



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NEW GOLDEN MILE

New Golden Mile

**REF# R4802101 – 339.000€**

2  
Beds

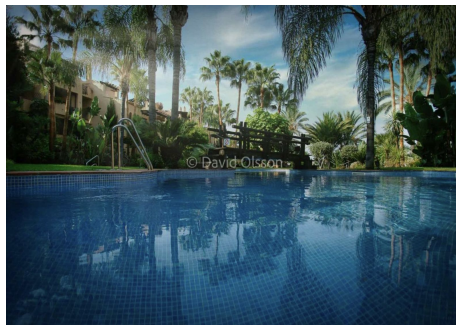
2  
Baths

118 m<sup>2</sup>  
Built

30 m<sup>2</sup>  
Terrace

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 hall 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 hall, you enter a large open-plan living and dining area, perfect for entertaining guests or enjoying cozy family evenings. Natural Light: The room is bathed in natural light, thanks to the large sliding glass doors that lead out to the terrace. Majestic Terrace Expansive Outdoor Space: Step through the sliding glass doors 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 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 guest bedroom is also large, equipped with double built-in wardrobes. Convenient Access: Located next to the guest bedroom is a 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 in each room, ensuring year-round comfort (better and more economical than expensive AC by conduct originally fitted). Storage and Parking: Includes a parking space in the underground garage below and a separate storeroom (trastero available as extra). Amenities: Access to three communal swimming pools, beautifully landscaped gardens with waterfalls and lakes, and the Country Club featuring a gym and restaurant. Tourist Licence: Holds a tourist licence for short-term rentals, making it an excellent investment opportunity. 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!



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