as well as on parallel and adjacent thoroughfares. This makes finding a parking space refreshingly easy during the day, a significant luxury in any town centre setting and particularly beneficial for residents and their visitors.

An Unmissable Investment Opportunity

This fully renovated, high-specification apartment represents not just a home, but a sound investment in a thriving coastal town renowned for its quality of life and growing appeal. Whether seeking a permanent residence, a luxurious holiday home, or a high-yield rental opportunity, this property in Estepona delivers on all fronts, offering modern sophistication within a traditionally charming Spanish setting.

We extend a personal invitation to experience this remarkable property firsthand. Please do not hesitate to contact us to arrange a private viewing and discover the unparalleled luxury and convenience that awaits you in Estepona.

```

## Details

| | | | |
|---|---|---|---|
| Reference | R5374540 | Property Type | Penthouse |
| Status | Sale | Price | 287,500 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 76 m² | Plot Size | – |
| Terrace | 7 m² | Parking places | by request |

## Features

Air conditioning, Heating, Mountain views, Lift, Parking, Holiday Home, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella
```