

	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 All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.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



## Ligging

Stad  
Commerciële omgeving  
Dichtbij haven  
Dichtbij winkels  
Dichtbij zee  
Dichtbij scholen  
Urbanisatie

## Zonorientatie

Zuid

## Huidige Staat

Uitstekend

## Zwembad

Gemeenschappelijk  
Kinderbad

## Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerde A/C  
Warme A/C  
Koude A/C  
Vloerverwarming

## Uitzicht

Weids  
Tuin  
Stedelijk  
Straat

## Extra's

Overdekt terras

## Lift

Inbouwkasten  
Nabij vervoer  
Privé terras  
WiFi  
Sportschool  
Tennisbaan  
Berging  
Ensuite badkamer  
Gehandicapten toegang  
Marmeren vloeren  
Dubbele beglazing  
Domotics  
Buurt van een kerk  
Optische vezel

## Meubilering

Optioneel

## Keuken

Volledig ingericht

## Tuin

Gemeenschappelijk

## Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom  
Alarmsysteem  
24-uurs beveiliging

## Parkeergelegenheid

Ondergronds  
Garage

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Overdekt  
Meer dan een  
Privé  
EV-laadpaal

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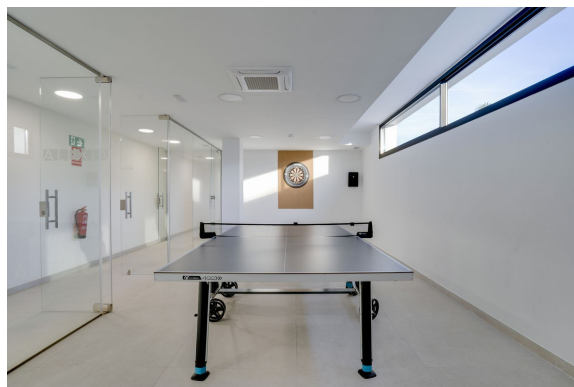
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