



**Ground Floor Apartment for sale in Estepona, Estepona 620,000 - 1,250,000**

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Reference: R4720933 Bedrooms: 2 - 3 Bathrooms: 3 Build Size: 91m<sup>2</sup> - 109m<sup>2</sup> Terrace: 17m<sup>2</sup> - 183m<sup>2</sup>





## Costa del Sol, Estepona

### BOUTIQUE RESIDENTIAL COMPLEX – 15 EXCLUSIVE APARTMENTS

Located just 220 meters from Bermuda Beach and a mere 7-minute drive from Estepona's vibrant promenade and marina, this boutique development offers the perfect balance of tranquility and convenience. With direct access to the A7 highway, Marbella and Sotogrande are easily within reach.

Comprising only 15 apartments distributed across three low-rise blocks, this gated community with video surveillance ensures maximum privacy, security, and personal comfort. Designed with meticulous attention to detail, the project reflects architectural excellence – floor-to-ceiling glass panels replace traditional small windows, filling each residence with natural light and opening onto generous terraces with panoramic sea views.

This brand-new development is built to the highest standards of quality and contemporary living. Residents will benefit from underground parking, elevator access, a communal swimming pool, and lush landscaped gardens.

We understand that a second home should reflect sophistication in design, architecture, and execution. That is why we collaborate exclusively with industry-leading partners renowned for their quality, precision, and innovation.

#### KEY FEATURES:

- **EXCLUSIVITY & PRIVACY**

Only 15 apartments across three buildings (five units per block) in a secure, gated community with 24/7 video surveillance.

- **MODERN DESIGN**

A distinctive project in the area, offering contemporary layouts, expansive glazing, and high-end materials that set a new benchmark in local residential standards.

- **ELEGANT INTERIORS & BREATHTAKING VIEWS**

Thoughtfully designed architecture maximizes sea views from every residence. Enjoy unforgettable sunrises and the calming presence of the coastline from your private terrace.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
Access for people with reduced mobility

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground

### Views

Sea  
Mountain

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Setting

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

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
New Development