

Apartment for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 166 m² Interior | 46 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 630 IBI | € 134 Rubish tax | € 311 Community fees



Property Description

Bright 3-bedroom ground floor apartment with 66 m² private garden in Vanian Gardens - New Golden Mile

As you enter the apartment, you are welcomed by a bright and open living space, where natural light flows in and everything feels easy and connected — a home you immediately feel comfortable in.

This is a 3-bedroom, 2-bathroom ground floor apartment in Vanian Gardens Phase 1 (built in 2021). Originally a show apartment, it offers generous proportions, a practical layout and a very pleasant atmosphere throughout.

The living area connects naturally to a modern open kitchen and a separate laundry room, creating a space that works perfectly for both everyday living and hosting.

The private garden, that has around 66m², is one of those features that truly makes a difference — offering space, privacy and a natural extension of the living area. With its south orientation, you can

enjoy the sun throughout the day, whether it's a slow morning coffee or relaxed evenings outside. Two of the bedrooms have the opposite orientation, making them naturally cooler, while still enjoying soft natural light.

The property is in excellent condition and includes air conditioning (hot & cold), underground parking, storage room, and lift access.

The community offers three outdoor swimming pools, gym, and coworking space, creating a comfortable and practical lifestyle.

A SPA with indoor pool, jacuzzi steam room and sauna, as well as a Play Room and Cinema Room, are part of the project and currently in the process of being fully taken over and activated.

Vanian Gardens is a modern four-phase development (with Phase 4 currently under construction), known for its well-kept surroundings, greenery and peaceful atmosphere — a place where everything feels organised and calm.

The location is especially convenient:

- Around 15 minutes walk to the beach
- Right by Atlas American School, ideal for families
- Close to a private hospital
- Walking distance to Unicorn Racket Club, with padel, fitness, yoga and pilates
- Close to Selwo Aventura, perfect for outdoor days and a different kind of weekend plan
- Just minutes from La Resina Golf Club
- Nearby shops and restaurants

A home that offers space, light and privacy, in a community that gives you everything you need — ideal for comfortable year-round living or as a relaxed holiday home on the New Golden Mile.