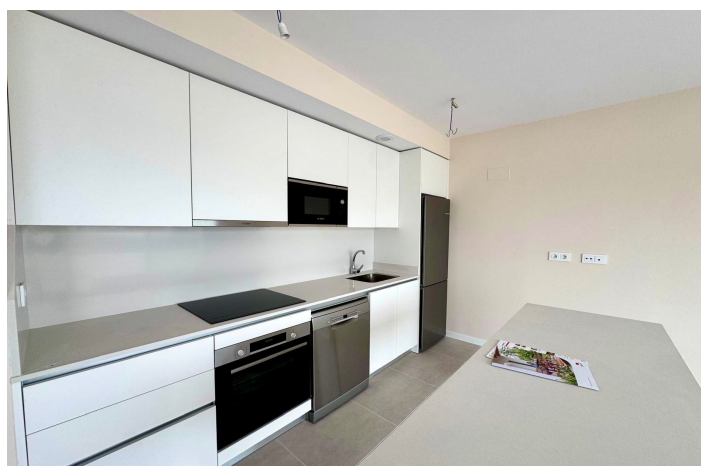
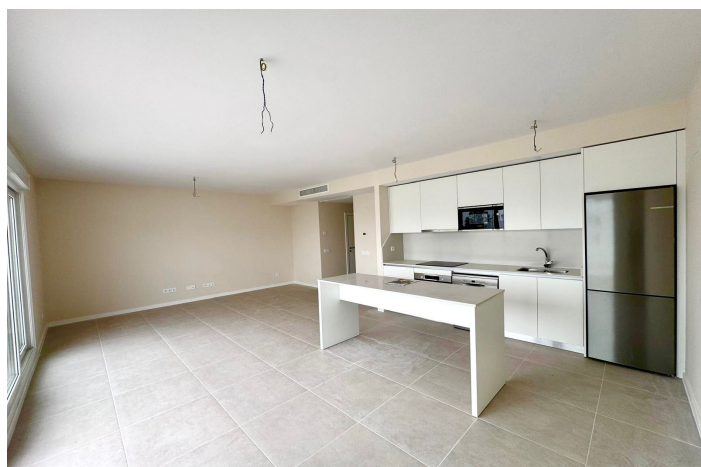
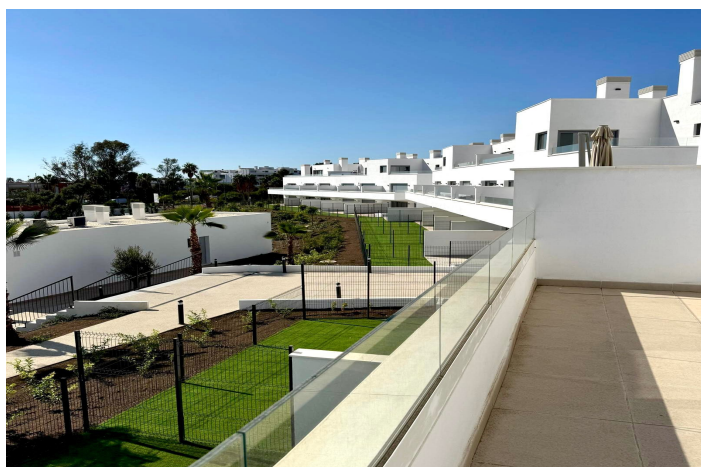




## Middle Floor Apartment for sale in Bel Air, Estepona

**530,000 €**

Reference: R5244244 Bedrooms: 2 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Bel Air

Welcome to Aquagardens in Bel Air, Estepona – A Stylish New Development on the New Golden Mile!

Embrace contemporary coastal living in this bright, unfurnished 2-bedroom apartment within the exclusive Aquagardens urbanisation—a modern Vía Célere project of 95 stylish apartments and penthouses, opened just a year ago in 2024. Nestled in the upscale Bel Air district between Estepona and Marbella, this gated community boasts a prime position on the New Golden Mile, mere minutes from pristine beaches like Playa El Saladillo, world-class golf courses such as Atalaya and El Paraíso, and everyday conveniences including a Lidl supermarket right next door, plus restaurants, tennis clubs, and hiking trails in Sierra Bermeja. With easy A-7 access to Puerto Banús’s glamour or Málaga Airport, enjoy over 300 sunny days a year in this family-friendly haven, ideal for permanent residence or investment in Estepona’s thriving 2025 market.

Spanning a practical layout with a calm outlook over lush communal gardens and a distant sea view from the terrace, this apartment features two bedrooms with built-in wardrobes, two bathrooms (en-suite with shower and family with bathtub), a fitted kitchen equipped with Bosch appliances including a washing machine and water heater, and a spacious living-dining area. Finished with high-quality doors, floor tiles, central air conditioning, double-glazed windows, and secure locks, it includes an underground parking space and storage room. Additional furniture available upon request for a seamless move-in.

The complex, comprising six low-rise blocks of three floors each, offers secure enclosed grounds with superb communal facilities: a stunning swimming pool, state-of-the-art gym, and a gourmet social lounge with Wi-Fi—perfect for remote work or gatherings. With energy-efficient B-rated certification, this turnkey property promises low-maintenance luxury and endless leisure. Contact us today to arrange a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Gym  
Fiber Optic  
Near Church  
Jacuzzi  
Sauna  
Domotics  
Restaurant On Site  
Tennis Court  
Access for people with reduced mobility  
Bar

### Views

Sea  
Mountain  
Garden  
Street  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

East

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered