

## Apartment for sale in Costalita, Costa del Sol

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4 Bedrooms | 3 Bathrooms | 185 m<sup>2</sup> Interior | 34 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 185 IBI | € 1,553 Rubish tax | € 6,720 Community fees

### Property Description

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Spacious ground-floor apartment offering 185.08 m<sup>2</sup> built area, located in Las Nayades, one of the most sought-after communities on Estepona's New Golden Mile. Just a short walk from the beach, promenade, beach clubs and restaurants, this property offers the perfect combination of comfort, space and Mediterranean lifestyle.

The apartment stands out for its generous proportions and practical layout. Upon entering, you are welcomed by a bright and spacious living and dining area with direct access to a magnificent 34.65 m<sup>2</sup> covered terrace, ideal for outdoor dining, entertaining guests or simply relaxing throughout the year.

The terrace leads to a private 52.17 m<sup>2</sup> garden with lawn and a lemon tree, creating a pleasant outdoor space with direct access to the large communal swimming pool surrounded by beautifully

maintained tropical gardens.

The property features 4 spacious bedrooms and 3 bathrooms, providing ample accommodation for families and guests alike.

The independent kitchen is exceptionally spacious and functional, offering enough room for a breakfast or dining table, as well as direct access to a separate utility and laundry area.

Las Nayades is renowned for its outstanding facilities and resort-style atmosphere. Residents enjoy a large outdoor swimming pool, an indoor heated pool open all year round, jacuzzi, sauna, fully equipped gymnasium and beautifully landscaped communal gardens.

In addition, the community has recently undergone significant building upgrades, incorporating modern thermal and acoustic insulation systems that enhance comfort, improve energy efficiency and contribute to lower energy consumption.

The property also includes an exceptionally large 41.81 m<sup>2</sup> private garage space, offering room for 2 vehicles or additional storage.

An ideal property for those seeking generous living spaces, excellent amenities and the opportunity to enjoy the Mediterranean lifestyle in one of the most desirable beachfront communities on the Costa del Sol.

185.08 m<sup>2</sup> Built | 34.65 m<sup>2</sup> Terrace | 52.17 m<sup>2</sup> Private Garden | 4 Bedrooms | 3 Bathrooms | 41.81 m<sup>2</sup> Garage | Indoor Heated Pool | Jacuzzi | Sauna | Gym | Walking Distance to the Beach