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Ground Floor Apartment in Estepona

Bedrooms	4	Bathrooms	3	Built	179m2	Terrace	65m2

R5401816	Ground Floor Apartment	Estepona	896.000€

FOUR BEDROOMS, SOUTH FACING AND A SPACIOUS TERRACE WITH DIRECT GARDEN ACCESS IN LAS NÁYADES Space, tranquillity and outdoor living in Guadalmansa, Estepona. This ground-floor apartment stands out for its south-facing orientation, four bedrooms and 65.80 m² covered terrace, with direct access to the communal gardens of Las Náyades. The property offers 178.32 m² of built accommodation and several entrances, allowing convenient access from different points. The spacious living and dining room opens onto the terrace, with separate outdoor dining and relaxation areas surrounded by greenery. The four bedrooms provide a practical layout for family and guests. Two have their own en-suite bathrooms, while the other two share a third full bathroom. Features include fitted wardrobes, wooden flooring and air conditioning. The separate kitchen offers generous worktops, ample storage and space for a dining table. A private laundry room of 7.80 m² completes the accommodation. The community has renovated the façades and upgraded its facilities through a subsidised programme, without these works resulting in an increase in community fees. Improvements to thermal and acoustic insulation help reduce outside noise and provide better protection against heat and cold, creating a more comfortable interior and reducing heating and cooling requirements. The apartment’s garden-facing setting and peaceful atmosphere make it an inviting place to relax and enjoy the terrace. Las Náyades is

a gated development with a concierge service and CCTV surveillance. Residents enjoy tropical gardens, an outdoor swimming pool for adults, a children’s pool and a wellness area with a heated indoor pool, hydromassage facilities, a sauna and a gym. Use of these facilities is included in the community fees. The price includes a spacious underground parking space with a usable area of 28.72 m². Close to the sea, the seafront promenade and beach ?restaurants, ?this ?property ?combines ?four bedrooms, convenient ?access ?and a generous terrace in ?a residential ?setting between ?Estepona ?and Marbella. Contact us for ?further ?information ?or ?to ?arrange ?a ?viewing.

24 Hour Reception	24 Hour Reception	Courtesy Bus
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Gym	Jacuzzi	Lift
Marble Flooring	Near Church	Near Mosque
Near Transport	Private Terrace	Restaurant On Site
Satellite TV	Sauna	Solarium
Utility Room	WiFi	Wood Flooring