Sales - Apartment - New Golden Mile

765.000€











Ref.-ID: MIBGR5498803 **New Golden Mile** **Apartment**

Community: 4,140 EUR / year **IBI: 957 EUR / year** **Rubbish: 152 EUR / year** **2** **2** **205 m2**

Beachside Penthouse with Private Solarium, 80 m² Basement Room and Tourist Licence Just 50 metres from the beach in an established neighbourhood on Estepona's New Golden Mile, this southwest-facing penthouse offers an unusual combination of beachside living, generous additional space and investment appeal. Sold fully furnished, including the artwork currently on display, it benefits from a registered tourist licence and the potential to create a third bedroom. Reached via one flight of stairs, the apartment features an L-shaped living room with a fireplace and access to a terrace ideal for everyday outdoor dining. From here, stairs lead to the private rooftop solarium, where open coastal and mountain views provide a lovely backdrop for barbecues, entertaining and sunbathing. A particularly distinctive feature is the separate 80 m² basement room, complete with a championship pool table and a professional table football table, both included in the sale. This generous space is ideal for games and entertainment, with additional scope for storage or a workshop. The apartment also offers the opportunity to create a third bedroom by converting the existing kitchen into a bedroom and incorporating an open-plan kitchen into the L-shaped living room. Additional comforts include hot and cold air conditioning throughout the apartment, electric blinds, electrically operated awnings and underfloor heating in the bathrooms. With the beach just steps away, two inviting outdoor terraces, a substantial basement entertainment room and a tourist licence already in place, this fully furnished penthouse is an appealing option for both personal use and rental investment.

Setting
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Fitted Wardrobes
- ✔ Solarium
- ✔ Games Room
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Electric Blinds
- ✔ Safe

Parking
- ✔ Communal Parking

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ With Planning Permission