



## Middle Floor Apartment for sale in Estepona, Estepona

260,000 €

Reference: R5234089 Bedrooms: 2 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 25m<sup>2</sup>





## Costa del Sol, Estepona

**Spacious & Serene 2-Bed Apartment in the Exclusive Parque Botánico Resort – Panoramic Views & Resort-Style Living**

This attractive and spacious 2-bedroom, 2-bathroom apartment is set within the highly sought-after Parque Botánico Resort, offering a peaceful retreat surrounded by nature, yet only minutes from the vibrant Costa del Sol lifestyle. Step inside to discover a bright living area with a cosy fireplace and direct access to a generous 25 m<sup>2</sup> southwest-facing terrace that showcases panoramic views of the lush gardens, mountains, and even a charming wooden bridge. The independent fully equipped kitchen offers terrace access and has the potential to be easily converted into an open-plan layout to suit modern tastes. The property includes two spacious bedrooms, one of which is en suite, and comes equipped with built-in wardrobes, electrical window shutters, and hot/cold air conditioning for year-round comfort. It is sold with a private underground parking space and storage room, with additional free parking available within the community. This apartment is ideal for those seeking privacy, natural surroundings, and a strong sense of community.

**Exclusive Resort-Style Amenities** Parque Botánico is a gated resort with 24-hour security, offering residents access to: 5 outdoor swimming pools, including a large family-friendly pool complex with a Spanish-style bar/restaurant just a 1-minute walk away. A 25m indoor heated pool, fully equipped gym, Jacuzzi, sauna, and steam room. Children's play areas, 4 tennis courts, 2 basketball courts, indoor squash courts, and Padel courts. Tropical landscaped gardens, eucalyptus trees, and peaceful green zones filled with birdsong. An on-site restaurant and bar serving local and international cuisine. This family-friendly, multicultural community offers everything needed for a relaxing holiday or permanent residence on the Costa del Sol.

**Prime Location & Connectivity** Only 7 minutes by car to the beach, Mercadona supermarket, and Cancelada's public schools. 10 minutes to Estepona, 15 minutes to Puerto Banús, and 20 minutes to Marbella. Surrounded by 5-star golf courses, Selwo Aventura Animal Kingdom, and excellent medical and educational facilities: Private Hospital Hospiten: 4 km. Public School Cancelada: 5 km. Private International School Estepona: 9 km. Gibraltar Airport: 58 km | Málaga Airport: 77 km. Don't miss out on this fantastic opportunity to own a well-appointed home in one of the Costa del Sol's most complete resort communities. Contact us today to arrange a viewing.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Games Room  
Paddle Tennis  
Tennis Court  
Utility Room  
Jacuzzi  
Bar  
Barbeque  
Restaurant On Site  
Near Mosque  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Courtyard  
Lake  
Urban  
Forest

### Orientation

North  
East  
South  
South East

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Country  
Port  
Village  
Close To Forest  
Marina  
Close To Marina

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Good  
Excellent  
Recently Refurbished  
Recently Renovated



## Pool

Communal  
Heated  
Indoor  
Room for Pool  
Private  
Children`s Pool

## Garden

Communal  
Landscaped  
Easy Maintenance

## Utilities

Electricity  
Drinkable Water  
Telephone

## Furniture

Fully Furnished  
Part Furnished  
Optional

## Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

## Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Golf  
Luxury  
Resale  
Contemporary

## Kitchen

Fully Fitted

## Parking

Underground  
Garage  
Private  
Covered  
Open  
Street  
Communal  
More Than One