MIBGROUP.ES

**Sales - Apartment - Estepona**

# 1.000.000€

**www.mibgroup.es**
**+34 662 58 96 58**
**info@mibgroup.es**

**Ref.-ID: MIBGR5159263** **Estepona** **Apartment**

**Community: 4,200 EUR / year** **IBI: 833 EUR / year** **Rubbish: 150 EUR / year** **3** **3** **137 m2**

EXCEPTIONAL BEACHFRONT PENTHOUSE WITH A VALID TOURIST LICENSE PANORAMIC VIEWS OF THE SEA, MOUNTAINS, AND THE AFRICAN COASTLINE, FEATURING TWO SPACIOUS TERRACES TOTALING 100m². This exclusive property is located in the prestigious Estepona area, strategically positioned between the town center and the charming Port of La Duquesa, just a 5-minute drive from a wide range of amenities, restaurants, boutiques, and leisure options, as well as several top-tier golf courses, including the award-winning Finca Cortesín, host of the prestigious Solheim Cup 2023 and the Volvo Masters. The penthouse has been designed with meticulous attention to detail, combining comfort, elegance, and functionality. It features a fully renovated kitchen with high-end materials and luxury finishes, as well as a premium water filtration system, ensuring maximum comfort and convenience for its owners. The layout takes full advantage of natural light and the southeast orientation, creating spacious, bright interiors that open onto the two magnificent terraces, perfect for relaxation, entertaining, or enjoying outdoor living. Although the property is on a first floor with direct access from the parking, the terraces enjoy an elevated position relative to sea level, providing privacy and exceptional views, ideal for admiring Mediterranean sunrises and the natural surroundings of Estepona. The community offers a secure and well-maintained environment, with expansive green areas, meticulously kept gardens, and a large communal swimming pool. The property also includes a garage parking space and storage room, offering practicality and convenience in daily life. This is a unique opportunity to acquire a luxury penthouse on the beachfront, with a VALID TOURIST LICENSE, unmatched views and top-quality finishes — a visit is absolutely essential to fully appreciate its potential and charm.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South East
- ✔ South

**Condition**
- ✔ Excellent
- ✔ Recently Renovated

**Pool**
- ✔ Communal

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating

**Views**
- ✔ Sea
- ✔ Mountain
- ✔ Beach
- ✔ Country
- ✔ Panoramic
- ✔ Garden
- ✔ Pool

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional

**Kitchen**
- ✔ Fully Fitted
- ✔ Kitchen-Lounge

**Garden**
- ✔ Communal
- ✔ Landscaped
- ✔ Easy Maintenance

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground
- ✔ Garage
- ✔ Covered
- ✔ Open
- ✔ Street
- ✔ More Than One
- ✔ Communal
- ✔ Private

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale