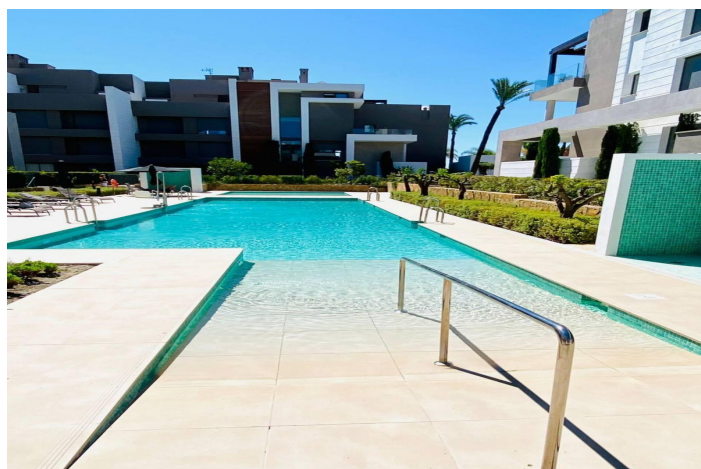




# Ground Floor Apartment for sale in New Golden Mile, Estepona

495,000 €

Reference: R5161285 Bedrooms: 2 Bathrooms: 2 Build Size: 117m<sup>2</sup> Terrace: 33m<sup>2</sup>





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## Costa del Sol, New Golden Mile

ALERT TO KEEN INVESTORS SEEKING SHORT TERM RENTAL OPPORTUNITY - TOURISTIC LICENCE IN PLACE - PRICED TO SELL

Presenting this ground floor apartment located in Syzygy, The Residences. A high end, luxury, residential development positioned between Estepona and Marbella, showcasing contemporary apartments and penthouses tailored for a premium lifestyle.

The residences, constructed in 2019, provide open-concept living areas with expansive terraces, enhancing natural light and offering views of the Mediterranean Sea and the adjacent mountains.

The fully furnished apartment with short rental licence in place, boasts 2 double bedrooms, 1 with ensuite bathroom and walk in wardrobe, and the other with a separate guest bathroom. Equipped with high-quality fixtures, generous storage, a fully fitted modern open plan kitchen, and breath-taking views giving to the sea, countryside and Sierra de Mijas mountain range. The lounge area is generous, yet cosy, communicating wonderfully with both the open plan kitchen, and south facing covered terrace.

Included in the list price, is an incredibly generous underground parking space, located directly in front of the garage entrance, in addition to an equally generous 9m2 storage room.

The community itself, features exquisite gardens which are meticulously maintained, a swimming pool, and an exclusive rooftop lounge area with plunge pool. The views from the rooftop are nothing short of superb. One can see not only the coastline, but also Gibraltar, the Atlas mountains in Morocco (weather permitting), and the Sierra de Mijas range.

Syzygy is located in a prime area on the New Golden Mile, only a 12 minute walk to the charming village of Cancelada. Cancelada boasts several traditional Spanish restaurants, as well as a handful of shops and bars. By car, Estepona town centre is located only a 10 minute drive away, with San Pedro de Alcantara equidistant in the other direction. The closest beaches, Saladillo and Guadalmanza, are located only a 5 minute drive away, offering both traditional Chringuito style dining, as well as high end beach clubs such as Tikitano and Anantara.

For more information or to book a viewing, please do not hesitate to contact us. We look forward to receiving your inquiry.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea Views  
Mountain  
Panoramic  
Country

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South East

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
Covered  
Communal