



MARBELLA  
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G R O U P

## 4 Bedroom Frontline Apartment in Emare, Estepona

4.900.000€



**Ref**  
MCG1427

**Beds**  
4

**Baths**  
4

**Plot**  
415 m<sup>2</sup>

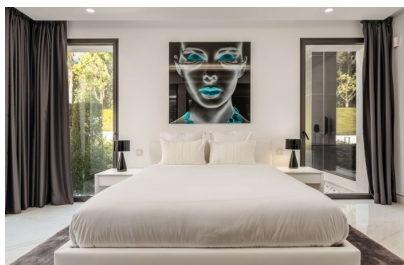
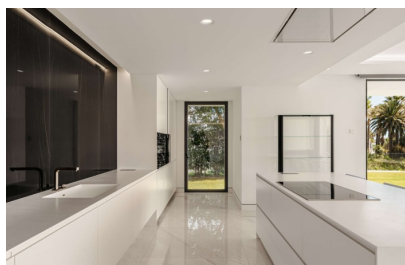
**Built**  
453 m<sup>2</sup>

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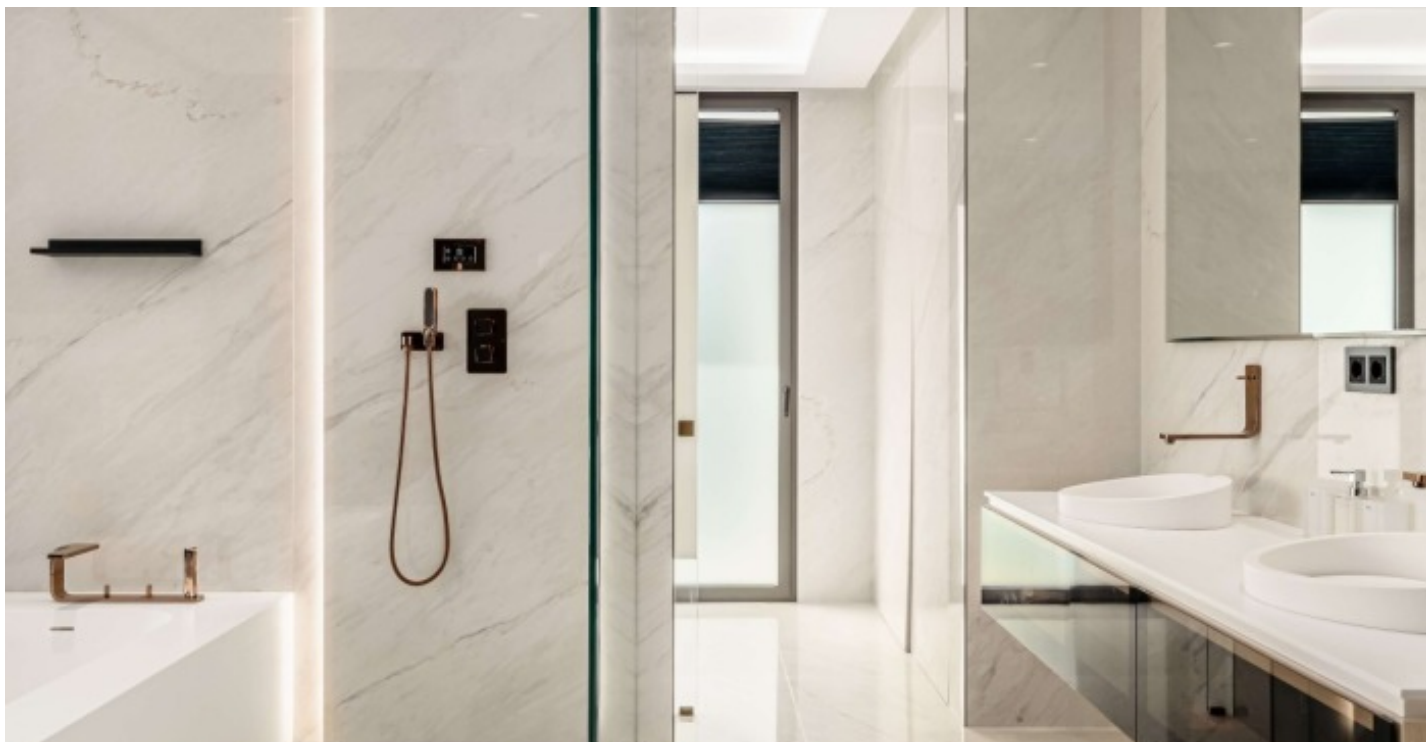
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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1427
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Apartments
<b>Plot</b>	415 m <sup>2</sup>
<b>Built</b>	453 m <sup>2</sup>
<b>Terrace</b>	146 m <sup>2</sup>
<b>Price</b>	4.900.000€
<b>Location</b>	Estepona









## About this property

Are you looking to have a beach right at your doorstep? This exceptional beachfront ground floor apartment/house is now available for sale in Emare, Estepona, situated within one of the most coveted gated beachfront communities with all amenities nearby. Surrounded by similarly high-end properties, this residence offers pure luxury in an idyllic setting with breathtaking panoramic sea views.

Spanning 415 square meters of garden space, this remarkable south-facing property of 453 square meters is exquisitely designed and flawlessly presented. It seamlessly combines innovative open-space design with the finest quality materials and cutting-edge technologies. The property features 4 elegant bedrooms, each with its own luxurious en-suite bathroom, a guest toilet, a cinema room, an open-plan living room encompassing a TV-salon, reception, and dining areas, as well as a sleek, fully-equipped designer kitchen with an island, breakfast area, and bar. The living areas extend to the impressive covered terraces spanning 146 square meters, perfect for embracing the Mediterranean lifestyle. The property also boasts a splendid lawn and direct beachfront access, offering a unique and effortlessly privileged daily living experience, with the beach just a one-minute walk away.

This eco-friendly, state-of-the-art apartment is equipped with numerous features to ensure your living experience is comfortable, pleasant, and secure, including air conditioning, marble floors, fitted wardrobes, sophisticated ceiling and lighting design, and communal garage parking, among others. Panoramic glass doors and expansive windows flood the interiors with natural light and sun, seamlessly blending nature, views, and architecture. Exceptional quality is the standard here, and this remarkable property is worth every investment.

Built to the highest specifications, the development itself boasts a unique style reflecting modern architecture with captivating elements that highlight progressive design concepts. Situated on a plot of approximately 20,000 square meters in one of the finest residential areas, the New Golden Mile, nestled between glamorous Puerto Banús and the charming town of Estepona, the development comprises 28 residences that meet the most discerning demands for an exclusive lifestyle. The Mediterranean gardens include a heated saltwater pool, and there is a 24-hour security service. The exceptional location evokes a sense of freedom and the sheer joy of living right by the Mediterranean Sea. Numerous beach bars and restaurants, shopping centers, golf courses, international schools, banks, and hospitals are all conveniently located nearby.

## Contact Us

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