



## Ground Floor Apartment for sale in Estepona, Estepona

649,500 €

Reference: R5259178 Bedrooms: 2 Bathrooms: 2 Plot Size: 47m<sup>2</sup> Build Size: 108m<sup>2</sup> Terrace: 43m<sup>2</sup>





## Costa del Sol, Estepona

Fantastic luxury apartment located in the centre of Estepona, the garden of the Costa del Sol. This newly build apartment is conveniently situated within walking distance of the marina of Estepona , close to the romantic and vibrant old town and only 15 minutes walk from the beach of La Rada.

Offering 2 bedrooms and 2 bathrooms. The main bedroom has an open plan bathroom with walk-in shower, anti-fog mirrors, electric towel racks and extra wardrobes.

A fully equipped and open plan kitchen with all Bosch appliances and spacious living dining area.

Carefully decorated in a perfect blend of Scandinavian minimalism, boho accents and ethnic touches.

But more than that, it is the ideal place for outdoor living as there is also an oversized covered terrace that has been recently upgraded with glass curtains for maximum use of the terrace all year round and a very nice mediterranean garden with very low maintenance.

The terrace has water and electricity pre-installation for an outdoor kitchen.

The garden has sprinkler installation for automatic watering of the plants as well as pre-installation for a jacuzzi.

The domotic system for home automation is also installed to control the lights and electric blinds. Air conditioning and floor heating are provided though athermal energy.

Also good to know is that the extra spacious utility room with washing machine and tumble dryer is just across the front door.

A private underground parking space is also included in the price.

The exclusive gated community offers a large outdoor pool and state of the art gym facilities, community area, game room and secure entrance.

Alexia Life stands out for its architecture and design but also for the great community and is a must see if you are looking for the perfect holiday house or for all year round living.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Gym  
Fiber Optic  
Games Room  
Domotics  
Access for people with reduced mobility

### Orientation

South

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Views

Garden  
Urban

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Condition

Excellent  
New Construction

### Pool

Communal  
Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Parking

Underground  
Garage  
Communal  
Covered

### Utilities

Electricity  
Drinkable Water

### Category

Resale  
Luxury  
Contemporary

### CO2 Emission Rating

B

### Energy Rating

C