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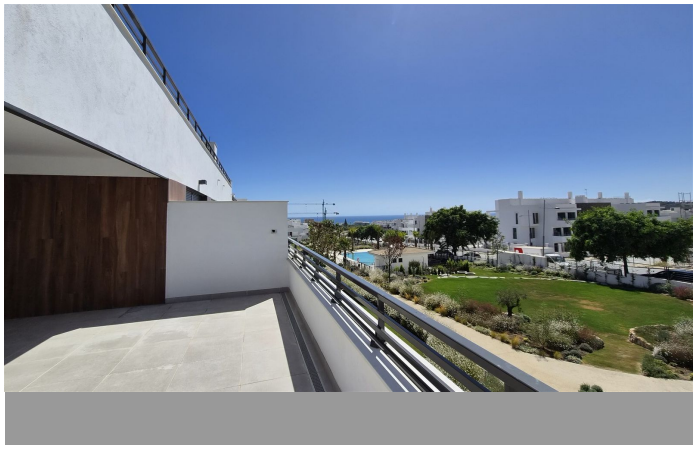
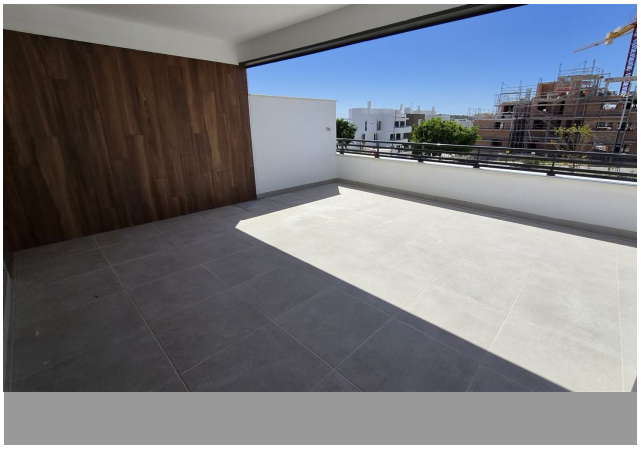
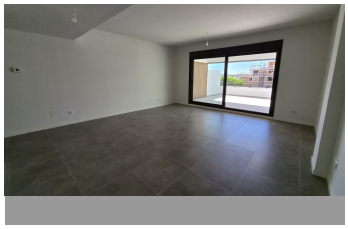

Middle Floor Apartment in Estepona

Bedrooms	**2**	Bathrooms	**2**	Built	**99m2**	Terrace	**35m2**

R5510044	**Middle Floor Apartment**	**Estepona**	**495.000€**

Brand New Key Ready 2 Bedroom Apartment in Estepona A fantastic opportunity to purchase a brand new, key ready corner 2 bedroom, 2 bathroom apartment in the completed first phase of Sunset Bay, Estepona. Situated on the first floor and accessed by lift, the apartment is bright, spacious and completely unused. It is offered unfurnished, giving the new owner the opportunity to furnish and personalise the property entirely to their own taste. The generous living and dining area enjoys plenty of natural light and features large sliding doors opening directly onto the terrace, creating an easy connection between the indoor and outdoor living spaces. The spacious terrace is partially covered, making it practical for year round use, and enjoys attractive lateral sea views. There is ample room for both an outdoor dining area and comfortable seating, making it ideal for relaxing, entertaining or simply enjoying the Costa del Sol climate. The fully fitted kitchen benefits from its own window, providing additional natural light and ventilation. There are 2 well proportioned bedrooms with excellent built in wardrobe space throughout the apartment. The master bedroom features an en suite bathroom with a walk in shower and a window, providing both natural light and ventilation. The second bathroom is fitted with a bathtub, making the layout equally practical for couples, families or visiting guests. Blackout blinds are fitted to all windows, offering additional privacy and comfort. The apartment also benefits from an allocated private parking space within the

communal parking area, while a lift provides easy access within the building. Residents of Phase 1 currently enjoy a communal swimming pool, landscaped garden areas and an outdoor gym. As the wider development is completed, additional communal facilities are planned across the resort, including a second swimming pool, further landscaped areas, a solarium, cardioprotected space, reading corner, social club area, indoor gym, putting green and Zen relaxation area. The completed development is designed to offer 2 swimming pools in total. The development has also been designed with energy efficiency and comfort in mind, including double glazing, porcelain flooring, aerothermal technology for hot water and climate control, and a B energy rating. Phase 1 is fully completed and ready to enjoy. Phases 2 and 3 are sold out and currently under construction, while Phase 4 still has some availability and is scheduled for completion in Q4 2028. This makes the property an excellent option for buyers looking for a modern new build style home without having to wait for a future completion date. The property is located in a growing residential area of Estepona, approximately 300 metres from the beach and around 5 minutes by car from Estepona town centre. The coastal path is also close by, making it easy to walk or cycle along the coastline. Golf courses, supermarkets, a pharmacy, schools, sports facilities and other everyday services are all within easy reach. For buyers considering a new development but preferring the certainty of seeing exactly what they are purchasing, this resale represents an especially attractive alternative. The property is complete, the building is finished and the apartment is available for immediate occupation. Brand new. Key ready. 2 bedrooms and 2 bathrooms. Spacious terrace with lateral sea views. Private allocated parking. Ready to make your own. Taxes and Purchase Costs: The advertised price excludes taxes and associated purchase expenses. Resale properties in Andalusia are generally subject to 7% Property Transfer Tax (ITP), although different rates may apply depending on the buyer’s circumstances and applicable legislation. Tax is calculated on the highest of the purchase price, appraised value or cadastral reference value. Notary and Land Registry costs, where applicable, are estimated at 1.5%–3%, depending on the property value and transaction complexity. Buyers may ?choose ?their ?own ?notary. ?Additional mortgage, valuation, ?banking ?and administrative fees may apply. ?All legally ?applicable purchase ?costs ?are payable by the ?buyer ?unless ?otherwise ?agreed ?with ?the ?seller.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Gym
Lift	Private Terrace	