



|   |                  |
|---|------------------|
|  | Appartement      |
|  | 635.000€         |
|  | Estepona         |
|  | 2                |
|  | 2                |
|  | 94m <sup>2</sup> |
|  | 52m <sup>2</sup> |

Brand new 2-bedroom, 2-bathroom ground floor apartment in the recently completed Isidora Living development in Estepona, offering the rare combination of a modern, key-ready home with the financial advantage of being a resale. As the property has already completed, it is purchased with just 7% ITP instead of the usual 10% VAT plus stamp duty applicable to new builds, representing a notable saving for the next owner. The apartment offers a well-designed contemporary layout with a bright open-plan living and dining area connected to the outdoor spaces. In addition to a generous 29m<sup>2</sup> of terraces, ideal for outdoor dining and relaxing, the property also benefits from a private 52m<sup>2</sup> garden, giving it the feel of a small house and making it particularly attractive for buyers looking for ground floor living with usable exterior space. The current owners have also added several value-enhancing upgrades. The kitchen was improved from the standard specification to a higher quality Siemens appliance package - valued at nearly €8000, and the property includes an allocated underground parking space within the secure garage together with an additional private storage room, purchased specifically to improve practicality and long-term resale appeal. Isidora Living is a contemporary gated community with well thought-out communal areas including tropical landscaped gardens an adult swimming pool and separate children's pool, a fully equipped gym, a co-working and social space, outdoor barbecue area and a dedicated children's play area. The location is another strong feature, within comfortable walking distance of Estepona town, the beach and daily amenities, making this an excellent option for both full-time living and holiday use.

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

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# Estepona

Ref. R5354095



## Situation

Ville  
Près de la plage  
Port à proximité  
Magasins à proximité  
Mer à proximité  
Ville à proximité  
Ecoles à proximité  
Marina à proximité

## Etat

Excellent  
Nouvelle construction

## Piscine

Collective  
Piscine pour enfants

## Régulateur de température

Climatisation  
Chauffage central

## Vues

Jardin  
Urbaine

## Caractéristiques

Terrasse couverte  
Ascenseur  
Garde-robes encastrées  
Transports à proximité  
Terrasse privée  
Salle de sport  
Débaras  
Buanderie

Accès pour personnes à mobilité réduite  
Près d'une église

## Mobilier

Non meublé

## Cuisine

Entièrement équipée

## Jardin

Privé

## Sécurité

Complexe sécurisé

## Parking

Souterrain  
Garage  
Privé

## Catégorie

Maisons de vacances  
Investissement  
Revente

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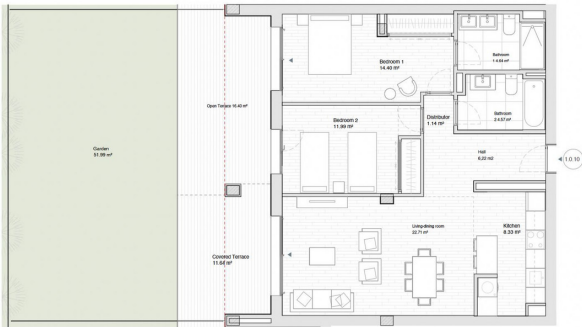
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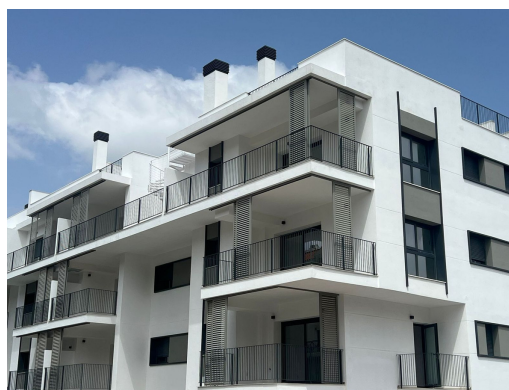
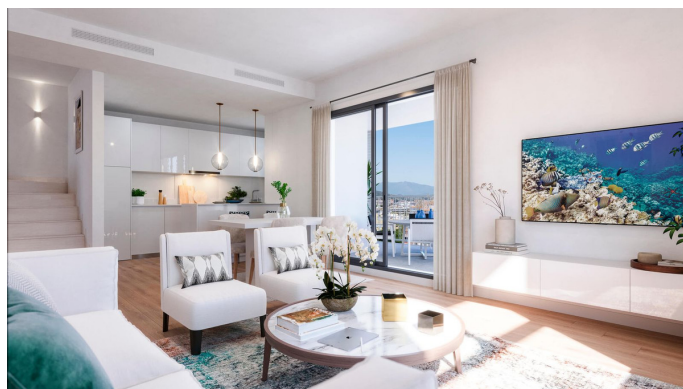
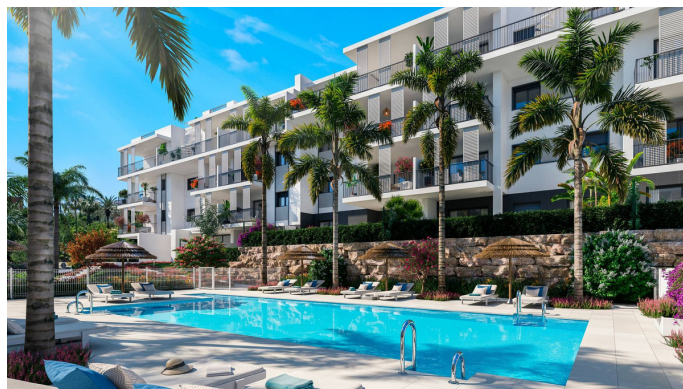
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