



	Wohnung
	635.000€
	Estepona
	2
	2
	94m <sup>2</sup>
	52m <sup>2</sup>

Brand new 2-bedroom, 2-bathroom ground floor apartment in the recently completed Isidora Living development in Estepona, offering the rare combination of a modern, key-ready home with the financial advantage of being a resale. As the property has already completed, it is purchased with just 7% ITP instead of the usual 10% VAT plus stamp duty applicable to new builds, representing a notable saving for the next owner. The apartment offers a well-designed contemporary layout with a bright open-plan living and dining area connected to the outdoor spaces. In addition to a generous 29m<sup>2</sup> of terraces, ideal for outdoor dining and relaxing, the property also benefits from a private 52m<sup>2</sup> garden, giving it the feel of a small house and making it particularly attractive for buyers looking for ground floor living with usable exterior space. The current owners have also added several value-enhancing upgrades. The kitchen was improved from the standard specification to a higher quality Siemens appliance package - valued at nearly €8000, and the property includes an allocated underground parking space within the secure garage together with an additional private storage room, purchased specifically to improve practicality and long-term resale appeal. Isidora Living is a contemporary gated community with well thought-out communal areas including tropical landscaped gardens an adult swimming pool and separate children's pool, a fully equipped gym, a co-working and social space, outdoor barbecue area and a dedicated children's play area. The location is another strong feature, within comfortable walking distance of Estepona town, the beach and daily amenities, making this an excellent option for both full-time living and holiday use.

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# Estepona

Ref. R5354095



## Lage

Stadt  
Strandseite  
Nähe Hafen  
Nähe Geschäfte  
Nähe Meer  
Nähe Stadt  
Nähe Schule  
Nähe Jachthafen

Handicapfreundlich  
In der Nähe einer Kirche

## Möbel

Unmöbliert

## Küche

Vollmontiert

## Zustand

Ausgezeichnet  
Neubau Tag

## Garten

Privat

## Pool

Gemeinschaftlich  
Kinderpool

## Bewachung

Voll Eingezäunt

## Klimakontrolle

Klimaanlage  
Zentralheizung

## Parkmöglichkeit

Tiefgarage  
Garage  
Privat

## Aussicht

Garten  
Städtisch

## Kategorie

Ferienhäuser  
Investition  
Weiterverkauf

## Merkmale

Überdachte Terrasse  
Fahrstuhl  
Einbauschränke  
Verkehrsanschluss  
Private Terrasse  
Fitnessstudio  
Abstellraum  
Hauswirtschaftsraum

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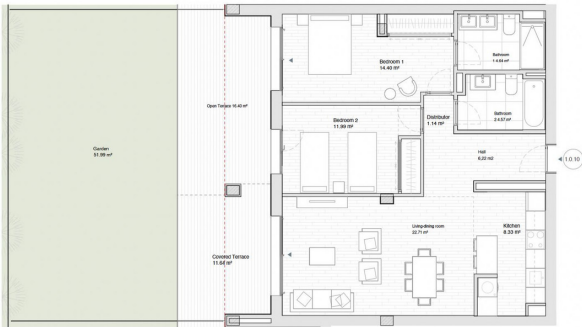
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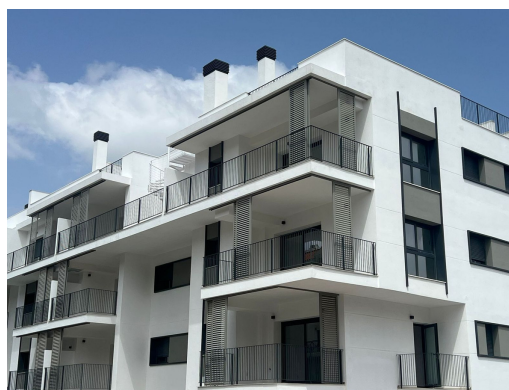
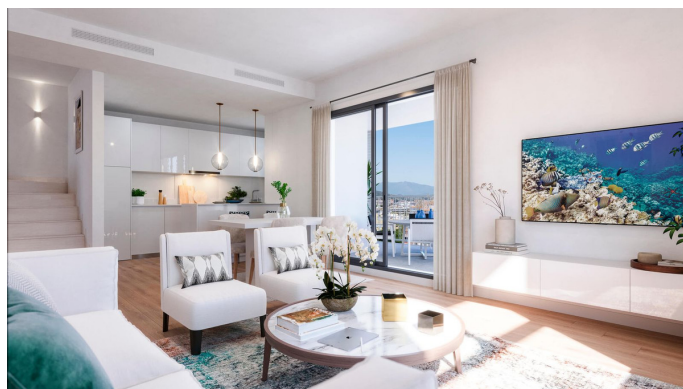
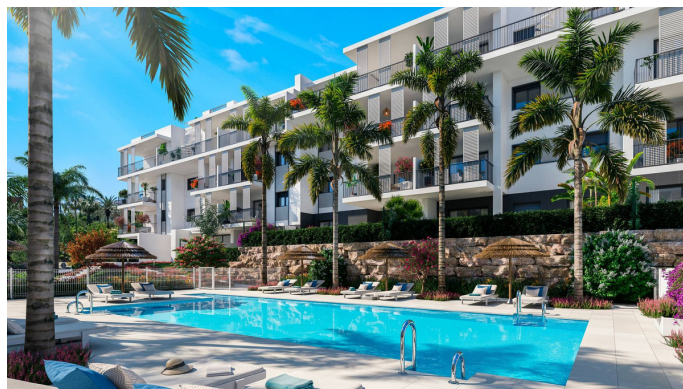
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