+34 610 31 79 42 info@estepona-invest.es

[redacted] Estepona [redacted]: R5145991

[redacted]: 2 [redacted]: 2 M²: 92 [redacted]: 332 500 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:GREAT OPPORTUNITY IN ESTEPONA – BEL-AIR AREA Spacious 2-bedroom apartment with large terraces in a residential complex with a swimming pool, surrounded by amenities and just minutes from the beach. Are you looking for a property on the Costa del Sol that combines a strategic location, a good residential complex, quality of life and potential for appreciation? This is your opportunity. Located in the sought-after Toscana Hills development in Estepona, this spacious 2-bedroom, 2-bathroom flat is in one of the most established developments in the area, surrounded by tropical gardens and swimming pools, and just a few minutes from El Saladillo beach, the Villa Padierna Golf Club and all the amenities you need for your daily life. _____ MAIN FEATURES • 2 spacious bedrooms (master en suite) with two huge terraces facing east and west to enjoy the sun throughout the day. • 2 full bathrooms with marble finishes. • Large living/dining room with direct access to an L-shaped terrace, ideal for breakfast in the sun or al fresco dining. • Separate kitchen with utility room and access to a second west-facing terrace, perfect as a chill-out area or utility space. • Total privacy thanks to its interior location overlooking the gardens and central pool. _____ DEVELOPMENT AND SURROUNDINGS Toscana Hills is a quiet and well-maintained development with gardens, a communal swimming pool and access control. Located next to the prestigious Villa Padierna Golf Club, it is perfectly connected to the A7 motorway and very close to supermarkets such as Mercadona and Lidl, schools, pharmacies, paddle tennis clubs and restaurants. Just a few minutes' drive away you will find Saladillo beach and its famous coastal promenade, ideal for walking, cycling or enjoying top-class beach bars and clubs. This property is perfect as a permanent residence, holiday home or investment with excellent short or long-term rental potential. _____ HIGHLIGHTS • Marble floors and quality finishes. • Integrated hot/cold air conditioning. • Double-glazed windows and electric shutters. • Main terrace overlooking communal areas and second terrace overlooking outdoor gardens. • Lift, garage with automatic gate, intercom, controlled pedestrian and vehicle access. • Kitchen fitted with furniture (without appliances). _____ WHY CHOOSE THIS PROPERTY - Excellent location-price ratio. - Area in high demand with excellent connectivity. - Established residential area, ideal for families or as a retreat. - Close to everything: golf, beach, services, schools. - A safe investment in one of the most promising areas of Estepona. _____ Don't miss this opportunity! Contact us today and schedule your visit. Your new home on the Costa del Sol awaits you. NOTE: The last photos were taken with Home Staging, in order to show the decorated spaces. "Final price: €332,500. In compliance with current regulations, we inform you that this price includes estate agency fees. Notary fees, Land Registry fees and taxes (ITP or VAT) are not included, as these are variable amounts that depend on the buyer's personal circumstances."

[redacted]:

None, [redacted], [redacted] [redacted], [redacted], [redacted] [redacted], [redacted] [redacted] [redacted]