













Modern residential complex in a prime location – Las Mesas

Estepona

€ 425.000

 Estate type:	Apartment	 Area:	53 m2
 Terrace:	29 m2	 Number of bathrooms:	1
 Number of bedrooms:	1	 Garage:	Yes
 Pool:	Yes	 Plot:	—
 Air conditioning:	Yes	 Television:	Yes
 Close to golf courses:	Yes	 Wi-Fi:	Yes

This modern residential development is set in one of Estepona's most sought-after locations. Thanks to its elevated plot, the apartments will enjoy panoramic views over both the Mediterranean Sea and the stunning Sierra Bermeja mountain range.

The layouts have been carefully designed with a focus on space, light, and resident comfort. Large floor-to-ceiling windows open up the interiors to spacious terraces, while the open-plan design creates a seamless connection between the living area and the outdoors.

Residents will enjoy the following amenities:

- * heated swimming pool + 2 outdoor pools
- * Spa
- * indoor gym and outdoor calisthenics area
- * car wash facility

Each apartment comes with a parking space in the underground garage and a storage room included in the price.

The gated and monitored community ensures both comfort and security for residents, complemented by beautifully landscaped communal gardens.

The development is just a short walk from Estepona's charming Old Town, the marina, and sandy beaches. Prestigious golf courses, excellent restaurants, and traditional beachfront "chiringuitos" are all within minutes. Marbella and Puerto Banús can be reached in just 20 minutes, while Málaga Airport is about 45 minutes away.

Prices of available properties:

- ** 1 bedroom from 425.000 € up to 605.000 €
- ** 2 bedrooms from 460.000 € up to 570.000 €
- ** 3 bedrooms from 720.000 € up to 1.520.000 €

A highly attractive investment opportunity – don't miss out and contact us for more information!

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17

November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.



Kasia Kołodziejska

Real Estate Advisor

kasia@dreamproperty.es

+34 663 53 33 99



Tatiana Pekala

Founder & CEO

tatiana@dreamproperty.es

+34 699 15 88 77



Klaudia Rakoczy

Real Estate Advisor

info@dreamproperty.es

+34 673 73 42 11



Katarzyna Zielińska

Real Estate Advisor

kate@dreamproperty.es

+34 607 58 84 31

