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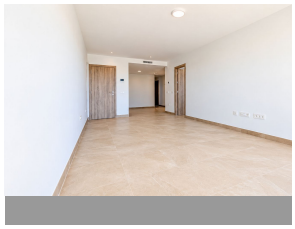

Ground Floor Apartment in Estepona

Bedrooms	3	Bathrooms	2	Built	103m2	Terrace	28m2

R5530333	Ground Floor Apartment	Estepona	475.000€

CONTEMPORARY 3-BEDROOM FRONTLINE GOLF GARDEN APARTMENT IN SUNNY GOLF, ESTEPONA MODERN ARCHITECTURE, QUALITY FINISHES, EXCEPTIONAL ENERGY EFFICIENCY AND BEAUTIFUL OUTDOOR LIVING IN A FRONTLINE GOLF SETTING. Discover this beautifully finished three-bedroom, two-bathroom corner apartment in Sunny Golf, a contemporary residential development situated alongside Estepona Golf on the Costa del Sol. Completed in 2026 by renowned developer Taylor Wimpey, this ground-floor apartment combines stylish modern architecture, quality materials and energy-efficient technology with generous outdoor living spaces. Designed for comfort and convenience, it offers an excellent opportunity to enjoy contemporary Mediterranean living. The property features 103.15 m² of built interior space, complemented by a spacious 28.20 m² terrace and a garden for exclusive private use. Its corner position and connection to the outdoor areas create a wonderful setting for relaxing, dining and entertaining throughout the year. CONTEMPORARY INTERIORS AND QUALITY FINISHES The apartment welcomes you into a bright, open-plan living and dining area, where modern design and carefully selected finishes create an elegant yet comfortable atmosphere. Large sliding glass doors connect the living space directly to the terrace, allowing indoor and outdoor living to flow naturally together. The contemporary kitchen is both stylish and practical, featuring quality cabinetry,

soft-closing storage and a coordinated worktop. It comes fully equipped with quality appliances, including an induction hob, electric oven, dishwasher, refrigerator and extractor hood. A washing machine and tumble dryer are also included, ensuring that the home is exceptionally well equipped for everyday living. The property offers three comfortable bedrooms and two modern bathrooms, including a master bedroom with its own en-suite bathroom. Fitted wardrobes, elegant bathroom fittings and contemporary finishes contribute to the apartment's overall sense of quality. The apartment is sold unfurnished, giving its new owners the freedom to create their own interior style while benefiting from a fully fitted kitchen, complete range of appliances and modern bathroom installations. EXCEPTIONAL ENERGY EFFICIENCY AND MODERN COMFORT Sunny Golf has been designed with energy efficiency and sustainability at its heart, incorporating advanced technology and high-quality insulation to provide year-round comfort. According to the official Energy Performance Certificate dated March 2026, the residential building achieves an excellent Energy Class B for non-renewable primary energy consumption and Class A for CO? emissions. The apartment benefits from integrated hot and cold air conditioning, discreetly distributed through ceiling ducts, while energy-efficient heat pump technology provides domestic hot water. Double-glazed windows with thermal insulation, electrically operated shutters in the bedrooms and a mechanical ventilation system further enhance everyday comfort. Photovoltaic solar panels have also been incorporated into the development, contributing to its energy-efficient infrastructure. Additional modern conveniences include fibre-optic infrastructure, television and data connections, and USB charging points in the kitchen and master bedroom. BEAUTIFUL OUTDOOR LIVING ALONGSIDE ESTEPONA GOLF One of the apartment's most attractive features is its generous outdoor living space. The spacious terrace extends naturally from the living area into the private-use garden, providing an inviting setting to enjoy the Costa del Sol's exceptional climate. Whether enjoying a leisurely breakfast outdoors, relaxing in the afternoon sunshine or entertaining friends and family, the terrace and garden offer a wonderful extension of the home. Sunny Golf is an intimate residential development comprising just 69 apartments distributed across four buildings. Residents enjoy landscaped communal gardens, a swimming pool and professionally maintained communal areas, creating a pleasant and peaceful residential environment. The apartment includes its own designated outdoor parking space, with pre-installation for a future electric vehicle charging point. AN ATTRACTIVE LOCATION IN ESTEPONA Situated alongside Estepona Golf, Sunny Golf enjoys a peaceful setting surrounded by attractive golf landscapes while remaining conveniently close to the coast. Estepona's beautiful beaches, charming historic centre, marina, restaurants and shopping facilities are all within easy reach, offering the perfect combination of relaxation and everyday convenience. Golf enthusiasts will particularly appreciate the location, with Estepona Golf on the doorstep and numerous other renowned golf courses throughout the western Costa del Sol. The development also offers potential for holiday rentals following community approval for tourist accommodation, subject to the necessary individual authorisations, registrations and applicable regulations. A MODERN MEDITERRANEAN HOME WITH OUTSTANDING COMFORT This beautifully finished apartment offers an attractive combination of contemporary design, high-quality finishes, modern technology and excellent energy efficiency. With three bedrooms, two bathrooms, a fully equipped kitchen, integrated climate control, a generous terrace and a private-use garden, the property is exceptionally well suited to both permanent living and enjoying holidays on the Costa del Sol. The frontline golf ?setting, ?private ?parking ?and ?attractive communal facilities ?complete ?the appeal of this modern ?home. A WONDERFUL ?OPPORTUNITY TO ?ENJOY ?STYLISH, ENERGY-EFFICIENT MEDITERRANEAN LIVING ?IN ?ONE ?OF

?ESTEPONA'S ?ATTRACTIVE ?GOLF ?COMMUNITIES.

Covered Terrace	Covered Terrace	Domotics
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Marble Flooring	Private Terrace