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Luxury Realty
real estate

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Apartment in Estepona

Reference: R5434012



Bedrooms: 3
Bathrooms: 2
M² Build size: 114
Price: 549,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional opportunity to acquire a truly remarkable beachfront apartment on the sun-drenched Costa del Sol. Nestled within the prestigious Bermuda Beach residential complex in Estepona, this property offers an unparalleled living experience, combining sophisticated comfort with direct access to the Mediterranean's tranquil shores. Imagine waking to the gentle sound of waves and having the vast, azure sea as your everyday backdrop.

Estepona, often celebrated as the "Garden of the Costa del Sol," is a gem in Southern Spain, renowned for its charming historic old town, vibrant marina, and beautifully maintained floral displays. This idyllic location perfectly blends traditional Andalusian culture with modern amenities, offering a high quality of life. From this prime residence, you're just a short 10-minute drive from Estepona's bustling historic center and its contemporary New Boulevard, providing easy access to a wealth of dining, shopping, and entertainment options, along with excellent connectivity to major transport links.

The Bermuda Beach complex itself is a testament to coastal living, distinguished by its enviable position directly facing the Mediterranean Sea. Situated on elevated ground, it affords residents a unique sense of privacy and exclusivity, even while being immediately adjacent to the famous *Senda Litoral* coastal path. The meticulously maintained communal gardens and sea-facing swimming pools invite relaxation and leisure, offering breathtaking views that stretch to the horizon and promising an exclusive resort-like atmosphere right at your doorstep.

One of the most captivating features of this exquisite property is its direct and unobstructed sea views. From a generous 24 m² covered terrace, equipped with elegant panoramic glass curtains (Lumon style), you can immerse yourself in the stunning vista of the Mediterranean. This versatile outdoor space seamlessly blends with the interior, providing an ideal setting for al fresco dining, entertaining guests, or simply enjoying the mesmerizing sunrises and sunsets over the sea throughout the year, regardless of the weather.

Step inside this luminous first-floor apartment to discover a thoughtfully designed layout that maximizes natural light and ensures comfortable living. The residence boasts three spacious bedrooms, providing ample room for family and guests, complemented by two full bathrooms, one of which is conveniently en-suite to the master bedroom. The separate kitchen benefits from abundant natural light, offering a pleasant and functional space for culinary endeavors. Its first-floor location also offers the practical advantage of direct access from the surrounding parking area, making everyday living effortless.

Comfort and convenience are paramount in this home. The carefully considered first-floor layout promotes natural cross-ventilation, optimizing the home's climate and ensuring a fresh, airy ambiance. Each bedroom is fitted with built-in wardrobes, offering ample storage solutions, and the property is sold semi-furnished, allowing for a smooth transition into your new coastal lifestyle. This apartment represents an ideal sanctuary for those seeking tranquility, superb connectivity, and an elevated quality of life in one of the most sought-after areas of the Costa del Sol.

Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the two values: the price stated in the deed or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs associated with the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative processing fees (if voluntarily engaged; fees are unregulated): estimated at between €300 and €500. The municipal capital gains tax (*plusvalía municipal* or IIVTNU) is payable by the seller (Art. 104 TRLRHL). This is an estimate provided in accordance with Art. 20.1.c) of the TRLGDCU; the final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller.

Features:

Beachfront, None, Pool, Sea views, Private garden, None, Parking, Investment, Resale