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■■■■■■■■■■■■ ■ Estepona

■■■■■■■■■■■■: R5310568

■■■■■■■■: 4 ■■■■■■■: 2 M²: 150 ■■■■■: 695 000 €

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■■■■■■■■■:In the heart of Estepona, within the prestigious Estepona Gardens complex (2023), this elegant and bright four-bedroom duplex penthouse is offered for sale. The property is entirely exterior, featuring mountain views and partial sea views. The home offers 149.59 m² built and 121.27 m² of usable interior space, complemented by a spectacular private rooftop terrace of approximately 60 m², designed to fully embrace the Mediterranean lifestyle. The spacious living room, filled with natural light, opens onto a pleasant terrace, while the open-plan kitchen by Schmidt Kitchens, equipped with top-brand appliances and a Quooker system, perfectly blends design and functionality. The bedrooms are generous and luminous, with two enjoying direct access to the upper terrace. The bathrooms, fitted with Roca furniture and soft-close sanitaryware, reflect a modern and relaxing style. The upper floor highlights an impressive panoramic terrace featuring a German-made Goriller outdoor kitchen, barbecue area, retractable awnings, automatic irrigation, and solar-powered video surveillance. The property includes centralized air conditioning/heating, high-quality mosquito screens, and a separate laundry room with natural light. The building, with only eight residents, ensures privacy and tranquility. Communal areas include swimming pools for adults and children, a children's playground, a calisthenics area, and a social space. Unbeatable location: just a 12-minute walk to the beach, 8 minutes to the Old Town, and close to schools, supermarkets, and the health center. The price includes one parking space and a 15 m² storage room, with the option to purchase a second parking space for €25,000. The community allows tourist rentals, making this property an excellent choice both as a residence and as an investment. The area enjoys strong demand for holiday rentals, with an estimated long-term rental income of approximately €4,200 per month. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, buyers are informed that notary fees, land registry fees, taxes (ITP, VAT, AJD), and other purchase-related costs are not included in the advertised sale price. No additional real estate agency fees are charged beyond the published sale price.

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