

Apartment in Estepona

Reference: R5420848



Bedrooms: 3

Bathrooms: 2

M² Build size: 166

Price: 374,950 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:



Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a magnificent apartment located in the prestigious area of El Paraíso, Estepona, on the enchanting Costa del Sol, Southern Spain. This Luxury Realty gem offers an unparalleled lifestyle, blending sophisticated design, expansive comfort, and an enviable location. It's meticulously crafted to allow residents to savour the Mediterranean dream, featuring sun-drenched terraces, captivating views over lush, manicured gardens, and excellent connectivity to pristine beaches, essential services, and key points of interest.

Spanning 166 m² of built space, this superb apartment distinguishes itself with generous proportions, abundant natural light, and a functional layout. Its heart is the spacious living and dining room, featuring an elegant fireplace and direct access to a delightful principal terrace. This outdoor sanctuary offers picturesque views of the tranquil communal gardens and the sparkling swimming pool, creating an idyllic setting for alfresco dining or unwinding throughout the year.

A practical, separate kitchen offers efficiency and convenience. The private quarters comprise three generously sized, bright bedrooms, all with ample built-in wardrobes, and two full, well-appointed bathrooms. The principal bedroom is a true retreat, boasting its own large, private terrace. This intimate outdoor space, also overlooking the serene garden and pool, provides a secluded haven for relaxation and quiet moments.

Benefitting from a southeast orientation, the apartment is bathed in natural light, fostering a warm, bright atmosphere. A private parking space adds convenience. The community offers a peaceful, well-maintained setting with beautifully landscaped green areas, charming fountains, Mediterranean vegetation, and a superb communal swimming pool. It's an ideal environment for those seeking comfort and luxury in a relaxed residential enclave.

The strategic location of this El Paraíso gem is a compelling attraction. A leisurely 10-minute stroll leads to the sun-kissed beach. Supermarkets, diverse restaurants, and charming cafés are just a 5-minute walk away. For wider exploration, easy access to the A-7 coastal highway places Estepona town centre approximately 15 minutes away, and glamorous Puerto Banús within about 25 minutes. This balance ensures tranquility and connectivity are always within reach.

This exquisite apartment is an outstanding investment, ideal as a permanent residence or a lucrative holiday home. It's perfectly tailored for discerning buyers who prioritise spaciousness, natural light, multiple private terraces, immediate access to services, and a convenient, coveted location in one of Estepona's most desirable areas. With Luxury Realty, discover your dream home.

Important Information for Prospective Buyers

The property purchase is subject to Transfer Tax (ITP) at a maximum rate of 7%, with the taxable base being the higher of the deed price or cadastral reference value. Reduced rates may apply depending on buyer circumstances. Notary and Land Registry fees are regulated; estimated ranges are €500-€2,000 for notary and €250-€1,500 for registry. Administrative handling fees (gestoría), if appointed, are estimated between €300-€500. The municipal capital gains tax (plusvalía) is payable by the seller.

The total estimated cost payable by the buyer for this transaction is €412,445. This estimate is for guidance only, per Article 20.1.c) of the General Law for Consumer and User Protection. The final amount depends on specific transaction details and the individual buyer. Agency fees are payable by the seller.

Features:

Pool, None, Alarm system, Parking