HI HOMES

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Ground Floor Apartment for sale in Costalita, Estepona

896,000 €

Reference: R5401816 **Bedrooms:** 4 **Bathrooms:** 3 **Plot Size:** 52m^2 **Build Size:** 179m^2 **Terrace:** 65m^2











Costa del Sol, Estepona

FOUR BEDROOMS, SOUTH FACING AND A SPACIOUS TERRACE WITH DIRECT GARDEN ACCESS IN LAS NÁYADES

Space, tranquillity and outdoor living in Guadalmansa, Estepona. This ground-floor apartment stands out for its south-facing orientation, four bedrooms and 65.80 m² covered terrace, with direct access to the communal gardens of Las Náyades.

The property offers 178.32 m² of built accommodation and several entrances, allowing convenient access from different points. The spacious living and dining room opens onto the terrace, with separate outdoor dining and relaxation areas surrounded by greenery.

The four bedrooms provide a practical layout for family and guests. Two have their own en-suite bathrooms, while the other two share a third full bathroom. Features include fitted wardrobes, wooden flooring and air conditioning.

The separate kitchen offers generous worktops, ample storage and space for a dining table. A private laundry room of 7.80 m² completes the accommodation.

The community has renovated the façades and upgraded its facilities through a subsidised programme, without these works resulting in an increase in community fees. Improvements to thermal and acoustic insulation help reduce outside noise and provide better protection against heat and cold, creating a more comfortable interior and reducing heating and cooling requirements.

The apartment's garden-facing setting and peaceful atmosphere make it an inviting place to relax and enjoy the terrace.

Las Náyades is a gated development with a concierge service and CCTV surveillance. Residents enjoy tropical gardens, an outdoor swimming pool for adults, a children's pool and a wellness area with a heated indoor pool, hydromassage facilities, a sauna and a gym. Use of these facilities is included in the community fees.

The price includes a spacious underground parking space with a usable area of 28.72 m².

Close to the sea, the seafront promenade and beach restaurants, this property combines four bedrooms, convenient access and a generous terrace in a residential setting between Estepona and Marbella.

Contact us for further information or to arrange a viewing.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Double Glazing
24 Hour Reception
Fitted Wardrobes
Utility Room
WiFi
Gym
Fiber Optic
Wood Flooring
Near Church
Jacuzzi
Solarium
Sauna
Domotics
Restaurant On Site
Courtesy Bus
Near Mosque

Orientation
South

Climate Control
Air Conditioning

Views
Garden

Setting
Beachside
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Good

Pool
Communal
Heated
Indoor

Furniture
Part Furnished

Kitchen
Fully Fitted

Garden
Communal
Private

Security
Gated Complex
24 Hour Security
Alarm System
Entry Phone

Parking
Underground
Garage
Private
Covered

Utilities
Electricity
Drinkable Water
Photovoltaic solar panels
Solar water heating

Category
Investment

CO2 Emission Rating
C

Energy Rating
D