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Sales - Apartment - Estepona

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Ref.-ID: MIBGR5371480 **Estepona** **Apartment**

Community: 600 EUR / year **3** **2** **120 m2**

Set in one of Estepona’s most desirable addresses, this top-floor residence on Calle Terraza captures the essence of refined Old Town living. Recently transformed into a fully pedestrianised boulevard, Calle Terraza has quickly become the town’s most sought-after promenade—an elegant setting where café terraces spill into the street, boutique shops line the walkway, and daily life unfolds at a gentle, sunlit pace. From this privileged position, the apartment enjoys open views across the lush greenery of Plaza del Rocío, a rare pocket of palm and jacaranda trees that brings a sense of calm and space rarely found in the historic centre, all within a short 500-metre stroll to the beach. Occupying the entire fourth floor, this penthouse is uniquely private, with no neighbouring apartments at this level. Its corner orientation enhances both natural light and tranquillity, creating an atmosphere that feels quietly removed while remaining fully immersed in the vibrancy of the town below. Inside, the proportions are generous and thoughtfully arranged, with three double bedrooms offering both comfort and flexibility. The principal suite extends to approximately 25 square metres, while the additional bedrooms are equally well-sized, ideal for family living or hosting guests. High-quality acoustic double glazing ensures complete serenity indoors, even as the energy of Estepona’s Old Town unfolds just outside. The property has been comprehensively refurbished with a focus on quality, comfort, and longevity. A modern kitchen is fully equipped with new appliances, while both bathrooms have been redesigned with a clean, contemporary aesthetic, including a spacious walk-in rain shower in the en suite. New flooring runs throughout, complemented by updated internal doors, a reinforced entrance, and a full electrical upgrade. Practical enhancements such as a new gas boiler, improved water pressure system, and integrated air conditioning with heating in the bedrooms ensure year-round ease of living. The apartment is presented fully furnished, offering an effortless transition for both personal use and immediate rental potential. Above, a generous communal rooftop terrace of over 90 square metres opens up a panoramic perspective across the town, the Mediterranean, and the surrounding mountains. It is a space that invites both quiet moments and social gatherings—from early morning yoga to evenings spent watching the sun set over Estepona’s rooftops. Living here means stepping directly into the rhythm of authentic Andalusian life. Local grocers, artisan bakeries, traditional fishmongers, and a curated selection of cafés, tapas bars, and restaurants are all within moments of the front door. Despite this exceptional centrality, the apartment retains a rare sense of peace, thanks to its elevated position and the calming presence of the park below. The building itself is well maintained, with low community fees, reflecting both efficiency and care. It is important to note that there is no lift, and access is via stairs to the fourth floor, a consideration that is offset by the exclusivity, light, and outlook that this elevated position provides. This is a rare opportunity to secure a truly private penthouse in one of Estepona’s most distinguished streets—where location, lifestyle, and long-term value come together with quiet confidence. The building itself is well maintained, with low community fees, reflecting both efficiency and care. It is important to note that there is no lift, and access is via stairs to the fourth floor, a consideration that is offset by the exclusivity, light, and outlook that this elevated position provides. This is a rare opportunity to secure a truly private penthouse in one of Estepona’s most distinguished streets—where location, lifestyle, and long-term value come together with quiet confidence. Penthouse, Estepona, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 120 m², Terrace 8 m². Setting : Town, Commercial Area, Village, Close To Shops, Close To Sea, Close To Town, Close To Schools. Orientation : East. Condition : Good, Recently Renovated. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Urban, Street. Features : Private Terrace. Furniture : Fully Furnished, Optional. Kitchen : Fully Fitted. Utilities : Electricity, Drinkable Water. Category : Holiday Homes, Investment, Resale.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Private Terrace

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale