MIBGROUP.ES

Sales - Apartment - Estepona

1.100.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5414803 **Estepona** **Apartment**

Community: 1,200 EUR / year **IBI: 976 EUR / year** **3** **2** **175 m2**

Exclusive luxury penthouse in the heart of Estepona, located on the prestigious Avenida de Andalucía, one of the city's most established, comfortable, and sought-after areas. A unique, completely renovated home designed to maximize space, privacy, natural light, and breathtaking panoramic sea views. The property boasts a total of 294 m², comprising 175 m² of living space and a spectacular 123 m² U-shaped terrace that wraps around the entire apartment, creating a seamless connection between indoors and outdoors and allowing you to enjoy the sun, views, and the Costa del Sol climate year-round. It also features two additional solariums of approximately 40 m² each, adding exceptional value. The penthouse stands out for its spaciousness and layout. It offers three large bedrooms, including a magnificent master suite with an en-suite bathroom and dressing room. The enormous living room, flooded with natural light thanks to its orientation and large windows, connects to an elegant semi-open kitchen integrated into both the living room and the terrace, creating a modern, comfortable, and perfect environment for living and enjoying. Being a penthouse, the property offers great privacy, with no neighbors on either side, within a very quiet and well-maintained building. The property includes two parking spaces and a storage room. Every corner of this property exudes exclusivity, spaciousness, and quality of life. Its location is unbeatable, surrounded by all amenities: shops, restaurants, schools, leisure areas, and just minutes from the sea and the historic center of Estepona. A truly special property, hard to find in the heart of Estepona, ideal for those seeking an exclusive, spacious home with absolutely privileged views. The price shown does not include taxes or fees. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate expenses will be: ITP: €82,040 Notary fees: Between €3,516 (0.3%) and €5,860 (0.5%) Land Registry fees: Between €1,172 (0.1%) and €3,516 (0.3%)

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

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

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas