



## Middle Floor Apartment for sale in Estepona, Estepona

**790,000 €**

Reference: R5350114 Bedrooms: 3 Bathrooms: 2 Build Size: 232m<sup>2</sup> Terrace: 85m<sup>2</sup>





## Costa del Sol, Estepona

Modern 3-Bedroom Apartment with Exceptional 85 m<sup>2</sup> Private Terrace – Las Mesas, Estepona

Elegant and contemporary 3-bedroom apartment built in 2023 in the exclusive gated residential complex.

This high-quality property offers a total built area of 232 m<sup>2</sup>, including an impressive 85 m<sup>2</sup> private terrace, combining modern design, comfort and Mediterranean lifestyle.

### Key Features

106 m<sup>2</sup> interior living space + 85 m<sup>2</sup> private terrace

3 spacious bedrooms with fitted wardrobes

2 beautifully finished bathrooms

Open-plan living-dining area with large windows and plenty of natural light

Fully equipped modern kitchen

Underfloor heating + air conditioning

Private 8.6 m<sup>2</sup> storage room (trastero)

2 private underground parking spaces

Interior and exterior furniture in excellent condition (can be included)

One of the standout features is the exceptionally large private terrace, perfect for outdoor dining, entertaining or simply relaxing in the Mediterranean climate.

### Resort-Style Amenities

Swimming pool area with sun loungers and umbrellas

Beautifully landscaped gardens

Fully equipped gym

Games room with darts and table tennis

Multi-purpose / social room

### Prime Location

Las Mesas is one of Estepona's most desirable new residential areas, perfectly located between the marina and the town centre. Just 10 minutes' walk to Estepona Marina, 20-25 minutes' drive to Puerto Banús and Marbella, and within 1 km of major supermarkets, health centres, restaurants and boutiques. Excellent access to the A-7 motorway and Málaga Airport.

Ideal as a permanent home, holiday residence or high-yield investment in one of the Costa del Sol's most sought-after locations.

Viewing highly recommended – contact us today to arrange a private viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Gym  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Access for people with reduced mobility  
Domotics  
Near Church  
Tennis Court

### Views

Panoramic  
Garden  
Urban  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One  
Covered  
EV charge point