



	Apartment
	830.000€
	Estepona
	3
	2
	232m <sup>2</sup>
	0m <sup>2</sup>

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!

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5350114



## Setting

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

## Orientation

South

## Condition

Excellent

## Pool

Communal  
Children`s Pool

## Climate Control

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

## Views

Panoramic  
Garden  
Urban  
Street

## Features

Covered Terrace

## Lift

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

## Furniture

Optional

## Kitchen

Fully Fitted

## Garden

Communal

## Security

Gated Complex  
Electric Blinds  
Entry Phone  
Alarm System  
24 Hour Security

## Parking

Underground  
Garage

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Covered  
More Than One  
Private  
EV charge point

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