

## Apartment for sale in New Golden Mile, Costa del Sol

3 Bedrooms | 2 Bathrooms | 110 m<sup>2</sup> Interior | 41 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,855 IBI | € 240 Rubish tax | € 7,860 Community fees



### Property Description

Positioned within a prestigious beachfront development on the highly sought-after New Golden Mile between Marbella and Estepona, this spacious three-bedroom ground-floor apartment offers a refined blend of comfort, lifestyle, and coastal elegance. The property holds a registered and transferable Andalusian tourist licence, allowing legal short-term rentals for up to six guests and making it equally appealing as a lifestyle purchase or a high-performing investment, with current rental income estimated between €45,000 and €50,000 per year. Set within beautifully maintained tropical gardens just moments from the Mediterranean shoreline, the apartment welcomes you with a generous entrance hall leading into a bright and inviting living and dining area designed for both relaxed everyday living and entertaining. Large sliding doors open onto an expansive private terrace of over 41 m<sup>2</sup>, seamlessly connecting indoor and outdoor living while offering direct access to the communal gardens. The property features three well-proportioned bedrooms, two bathrooms, a fully equipped kitchen, and a practical, comfortable layout across approximately 110 m<sup>2</sup> of interior living space, providing ample room to enjoy the Costa del Sol climate year-round. The exclusive five-star community is renowned for its resort-style atmosphere and exceptional amenities, including direct beach access, beautifully landscaped gardens, a large outdoor

swimming pool, heated indoor pool, spa area, gymnasium, and concierge services, creating a private oasis on the coast. Ideally located close to the renowned Kempinski Hotel Bahía, the vibrant centre of Estepona, and the glamour of Puerto Banús, the property also includes two private underground parking spaces and a storage room, further enhancing convenience and value. Whether as a stylish holiday retreat, a lucrative rental investment, or a full-time residence, this exceptional apartment presents a rare opportunity to experience the very best of Mediterranean living in a truly privileged location.

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