



## Ground Floor Apartment for sale in Estepona, Estepona

**475,000 €**Reference: R5252986   Bedrooms: 2   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 38m<sup>2</sup>



info@sparklinghomesmarbella.es

+34 662 377 539

## Costa del Sol, Estepona

Experience perfect modern Mediterranean living in this immaculate, brand-new 2-bedroom, 2-bathroom ground-floor apartment in the prestigious Aranya development in Estepona, ideally positioned between Marbella and Estepona. Delivered at the end of 2024, this fully furnished home is presented in flawless condition, offering a genuine turnkey opportunity for those seeking style, comfort, and effortless living on the Costa del Sol. It also benefits from a touristic rental license, making it an exceptional investment with immediate rental potential. The apartment features two beautifully designed bedrooms, including a serene master suite with its own en-suite bathroom, along with a second contemporary bathroom. The bright open-plan living area flows seamlessly onto a spacious 40m<sup>2</sup> terrace and an 80m<sup>2</sup> private garden, creating an outstanding 120m<sup>2</sup> of outdoor living space perfect for relaxing, entertaining, and enjoying the Mediterranean climate. A modern, fully equipped kitchen completes the interior, offering both functionality and elegant design. The Aranya urbanisation enhances daily life with its excellent amenities, including a large outdoor swimming pool, a fully equipped gym, and a stylish co-working space, all surrounded by beautifully landscaped communal areas. The property also includes underground parking and a private storage room for added convenience. Situated in a peaceful yet well-connected location between Marbella and Estepona, the apartment is close to beaches, golf courses, restaurants, and all essential services. With its perfect presentation, brand-new finish, generous outdoor spaces, and rental license already in place, this property is ready to be enjoyed or rented out from the very first day.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South East	Air Conditioning
Lift		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
Gym		
Barbeque		
Views	Setting	Condition
Mountain	Close To Shops	Excellent
Pool	Close To Schools	New Construction
Pool	Furniture	Kitchen
Communal	Fully Furnished	Kitchen-Lounge
Garden	Security	Parking
Communal	Gated Complex	Private
	Alarm System	
Category	Energy Rating	CO2 Emission Rating
Luxury	B	B