



## Ground Floor Apartment in Estepona

Bedrooms **2** Bathrooms **2** Built **94m<sup>2</sup>** Terrace **28m<sup>2</sup>**

**R5354095**

**Ground Floor  
Apartment**

**Estepona**

**635.000€**

Brand new 2-bedroom, 2-bathroom ground floor apartment in the recently completed Isidora Living development in Estepona, offering the rare combination of a modern, key-ready home with the financial advantage of being a resale. As the property has already completed, it is purchased with just 7% ITP instead of the usual 10% VAT plus stamp duty applicable to new builds, representing a notable saving for the next owner. The apartment offers a well-designed contemporary layout with a bright open-plan living and dining area connected to the outdoor spaces. In addition to a generous 29m<sup>2</sup> of terraces, ideal for outdoor dining and relaxing, the property also benefits from a private 52m<sup>2</sup> garden, giving it the feel of a small house and making it particularly attractive for buyers looking for ground floor living with usable exterior space. The current owners have also added several value-enhancing upgrades. The kitchen was improved from the standard specification to a higher quality Siemens appliance package - valued at nearly €8000, and the property includes an allocated underground parking space within the secure garage together with an additional private storage room, purchased specifically to improve practicality and long-term resale appeal. Isidora Living is a contemporary gated community with well thought-out communal areas including tropical landscaped gardens an adult swimming pool and separate children's pool, a fully equipped gym, a co-working and social space, outdoor barbecue area and a dedicated

children's play area. The location is another strong feature, within comfortable walking distance of Estepona town, the beach and daily amenities, making this an excellent option for both full-time living and holiday use.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Fitted Wardrobes	Gym	Lift
Near Church	Near Transport	Private Terrace
Storage Room	Utility Room	