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## ■■■■■■■■■■■■ ■ Estepona ■■■■■■■■■■■■: R4897981

■■■■■■■■: 4 ■■■■■■■: 3 M²: 136 ■■■■■: 1 090 000 €

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■■■■■■■■■:Exclusive Top-Floor Corner Apartment with Panoramic Sea Views – Las Mesas, Estepona Now Reduced from €1,250,000 to €1,090,000 for a Fast Sale 4 Bedrooms | 3 Bathrooms | 136 m² Built | 120 m² Terrace | Spectacular Views to Gibraltar & Africa This is a rare opportunity to acquire one of the best positioned apartments in the prestigious Las Mesas area of Estepona, now offered at a significant price reduction for a quick sale. Occupying a prime top-floor corner position, the apartment enjoys maximum privacy, exceptional natural light, and breathtaking panoramic views over the Mediterranean Sea towards Gibraltar and the African coastline. Properties offering this combination of views, privacy, and large terrace space are extremely rare in this location. Completed in 2021, the property has had only one owner since new and is presented in immaculate, move-in ready condition. The apartment offers 136 m² built interior space, designed with a modern open-plan layout that maximizes natural light and the spectacular views. It is sold fully furnished with high-quality furniture purchased in Norway, including an elegant Italian designer outdoor sofa group, transforming the expansive terrace into a luxurious outdoor living and entertaining area. Whether you are looking for a luxury permanent residence, an exclusive holiday home, or a high-yield investment, the property offers excellent flexibility, including the possibility to obtain a tourist rental licence. Architect-Approved Plunge Pool – A Rare Added Value A unique advantage of this property is that an independent architect has already reviewed and confirmed the feasibility of installing a plunge pool on the terrace. This allows a future owner to proceed with confidence, knowing that the structural possibilities have already been professionally assessed. A properly engineered lightweight plunge pool solution can be integrated, subject to final project specifications. Having this groundwork completed represents significant time saved and reduced uncertainty, making it far easier for a new owner to enhance the outdoor space. The option of adding a private plunge pool further increases the luxury lifestyle, exclusivity, and long-term value of this exceptional property. Key Highlights • Top-floor corner apartment offering maximum privacy • 136 m² built interior space • One of the most impressive panoramic views in Las Mesas • Uninterrupted sea views towards Gibraltar and Africa • Completed in 2021 • Only one owner since new • Sold fully furnished with high-quality Norwegian furniture • Italian designer outdoor sofa group included • Possibility to obtain tourist rental licence Interior Features • 136 m² built bright and elegant living space • 4 spacious bedrooms • 3 large modern bathrooms with underfloor heating • Open-plan living and dining area • Floor-to-ceiling windows maximizing light and views • Sea views from the living room and three bedrooms Exceptional Outdoor Living – 120 m² Terrace One of the defining features of this property is the extraordinary terrace space, perfect for enjoying the Costa del Sol lifestyle. • 120 m² total terrace • 38 m² covered terrace for year-round outdoor dining • 82 m² open terrace ideal for sunbathing and entertaining • Seamless indoor-outdoor living • Spectacular panoramic sea and mountain views Community & Amenities • Large communal swimming pool with sea views • Fully equipped gym • Gated community with 24-hour security • Energy-efficient modern construction • Pre-installation for electric car charger • 2 private underground parking spaces • Private storage room in the building (not in the garage) Prime Location • Under 1 km to Estepona Marina • 800 meters to the beach • 2–3 km to Estepona Old Town • Close to supermarkets, schools, and restaurants • Approximately 50 minutes to Málaga Airport Outstanding Value Opportunity With the price now reduced from €1,250,000 to €1,090,000, this apartment represents one of the most attractive opportunities currently available in Las Mesas. Properties with this level of views, terrace space, and top-floor corner position rarely come to market, especially at this price level.

[redacted]:

None, Beachfront, None, [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], None, Alarm system, 24H Security, [redacted], Beachfront, Holiday Home, Investment, Luxury, Resale