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ESTEPONA

## ■■■■■■■■■■■■ ■ Estepona

■■ 469 000 €

■■■■■■■■■ R5401633

| 2 | 2 | 97 m² | 59 m² |
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This stunning 2-bedroom, 2-bathroom apartment, including a master bedroom with an en-suite bathroom, is located in a brand-new modern development in one of the most convenient and up-and-coming areas of the Costa del Sol. Ideally situated, the property is just 10 minutes from Puerto Banús, 5 minutes from San Pedro de Alcántara, and 10 minutes from Estepona town centre, offering easy access to beaches, golf courses, restaurants, shopping, and all essential amenities. Designed with modern living in mind, the urbanisation offers excellent communal facilities, including a fully equipped gym, a swimming pool, a co-working area, and a 24-hour concierge and security service, ensuring both comfort and peace of mind. The apartment also includes one underground parking space and a private storage room. One of its greatest advantages is its exceptional location within walking distance of everyday amenities. Supermarkets, pharmacies, cafés, and restaurants are only a 5-minute walk away, while the popular Bel Air Tennis & Padel Club can be reached in just 10 minutes on foot. Combining ■contemporary ■design, ■excellent ■facilities, and ■a ■prime ■location ■between ■Marbella and ■Estepona, ■this property ■is ■perfect as ■a ■permanent ■residence, ■holiday home, or ■investment ■opportunity ■with ■excellent ■rental ■potential.

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