



## Middle Floor Apartment for rent in Estepona, Estepona

1,950 - 1,950 €

Reference: R5245687 Bedrooms: 2 Bathrooms: 2 Build Size: 112m<sup>2</sup>





## Costa del Sol, Estepona

Premium Rental – Brand-New 2-Bedroom Apartment in ABY Estepona Live the Mediterranean lifestyle in this newly built, elegant first-floor apartment located in the exclusive residential complex ABY Estepona (Phase I), in the sought-after area of La Dalena – Arroyo Vaquero. A property designed for those who value comfort, design, and a peaceful environment just minutes from the coast. Property Highlights: A Home Filled With Light & Comfort This modern 2-bedroom apartment features: 93.56 m<sup>2</sup> of built area with well-planned layouts 26.58 m<sup>2</sup> private terrace – ideal for outdoor dining & relaxing Contemporary spaces in a brand-new development (First occupation submitted June 2024) Located on the 1st floor (Level 2) of Portal 15, offering privacy and tranquillity An ideal setting for long-stay living, remote work, or a quiet Mediterranean base. Enjoy the convenience of: Underground parking space, Private storage room, both located in the same building on Level -1, providing added security and comfort. Modern Residential Community, ABY Estepona stands out for: Contemporary architecture Recently established community Beautiful landscaped areas Peaceful atmosphere with modern infrastructure Everything you would expect from a quality new-build project. Exceptional Location – La Dalena, Estepona A growing, high-demand area offering: Quick access to Estepona centre Nearby supermarkets, schools, and services Golf courses and natural surroundings Beaches only a short drive away A strategic location that offers tranquillity without giving up convenience. Rental Conditions: Solvency documentation required Security deposit + advance payment.



## Features:

### Features

Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Domotics

### Views

Country  
Garden  
Golf

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Drinkable Water  
Telephone

### Orientation

West  
South West

### Setting

Urbanisation  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds

### Category

Golf  
Luxury

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground