



Sales - Apartment - New Golden Mile  
**599.000€**

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**Ref.-ID: MIBGR5390683**

**New Golden Mile**

**Apartment**

**Community: 2,160 EUR / year**

**IBI: 455 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**2**



**90 m2**

NEW on the MARKET! Situated within the well-established, sought-after residential community of Pelican/Flamingo Park on the New Golden Mile between Estepona and Marbella, this freshly renovated Penthouse apartment offers an excellent opportunity to enjoy the relaxed Mediterranean lifestyle in a very conveniently located urbanisation. The gated complex features beautiful Andalusian architecture and enjoys an enviable position just a short walk from the beach via a nearby footbridge; with bars, restaurants, supermarkets, banks and everyday amenities literally on the doorstep. Benavista commercial center and Roza Rossa tennis club are stone throw from home, Estepona town and the world-famous Puerto Banús are both approximately 10minutes by car, while Málaga and Gibraltar airports are easily reachable in around 45 minutes. The Penthouse offers well-distributed interior space across good size living-dining room with open plan functional kitchen, three bedrooms and two bathrooms (one of them ensuite), complemented by a sunny south facing terrace. The bright and spacious lounge flows naturally onto the terrace, creating a seamless indoor-outdoor connection ideal for enjoying the mild Costa del Sol climate. All three bedrooms are generously proportioned, with fitted wardrobes, UFH in bathrooms & plenty of natural light, offering comfortable accommodation for both permanent residence and holiday use. Being situated on the top floor provides an elevated sense of privacy and extensive private rooftop terrace with built in BBQ kitchen and panoramic views towards the Mediterranean sea, Gibraltar & mountains. The property comes complete with parking space in underground garage, adding practicality and convenience to the overall offering. The elevator connects with the Penthouse level. The community itself offers a communal swimming pool and well-maintained garden areas, set within a peaceful and friendly residential environment that has long been popular with both international buyers and long-term residents alike.

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|--|--|---|---|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> <li>✓ Recently Refurbished</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                         | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Urban</li> <li>✓ Street</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Tennis Court</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> <li>✓ Kitchen-Lounge</li> </ul>                                    | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Safe</li> </ul>                                      | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul>  |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul> |   |   |  |   |