



## listing



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 486,982.06

### Ubicación

País:	España
Publicado:	01/06/2025

#### Descripción:

For sale: a spacious apartment with terrace and garden in the prestigious Vanian Gardens complex, Estepona.

This bright and modern apartment with access to its own green area is the ideal option for living, relaxing, or making a profitable investment in one of Estepona's most sought-after areas.

#### ? Key features:

120 m<sup>2</sup> total area / 80 m<sup>2</sup> usable

2 bedrooms, 2 bathrooms

Spacious living room with access to the terrace and garden

Open-plan kitchen with modern appliances

South-facing — plenty of natural light throughout the day



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Built in 2022

? Extras:

Large garage space and storage room included in the price — located directly below the apartment with direct access via elevator

Ground floor, building with elevator

Built-in wardrobes

Air conditioning — comfortable climate all year round

? Vanian Gardens residential complex:

Well-maintained green areas and communal spaces

Swimming pool for residents

Modern gym

Quiet and well-kept area

Close to shops, cafés, schools, and all daily amenities

? Beach:

Guadalupe Beach only 1.4 km away — a pleasant walk or just a few minutes by car

New coastal path for enjoying seaside walks

? Condition and documentation:

Apartment in excellent condition, ready to move in

Resale property

Tourist license already obtained; the property meets all current regulations, making the license easy to transfer to the new owner

We will be happy to provide additional information and arrange a viewing at a time that is convenient for you

## Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	80 m2
Tamaño del lote:	20 m2

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: EST-VG-V17-LK



# IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

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