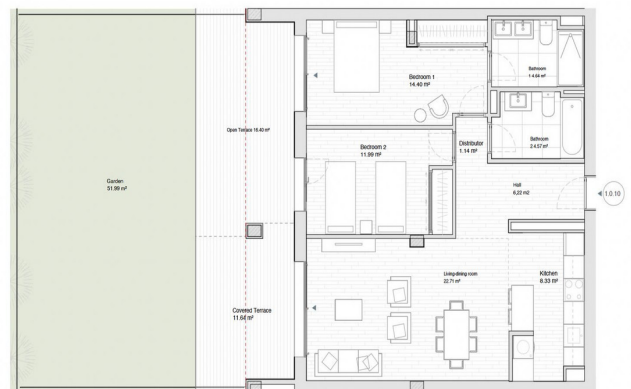




## Ground Floor Apartment for sale in Estepona, Estepona

635,000 €

Reference: R5354095 Bedrooms: 2 Bathrooms: 2 Plot Size: 52m<sup>2</sup> Build Size: 94m<sup>2</sup> Terrace: 28m<sup>2</sup>





## Costa del Sol, Estepona

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.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Fitted Wardrobes  
 Utility Room  
 Gym  
 Near Church  
 Access for people with reduced mobility

### Climate Control

Air Conditioning  
 Central Heating

### Views

Garden  
 Urban

### Setting

Beachside  
 Close To Port  
 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

Not Furnished

### Kitchen

Fully Fitted

### Garden

Private

### Security

Gated Complex

### Parking

Underground  
 Garage  
 Private

### Category

Holiday Homes  
 Investment  
 Resale