

**FOR SALE**

## Ground Floor in Estepona



**29680 Estepona**

**€ 265.000**

 3

 2

 1

-  **Ground floor apartment**
-  **Close to all amenities**
-  **Two swimming pools with saline chlorination**
-  **Social club for leisure and sports activities**
-  **Estepona**
-  **Close to golf courses**
-  **Multisport court**
-  **Private garden**
-  **Gated community**
-  **Large green areas**

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### Onderdeel van: New apartments at Aby Estepona

Aby Estepona is a project of 90 dwellings of 12 and 3 bedrooms, all of them with garage space and storage room. It is an exclusive residential complex, closed in order to guarantee security and privacy.

The dwellings are designed to enjoy the vegetation and natural setting with interior spaces that seem to continue on the terraces in order to achieve better lighting and a spacious effect. In addition, the residential complex has community areas with two swimming pools with saline chlorination, multisport court, a social club for leisure and sports activities, as well as large green areas.

Aby Estepona is an oasis in the midst of nature, a perfect place to enjoy tranquillity, while being able to access a wide range of outdoor activities, thanks to its proximity to the golf courses of Estepona Golf and its spectacular beaches.

Aby Estepona is located in a very attractive area for those who want to enjoy a quiet life in nature and above all, for lovers of golf. This development is found in Estepona Golf and very near some of the most exclusive offers for practicing this sport in the Costa del Sol.

The residence is built on a hill with clear views surrounded by green areas, in a natural area that is ideal for resting and relaxing, but close to the services that one may need such as supermarkets (Lidl, schools, restaurants, leisure areas and even a hospital just a few minutes away by car.

Aby Estepona has a privileged situation as it is between Estepona, with its Marina and its attractive leisure offer, and the Bahía de Casares. The development is located a few minutes from the coast, with beaches such as Arroyo Vaquero or Bahía Dorada. An exceptional setting for a development designed for enjoying the privileged climate of the Costa del Sol with 321 days of sun per year.

In addition, the residential complex has excellent communications with access to the Mediterranean Motorway, A 7 and it is less than an hour by car from the Malaga airport and the Gibraltar Airport.



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### OBJECT DATA

Reference no.:	4864684
Price:	€ 265.000
Address:	29680 Estepona
Habitable surface:	140.17 m <sup>2</sup>
Double glass:	Ja
E-level:	in application

### RUIMTES

Bedrooms:	3
Bathrooms:	2
Terrace:	yes
Terrace 1 surface.:	31.13 m <sup>2</sup>
Garages:	1
Kitchen (type):	fully fitted
Garden:	yes



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**Christian Missotten**

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### **IMMO POINT MARBELLA**

Avenida Arias de Velasco local 1  
29601 Marbella

### **OPENING HOURS**

mo.-fri. 10:00-18:00u sa. -sun. by appointment only