



## Midtgulvleilighet til salgs i Estepona, Estepona

1 075 000 €

Referanse: R5315242 Soverom: 3 Bad: 2 Bebygget areal: 222m<sup>2</sup> Terrasse: 70m<sup>2</sup>





## Costa del Sol, Estepona

### LAS NÁYADES · NEW GOLDEN MILE · ESTEPONA

#### Elegant Corner Apartment with Panoramic Sea Views

Located within the prestigious Las Náyades community on the New Golden Mile in Estepona, this elegant corner apartment offers generous proportions, privacy, and beautiful open views across the Mediterranean towards Gibraltar and the African coastline.

Situated within a secure beachside development, just a short walk from the sea and the beachfront promenade, the property enjoys excellent natural light throughout the day thanks to its desirable orientation, along with stunning sunsets over the water.

The apartment offers approximately 140 m<sup>2</sup> of interior space, complemented by a spacious terrace of around 70 m<sup>2</sup>, designed as a true extension of the living area. This outdoor space is ideal for al fresco dining, relaxing evenings, or enjoying the Costa del Sol's year-round mild climate. Its corner position enhances both brightness and privacy.

The interior layout comprises a generous living and dining area with direct access to the terrace, a fully fitted kitchen with a separate laundry area, and three well-proportioned bedrooms. The property features two bathrooms in total, including one en-suite in the master bedroom.

One private underground parking space is included.

Las Náyades is a gated development with 24-hour security and concierge service, surrounded by beautifully maintained tropical gardens. Residents benefit from resort-style facilities including an outdoor swimming pool, indoor heated pool, fully equipped gym, spa, and sauna.

A full restoration of the building, including the installation of solar panels, is currently underway and fully subsidised by the Junta de Andalucía, with no special assessments for owners. Once completed, the upgrades are expected to positively enhance the overall value of the property.

A refined and comfortable residence, ideal for year-round living or as a secure investment within one of the most established beachside communities on the New Golden Mile.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Løfte  
Nær transport  
Privat terrasse  
Ensuite bad  
Marmorgulv  
Monterte garderober  
Treningsstudio  
Badstue  
Verktøyrom  
Jacuzzi  
Domotikere  
Fiberoptisk

### Utsikt

Sjø  
Hage  
Basseng

### Basseng

Kommunal  
Oppvarmet  
Innendørs

### Hage

Kommunal

### Verktøy

Telefon

### Orientering

Sør

### Innstilling

Stranden  
I nærheten av havnen  
Nær sjøen  
I nærheten av butikker  
Nær skoler

### Møbler

Fullt møblert

### Sikkerhet

Inngjerdet kompleks  
24 timers sikkerhet  
Inngangstelefon

### Energivurdering

A

### Klimakontroll

Klimaanlegg

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Parkering

Privat

### CO2 -utslippsvurdering

A