



R5354095

📍 Estepona

REF# R5354095 635.000 €

BEDS

2

BATHS

2

BUILT

94 m<sup>2</sup>

PLOT

52 m<sup>2</sup>

TERRACE

28 m<sup>2</sup>

Brand new 2-bedroom, 2-bathroom ground floor apartment in the recently completed Isidora Living development in Estepona, offering the rare combination of a modern, key-ready home with the financial advantage of being a resale. As the property has already completed, it is purchased with just 7% ITP instead of the usual 10% VAT plus stamp duty applicable to new builds, representing a notable saving for the next owner.

The apartment offers a well-designed contemporary layout with a bright open-plan living and dining area connected to the outdoor spaces. In addition to a generous 29m<sup>2</sup> of terraces, ideal for outdoor dining and relaxing, the property also benefits from a private 52m<sup>2</sup> garden, giving it the feel of a small house and making it particularly attractive for buyers looking for ground floor living with usable exterior space.

The current owners have also added several value-enhancing upgrades. The kitchen was improved from the standard specification to a higher quality Siemens appliance package – valued at nearly €8000, and the property includes an allocated underground parking space within the secure garage together with an

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additional private storage room, purchased specifically to improve practicality and long-term resale appeal.

Isidora Living is a contemporary gated community with well thought-out communal areas including tropical landscaped gardens an adult swimming pool and separate children's pool, a fully equipped gym, a co-working and social space, outdoor barbecue area and a dedicated children's play area.

The location is another strong feature, within comfortable walking distance of Estepona town, the beach and daily amenities, making this an excellent option for both full-time living and holiday use.



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