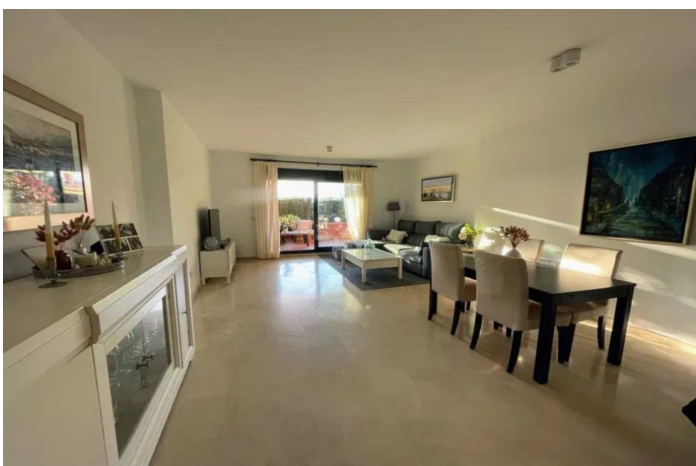


# Квартира на первом этаже для продажи в Estepona, Estepona

415 000 €

ванная комната:

Ссылка: R4904056 спальни: 2 2 Размер участка: 65m<sup>2</sup> Размер сборки: 169m<sup>2</sup> терраса: 50m<sup>2</sup>





## Costa del Sol, Estepona

Magnificent ground-floor apartment available in a luxurious urbanization in the Cancelada area, just 6 minutes from Puerto Banús, and between the towns of Marbella and Estepona.

### PROPERTY:

Spacious ground-floor apartment of 136 m<sup>2</sup>, with two covered terraces (50 m<sup>2</sup>) and a private garden (65 m<sup>2</sup>), located in a spectacular and quiet urbanization. The property features 2 spacious bedrooms, 2 bathrooms, kitchen, a living-dining room, dressing area, laundry room, 2 terraces, and a private garden.

Master bedroom (30 m<sup>2</sup>): Spacious bedroom with a large en-suite bathroom (10 m<sup>2</sup>), dressing area, built-in wardrobes, and office space, with a large window and direct access to the main terrace and garden.

Secondary bedroom (16 m<sup>2</sup>): Secondary bedroom with built-in wardrobe, access to a secondary terrace (10 m<sup>2</sup>), and views of the urbanization's gardens.

Secondary bathroom (7 m<sup>2</sup>): Bathroom for the second bedroom, with a bathtub included.

Living-dining room (33 m<sup>2</sup>): Spacious and bright living-dining room with access to the main terrace and garden.

Kitchen and laundry room (20 m<sup>2</sup>): Recently modernized and equipped kitchen. Access to a laundry room and independent storage area.

Main terrace (33 m<sup>2</sup>): Covered terrace with dining and relaxation areas, along with a barbecue and planter. Awnings available.

Private garden (65 m<sup>2</sup>): Private garden on the main terrace, maintained by the community gardeners.

Storage room (10 m<sup>2</sup>)

### URBANIZATION:

Spectacular urbanization with excellent maintenance, spacious gardens, and vegetation. It features a pool (and children's pool) along with a large area of sun loungers and bathrooms. It also includes a children's playground next to the pool. Very quiet and with a good atmosphere, with good security measures.

### AREA:

Vibrant area of Cancelada experiencing growth and expansion, very close to the Golden Mile of Marbella. Multiple supermarkets and playgrounds (at least 4 within a 5-minute radius), the best public and private schools in the province of Málaga. It has 3 golf courses within a 10-minute drive, is near the best hotels in Marbella (Villa Padierna Palace just a few meters away), and is located 800 m from the beach. Great restaurants and leisure areas can also be found within walking distance.

2 Bedrooms, 2 Bathrooms, Built 169 m<sup>2</sup>, Terrace 50 m<sup>2</sup>, Garden/Plot 65 m<sup>2</sup>.

Setting : Close To Shops, Close To Schools, Urbanisation.

Orientation : South West.

Condition : Excellent.

Pool : Communal, Children's Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, U/F Heating.

Views : Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, Courtesy Bus, Near Church, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone, Alarm System, Safe.

Parking : Underground, Garage, Covered, Private.

Category : Golf, Resale.

## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Рядом с транспортом  
Частная терраса  
Хранилище  
Ванная комната  
Двойное остекление  
Приспособленные шкафы  
Wi-Fi  
Утилита  
Предоставлено автобусом  
Недалеко от церкви  
Волоконно -оптика  
Доступ для людей с уменьшенной  
мобильностью

### Виды

Сад

### Бассейн

Коммунальный  
Детский бассейн

### Сад

Коммунальный

### Категория

Гольф  
Перепродажа

### Ориентация

Юго -запад

### Параметр

Урбанизация  
Рядом с магазинами  
Рядом с школами

### Мебель

Часть мебелирована

### Безопасность

Закрытый комплекс  
Система тревоги  
Входчик телефона  
Безопасный

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер  
U/F отопление

### Состояние

Отличный

### Кухня

Полностью оснащен

### Стоянка

Подполье  
Гараж  
Частный  
Покрытый