



Sales - Apartment - Estepona
998.000€

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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.

<p>Setting</p> <ul style="list-style-type: none"> ✓ Town ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation 	<p>Orientation</p> <ul style="list-style-type: none"> ✓ North ✓ North East ✓ East ✓ South East ✓ South ✓ South West ✓ West ✓ North West 	<p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent ✓ New Construction 	<p>Pool</p> <ul style="list-style-type: none"> ✓ Communal 	<p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F/H Bathrooms 	<p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Panoramic ✓ Urban
<p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Double Glazing ✓ Restaurant On Site 	<p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished 	<p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted 	<p>Garden</p> <ul style="list-style-type: none"> ✓ Communal 	<p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex ✓ 24 Hour Security 	<p>Parking</p> <ul style="list-style-type: none"> ✓ Underground ✓ More Than One
<p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Telephone 	<p>Category</p> <ul style="list-style-type: none"> ✓ Investment ✓ Luxury ✓ Resale ✓ Contemporary 				