



## Middle Floor Apartment in Doña Julia

419.000 €

2 2 84m<sup>2</sup> 25m<sup>2</sup>



### Description

Experience unparalleled coastal living in this immaculate 2-bedroom, 2-bathroom apartment located within the highly sought-after Lotus Dona Julia. Nestled in the heart of Dona Julia Golf Course, the residence comes fully furnished and boasts full frontal sea views, complemented by breathtaking golf, mountain, and pool vistas.

The apartment features a semi-open plan kitchen with integrated Bosch appliances, seamlessly combining style and functionality. The location offers ultimate convenience, just a short stroll from Casares beach, local chiringuitos, restaurants, mini-markets, and the clubhouse, while La Duquesa Marina is only 5 minutes away, and Estepona 10-12 minutes by car.

Designed for comfort and elegance, residents enjoy two swimming pools (one open year-round), a fully equipped gym, secure underground parking, and a storage room. The development is a secure urbanisation with a manned gated community from 2pm to 7am, ensuring privacy and peace of mind...













 A detailed floor plan diagram of the apartment, showing rooms, kitchen, bathroom, and terrace.
 

Cuadro de Superficies	
CONTORNOR PRINCIPAL	16,84 m <sup>2</sup>
BALCO PRINCIPAL	4,44 m <sup>2</sup>
BALCO	5,44 m <sup>2</sup>
CONTORNOR	11,44 m <sup>2</sup>
COCHA-LANDEO	7,56 m <sup>2</sup>
BALCO - COCHA / RECORRIDO-DISTRIBUIDOR	9,30 m <sup>2</sup>
SUPERFICIE UTE. DE VIVIENDA	36,12 m <sup>2</sup>
SUPERFICIE UTE. SO. J.A. 1º/2005	40,71 m <sup>2</sup>
SUPERFICIE UTE. TERRAZA	24,75 m <sup>2</sup>
SUPERFICIE CONSTRUIDA P.P.Z.C.	101,54 m <sup>2</sup>
SUPERFICIE CONSTRUIDA P.P.Z.C. SO. J.A. 1º/2005	116,26 m <sup>2</sup>

 A stylized logo consisting of a geometric shape resembling a flower or a star, located at the bottom right of the page.