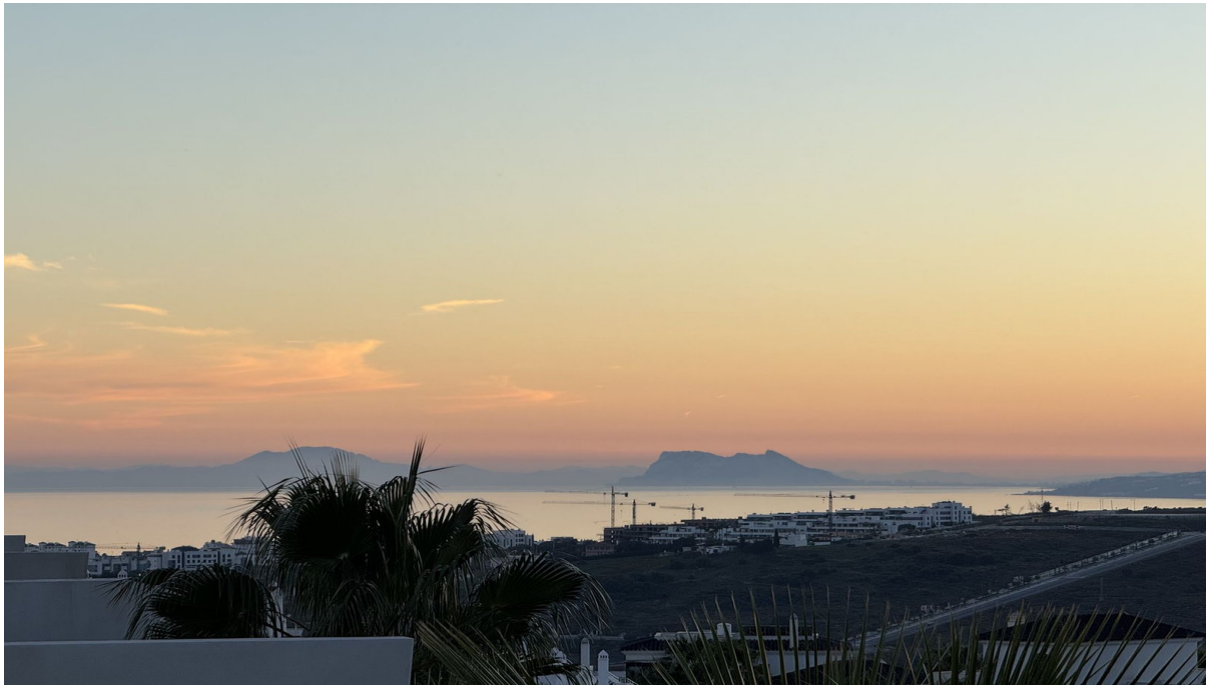
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Ref.-ID: MIBGR5337916 **Estepona** **Apartment**

Community: 4,392 EUR / year **IBI: 575 EUR / year** **Rubbish: 129 EUR / year** **3** **2** **108 m2**

Panoramic Sea & Mountain Views · Unrivalled Privacy · 400 m² Total Space The only residence on its floor, this exceptional penthouse offers a level of privacy and exclusivity that cannot be replicated elsewhere in the development. A rare 360° orientation delivers breathtaking views of both the Mediterranean and the Andalusian mountains - from every room, every day. The space comprises 108.46 m² of registered built area plus a 307.60 m² terrace - approximately 400 m² in total. Part of the terrace has been enclosed with Lumon glass curtains and full air conditioning - hot and cold -creating a series of additional living zones usable year-round without sacrificing natural light or views. One of these enclosed spaces has been fitted as a dedicated home office — a fully climate-controlled, glass-enclosed room that functions as a true third room, separate from the main living areas. The remaining 200 m² of open terrace is pure Mediterranean outdoor living. Originally configured as a 3-bedroom apartment, the layout has been thoughtfully redesigned into two expansive bedroom suites — prioritising generous proportions and flow — with the third space reimagined as a private office. The result is a home that offers the footprint and flexibility of a 3-bedroom property, with the comfort level of a two-suite residence. Finished to an excellent standard throughout, with underfloor heating in the bathrooms and high-quality furnishings available by separate negotiation. The community permits short-term holiday rentals, making this penthouse both a perfect home and a compelling investment opportunity in one of the Costa del Sol's most active rental markets. 2 private parking spaces and a large storage room are included. Located in one of Estepona's most prestigious residential addresses - Mirador de Estepona Hills - with easy access to the marina, beach promenade, and both Málaga and Gibraltar airports.

Setting
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ North East Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing
- ✔ North West Orientation

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

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

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Restaurant On Site

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary