



83 m<sup>2</sup> C. Segismundo Moret, Estepona, Spain 315 300 EUR / 7 928 219 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |   |                                    |   |
|--------------|---|------------------------------------|---|
| Order number | <b>ES-1</b>                                 | Price                              | <b>315 300 EUR / 7 928 219 CZK + services</b> |
| Address      | <b>C. Segismundo Moret, Estepona, Spain</b> | Type                               | <b>Apartments</b>                             |
| Disposition  | <b>3 + kitchenette</b>                      | Usable area                        | <b>83 m<sup>2</sup></b>                       |
| Floor area   | <b>66 m<sup>2</sup></b>                     | Energy performance of the building | <b>A - Extremely economical</b>               |
| Floor        | <b>3rd floor</b>                            | Device                             | <b>Yes</b>                                    |
| Garage       | <b>1</b>                                    | Terrace                            | <b>17 m<sup>2</sup></b>                       |
| Cellar       | <b>Yes</b>                                  | Lift                               | <b>Yes</b>                                    |

## About real estate

We offer for sale 3+kt apartments in a new project, located at a short distance from the sea, in the newly developing Andalusian Estepona. The apartments are located just 50 min from Malaga International Airport, close to the A7 motorway which connects very well all the resorts of the coast. In the immediate surroundings there are many opportunities for both sports and relaxation. There are five top golf courses, international schools, an excellent clinic within 300 metres and the centre full of restaurants and boutiques is approximately 5 minutes away.

This residential project offers a total of 63 apartments with a layout of 3+kt and 4+kt in three residential buildings. The apartments are designed to make the most of the natural light and, due to the different layouts, will allow clients to choose and complete the apartment completely to their liking. Each apartment has a parking space in the basement garages and a basement cubicle.

All apartments with 3+kt layout are fully equipped. Apartment 3+kt with two bedrooms with built-in wardrobes, spacious living area with fully equipped kitchen and hallway with built-in storage. The living area is connected to the outdoor terrace accessible through large glass doors, which make the apartment beautifully illuminated.

The entire project is realized to a high standard, placing great emphasis on sustainability. Floor ceramic anti-slip 60 x 60 tiles, DURAVIT medical ceramics, air conditioning for both cooling and heating controlled by a built-in thermostat with air recovery, using water heating by aerothermal heat pumps and LED lighting in both the suspended ceiling apartment spaces and outdoor lighting of the complex.

Clients have access to an outdoor swimming pool in the garden and fitness.

The price is indicative only and may vary depending on the location and size of the apartments.

Project completion 4Q/2024.

| The order | Layout          | Floor        | Usable area        | Living area       | Terrace / Balcony / Loggia  | Garden | Price         |
|-----------|-----------------|--------------|--------------------|-------------------|-----------------------------|--------|---------------|
| ES-1      | 3 + kitchenette | 3rd floor    | 83 m <sup>2</sup>  | 66 m <sup>2</sup> | 17 m <sup>2</sup> / No / No | No     | 7 928 219 CZK |
| ES-2      | 4 + kitchenette | 3rd floor    | 106 m <sup>2</sup> | 77 m <sup>2</sup> | 20 m <sup>2</sup> / No / No | No     | 8 428 604 CZK |
| ES-3      | 3 + kitchenette | ground floor | 90 m <sup>2</sup>  |                   | Yes / No / No               | No     | 7 920 675 CZK |