

ESTEPONA

from 1,175,000 €

REFERENCE R5478205

Discover Australy Residences: A Luxury Duplex in Estepona, Southern Spain

2	166 m²	36 m²
BEDROOMS	BUILT	TERRACE













Description

Perched in the vibrant coastal town of Estepona, in sun-drenched Southern Spain, Apartment Australy presents an unparalleled opportunity to acquire a newly built luxury duplex. This exquisite residence offers a generous 166 m^2 of sophisticated living space, complemented by an expansive 37 m^2 of south-facing terraces. Designed for discerning individuals, it boasts two luxurious en-suite bedrooms, two full bathrooms, and an additional guest toilet, all while offering breathtaking panoramic views of the shimmering Mediterranean Sea and the majestic surrounding mountains.

Scheduled for completion in 2026, this property is a masterpiece of contemporary architecture, where sleek lines and innovative design meet interiors adorned with bespoke furnishings from world-renowned design houses such as Armani Casa, Eric Kuster, and Eichholtz. Every detail has been meticulously considered to create an atmosphere of refined elegance and unparalleled comfort. A private garage and dedicated storage room are seamlessly integrated, providing convenience and security, while residents gain exclusive access to the comprehensive facilities of the Australy Libella community.

The interior layout has been thoughtfully conceived to maximize the influx of natural light, fostering an immediate and harmonious connection between the principal living areas and the expansive outdoor terraces. Thanks to its prized southern orientation, the apartment is bathed in abundant sunlight throughout the majority of the day, creating bright and inviting spaces. The impressive 37 m^2 of open terraces serve as a natural extension of the indoor living space, offering ample room for al-fresco dining, tranquil relaxation, or sophisticated entertaining against a backdrop of stunning natural beauty. These captivating views, encompassing both the azure sea and the dramatic mountains, can be savored from key vantage points within the property, blurring the lines between indoor sanctuary and outdoor splendor.

Privacy and comfort are paramount, with both bedrooms featuring their own private en-suite bathrooms, ensuring a luxurious retreat for both owners and guests. A separate, elegantly appointed guest toilet is strategically positioned for visitors, offering convenience without compromising the privacy of the bedroom quarters. The interiors are defined by generous proportions, carefully selected high-end finishes, and an exquisite collection of furniture from internationally recognized design luminaries such as Armani Casa, Eric Kuster, and Eichholtz. This curated selection bestows a cohesive contemporary character upon the spaces, all while upholding the utmost functionality required for sophisticated everyday living.

Australy Libella transcends the concept of mere private residential accommodation, evolving into a lifestyle destination. The community's exclusive social club provides an additional haven for residents, inviting them to exercise, unwind, and socialize beyond the confines of their homes. A state-of-the-art, fully equipped gym supports year-round fitness regimes, complemented by a luxurious sauna and a heated swimming pool, ensuring premier wellness facilities are available irrespective of the season. Advanced modern security systems are seamlessly integrated throughout, contributing to a secure and tranquil residential environment. The apartment's private garage and dedicated storage space are invaluable assets, particularly for permanent residents and owners utilizing the property as a cherished second home.

One of Estepona's greatest advantages is its perfect equilibrium between a serene residential setting and convenient access to the captivating coastline and essential everyday amenities. Local shops and idyllic beaches are approximately just five minutes away by car. Playa del Cristo stands out as one of the region's most renowned beaches, particularly beloved by families for its sheltered cove and calm, inviting waters. Meanwhile, La Rada Beach offers a much longer stretch of pristine coastline and provides effortless access to an array of charming beach bars, vibrant restaurants, and essential services, making it ideal for everything from invigorating morning strolls to blissful full days spent by the sea.

A dynamic and healthy lifestyle is an intrinsic part of the allure of the surrounding area. Golf enthusiasts will delight in the proximity to Estepona Golf Club, an immaculate 18-hole course boasting panoramic views towards both the coastline and the majestic Sierra Bermeja mountains. The modern Felipe VI Sports Centre further enhances activity options, offering excellent facilities for swimming, tennis, and various fitness pursuits. Combined with the private gym, heated pool, and sauna available exclusively within Australy Libella, these comprehensive options make Apartment Australy an exceptionally compelling choice for buyers who prioritize convenient access to premium exercise and wellness facilities.

Estepona's vibrant dining and social scene is equally accessible and inviting. La Casa del Rey is a distinguished choice for authentic tapas and fine wines, while Bistro del Mar, nestled by the marina, offers a superb seafood-focused culinary experience right by the waterfront. Estepona Marina itself provides a diverse selection of restaurants, charming cafés, and leisure activities, regularly serving as a lively meeting point for both residents and visitors. The historic old town offers another distinct atmosphere, with its charming pedestrian streets,

unique local shops, traditional restaurants, and picturesque squares that contribute to the rich tapestry of everyday life beyond the residential development.

For families considering the apartment as a permanent residence, Estepona provides excellent educational options, including the reputable San José School and Colegio Público Ramón Lago. Everyday shopping needs are effortlessly met by numerous local supermarkets, boutique stores, and vibrant markets. For those seeking a larger retail experience, the Centro Comercial La Cañada is easily reachable by car. This thoughtful combination ensures that most daily requirements can be fulfilled within a practical and convenient driving distance of the property, adding to its appeal as a long-term home.

Exceptional road connectivity is provided by the AP-7 motorway, granting convenient access along the entire Costa del Sol and to various surrounding destinations. Regional bus services connect Estepona with key locations such as Málaga and Algeciras, while local bus routes efficiently operate across different parts of the town. While public transport offers useful alternatives for certain journeys, a private car remains the most convenient option for regular access to Estepona's beautiful beaches, acclaimed golf courses, schools, and neighboring residential areas, ensuring maximum flexibility and ease of movement.

Apartment Australy embodies a new generation of residential development, meticulously focused on contemporary design, sustainable materials, and highly efficient construction practices. Its harmonious combination of 166 m^2 of total space, including generous 37 m^2 terraces, two luxurious en-suite bedrooms, a desirable south-facing orientation, and captivating sea and mountain views, culminates in a perfectly balanced and exquisite home. The added value of the exclusive communal wellness facilities further elevates the living experience beyond the apartment itself, creating a truly holistic and luxurious lifestyle.

Apartment Australy represents an exceptionally attractive choice for buyers seeking a newly built luxury apartment for sale in Estepona, Southern Spain. It offers modern, designer interiors, generous outdoor living spaces, and unparalleled access to a heated swimming pool, state-of-the-art gym, and rejuvenating sauna. Its advantageous proximity to pristine beaches, world-class golf courses, reputable schools, diverse restaurants, extensive shopping options, and seamless transport connections makes it ideally suited for both a permanent residence and a high-quality second home. With a meticulously designed layout and an extensive array of amenities, this property is crafted for comfortable and luxurious year-round use.

Details

Reference	R5478205	Property Type	Apartment
Status	Sale	Price	from 1,175,000 €
Bedrooms	2	Bathrooms	by request
Build size	166 m^2	Plot Size	–
Terrace	36 m^2	Parking places	by request

Features

New development, Pool, Sea views, Mountain views, Private garden, Parking