

	Appartement
	830.000€
	Estepona
	3
	2
	232m <sup>2</sup>
	0m <sup>2</sup>

Modern 3-Bedroom Apartment with Exceptional 85 m<sup>2</sup> Private Terrace – Las Mesas, Estepona Elegant and contemporary 3-bedroom apartment built in 2023 in the exclusive gated residential complex. This high-quality property offers a total built area of 232 m<sup>2</sup>, including an impressive 85 m<sup>2</sup> private terrace, combining modern design, comfort and Mediterranean lifestyle. Key Features 106 m<sup>2</sup> interior living space + 85 m<sup>2</sup> private terrace 3 spacious bedrooms with fitted wardrobes 2 beautifully finished bathrooms Open-plan living-dining area with large windows and plenty of natural light Fully equipped modern kitchen Underfloor heating + air conditioning Private 8.6 m<sup>2</sup> storage room (trastero) 2 private underground parking spaces Interior and exterior furniture in excellent condition (can be included) One of the standout features is the exceptionally large private terrace, perfect for outdoor dining, entertaining or simply relaxing in the Mediterranean climate. Resort-Style Amenities Swimming pool area with sun loungers and umbrellas Beautifully landscaped gardens Fully equipped gym Games room with darts and table tennis Multi-purpose / social room Prime Location Las Mesas is one of Estepona's most desirable new residential areas, perfectly located between the marina and the town centre. Just 10 minutes' walk to Estepona Marina, 20-25 minutes' drive to Puerto Banús and Marbella, and within 1 km of major supermarkets, health centres, restaurants and boutiques. Excellent access to the A-7 motorway and Málaga Airport. Ideal as a permanent home, holiday residence or high-yield investment in one of the Costa del Sol's most sought-after locations. Viewing highly recommended – contact us today to arrange a private viewing!

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs. All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5350114



## Situation

Ville  
Zone commerçante  
Port à proximité  
Magasins à proximité  
Mer à proximité  
Ecoles à proximité  
Urbanisation

## Orientation

Sud

## Etat

Excellent

## Piscine

Collective  
Piscine pour enfants

## Régulateur de température

Climatisation  
Clim. préinstallée  
Clim. chaud  
Clim. froid  
Chauffage au sol

## Vues

Panoramique  
Jardin  
Urbaine  
Rue

## Caractéristiques

Terrasse couverte

Ascenseur  
Garde-robes encastrées  
Transports à proximité  
Terrasse privée  
WiFi  
Salle de sport  
Terrain de tennis  
Débarras  
Salle de bains attenante  
Accès pour personnes à mobilité réduite  
Sol en marbre  
Doubles-vitrages  
Domotique  
Près d'une église  
Fibre optique

## Mobilier

En option

## Cuisine

Entièrement équipée

## Jardin

Collectif

## Sécurité

Complexe sécurisé  
Stores électriques  
Interphone  
Système d'alarme  
Surveillance 24 h / 24

## Parking

Souterrain  
Garage

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Couvert  
Plusieurs  
Privé  
Borne de recharge pour véhicules électriques

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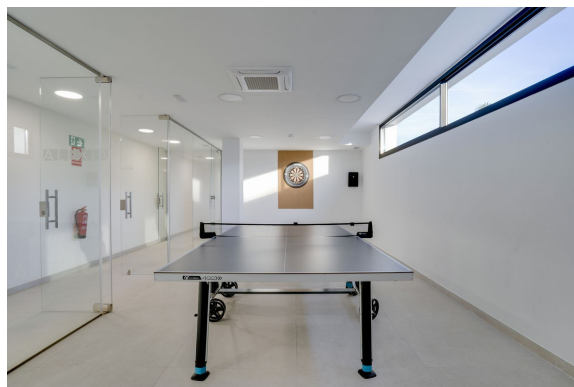
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