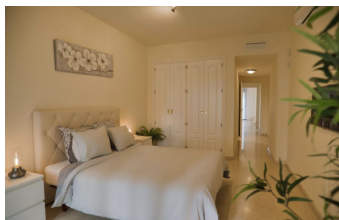


INTERMOBILIARIA



Apartamento en New Golden Mile – 2 habitaciones – 2 baños

Hab.	2	Bathrooms	2	Const.	118m2	Terraza	30m2
	R4802101	property		New Golden Mile		320.000€	

INCLUDED IN PRICE FULL FURNITURE + STORAGE ROOM (TRASTERO) + UNDERGROUND PARKING UNIT | Welcome to this exquisite first-floor apartment located in the prestigious Urbanizacion El Campanario phase 3. It includes a private parking unit in the underground garage below. Also an option to buy a storage room (trastero). Entrance Hall Inviting Space: As you step through the front door, you are welcomed by a spacious entrance that seamlessly connects to the main living areas of the apartment. This elegant space sets the tone for the rest of the home. Living and Dining Area Open-Plan Layout: Moving from the entrance, you enter a large open-plan living and dining area, perfect for entertaining guests or enjoying cosy family evenings. Natural Light: The reception area is bathed in natural light, thanks to the large sliding glass doors that lead out to the extensive south-facing terrace. The terrace overlooks garden and you can see the first swimming pool in the background. Very quiet location in the urbanizacion. Majestic Terrace Expansive Outdoor Space: Step through the sliding glass bay windows from the living room onto the expansive south-facing covered terrace. Garden and Pool Views: Enjoy al fresco dining, relax with a book, or simply take in the views of the beautifully landscaped communal gardens and one of the three swimming pools. Ample Seating: The terrace offers ample seating and dining area. Modern Kitchen Fully Equipped: The separate kitchen is fully equipped with all necessary appliances. Convenient Layout: Features a breakfast bar and an independent laundry room adjacent to the kitchen for additional storage and functionality. Master Bedroom Generously Sized: The master bedroom is spacious with marble floors and includes direct access to the terrace. Luxurious Ensuite: Features a large built-in wardrobe and an ensuite bathroom with double sinks, a bathtub, and underfloor heating for added comfort. Second Bedroom and Bathroom Spacious and Functional: The second bedroom is also large, with marble floors, equipped with double built-in wardrobes. Located next to the guest

bedroom is the second full bathroom in the hallway, which can also serve as a guest toilet, featuring underfloor heating. Additional Features Climate Control: The apartment is equipped with hot and cold air conditioning units in each room (3 in total one for living room, and one for each bedroom), ensuring year-round comfort (better and more economical than expensive AC by conduct originally fitted). These ACs offer very good energy ratings and you can control how you want to cool/heat each room. Lift to the first floor where the apartment is. Storage and Parking: Includes a parking space in the underground garage below (few apartments for sale in campnario offer this) and a separate storeroom (trastero). Amenities: Access to three communal swimming pools, beautifully landscaped gardens with waterfalls and lakes, and the Country Club featuring a gym and a restaurant. Prime Location Convenient Amenities: Walking distance to local amenities, including supermarkets, restaurants, and the fabulous El Campanario 9-hole golf club. Proximity to Beaches: The nearest beach is only a 5-minute drive away, and the apartment is closer to Puerto Banus than Estepona centre. Summary This stunning first-floor apartment combines luxury, convenience, and a prime location. It is perfect for those seeking a high-end lifestyle. Don't miss the opportunity to make this exceptional apartment your new home!

24 Hour Reception
Double Glazing
Fitted Wardrobes
Paddle Tennis
Storage Room

24 Hour Reception
Ensuite Bathroom
Lift
Private Terrace
Utility Room

Covered Terrace
Fiber Optic
Marble Flooring
Restaurant On Site
WiFi