ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²
2	2	92	42

POD■OGA W ESTEPONA

GREAT OPPORTUNITY IN ESTEPONA – BEL-AIR AREA Spacious 2-bedroom apartment with large terraces in a gated community with pool, surrounded by all amenities and just minutes from the beach. Looking for a Costa del Sol property that combines a strategic location, a well-established community, quality of life, and great potential for appreciation? This is your chance. Located in the sought-after **Toscana Hills** complex in Estepona, this bright 2-bedroom, 2-bathroom apartment is set within one of the most established developments in the area. Surrounded by tropical gardens and swimming pools, it's just minutes away from El Saladillo Beach, the prestigious Villa Padierna Golf Club, and all the daily amenities you need. * 2 spacious bedrooms (master en suite) with two large terraces facing east and west, perfect for enjoying the sun all day. * 2 full bathrooms with marble finishes. * Bright and generous living-dining room with direct access to an L-shaped terrace, ideal for sunny breakfasts or outdoor dinners. * Separate kitchen with laundry area and access to a second west-facing terrace, perfect as a chill-out space or utility area. * Full privacy thanks to its interior location with views over the gardens and central pool. Toscana Hills is a quiet, well-maintained gated complex with lush gardens, a communal pool, and controlled access. It's located next to the prestigious **Villa Padierna Golf Club**, perfectly connected to the A7 motorway, and close to supermarkets like Mercadona and Lidl, schools, pharmacies, paddle clubs, and restaurants. Just a short drive away, you'll find **El Saladillo Beach** and its charming coastal promenade, ideal for walking, cycling, or enjoying first-class beach clubs and restaurants. This property is perfect as a main residence, a holiday home, or a rental investment with excellent potential for both short- and long-term rentals. * Marble floors and quality finishes. * Integrated hot/cold air conditioning. * Double-glazed windows and electric shutters. * Main terrace overlooking the communal areas and a second terrace with garden views. * Elevator, automatic garage door, intercom, and controlled pedestrian and vehicle access. * Fully fitted kitchen furniture (without appliances).

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