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Sales - Apartment - Estepona

895.000€

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Ref.-ID: MIBGR5308393 **Estepona** **Apartment**

Community: 1,716 EUR / year **IBI: 363 EUR / year** **Rubbish: 90 EUR / year** **2** **1** **75 m2**

Perfectly positioned in the heart of Estepona, just moments from the golden beaches, picturesque promenade and vibrant Old Town, this exceptional duplex penthouse is situated within Ventura Estepona, an exclusive boutique development of just 31 contemporary residences completed in 2024. Combining sophisticated modern design with an unrivalled central location, this elegant home offers a rare opportunity to enjoy the very best of the Costa del Sol lifestyle. Designed across two beautifully appointed levels, the property is flooded with natural light and finished to a high contemporary standard throughout. The main floor features an elegant open-plan living and dining area, seamlessly connected to a sleek fully equipped kitchen, creating an inviting space for both everyday living and entertaining. Large sliding doors open onto a private terrace, perfect for enjoying breakfast in the morning sun or relaxing with a glass of wine in the evening. This level also offers two generously sized bedrooms and a beautifully finished contemporary bathroom. The true highlight of the home is the spectacular private rooftop solarium. Offering panoramic views across the Mediterranean Sea, the surrounding mountains and Estepona's charming historic center, this remarkable outdoor retreat has been designed to make the most of the region's year-round sunshine. Whether entertaining guests, dining under the stars, sunbathing or simply unwinding, this impressive terrace provides an exceptional extension of the living space. Residents enjoy access to beautifully maintained communal gardens, a stylish swimming pool with a built-in Jacuzzi and the privacy of an exclusive boutique community, all within a short stroll of Estepona's renowned restaurants, cafés, boutiques, marina and beaches. Adding to its appeal, the property benefits from a valid short-term tourist rental licence, making it an outstanding investment opportunity with excellent potential to generate substantial holiday rental income from day one. Whether as a luxurious permanent residence, lock-up-and-leave holiday home or high-performing investment, this penthouse offers an exceptional combination of lifestyle, location and long-term value in one of Estepona's most sought-after new developments. Main Features: - Boutique development completed in 2024 - Exclusive community of just 31 contemporary residences - 2-bedroom duplex penthouse - Bright open-plan living and dining area - Fully fitted contemporary kitchen - Private terrace from the main living area - Expansive rooftop solarium with panoramic sea, mountain and Old Town views - Ideal outdoor space for entertaining and al fresco dining - High-quality contemporary finishes throughout - Communal swimming pool with built-in Jacuzzi - Valid short-term tourist rental licence - Excellent holiday rental investment potential - Large private storage room is available to purchase - Underground parking with one allocated space - Prime central Estepona location - Walking distance to the beach, promenade, restaurants, boutiques and all local amenities

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Wood Flooring
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Kitchen-Lounge

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water