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**Sales - Apartment - Estepona**

**848.000€**

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**Ref.-ID: MIBGR5489221** **Estepona** **Apartment**

**Community: 5,196 EUR / year**

**2** **2** **99 m2**

HIGHLIGHTS - Exclusive corner duplex penthouse - Two large private terraces - Open floorplan - Tourist license (with good rental history) - Approx. 52 m² main terrace - Approx. 65 m² private rooftop terrace - Spectacular 360° views from the rooftop terrace - Sea views and vistas of Estepona, the nature park, La Concha, and Gibraltar - Great potential to create an outdoor kitchen, pergola, and exclusive rooftop lounge - Gated community with multiple pools, a gym, and communal facilities - Heated indoor pool for year-round use - Two private garage spaces EXCLUSIVE DUPLEX PENTHOUSE WITH PRIVATE ROOFTOP TERRACE Welcome to this stunning duplex penthouse located in an exclusive, well-maintained gated community in Estepona. The property offers a rare combination of spacious outdoor areas, panoramic views, and access to a full range of communal facilities. The spacious living room features an open-plan layout connecting to the fully equipped kitchen, with large sliding glass doors that blur the boundary between indoor and outdoor living. From here, you access the impressive main terrace measuring approximately 52 m which serves as a natural extension of the kitchen and living area. The terrace offers ample space for both lounge and dining areas, boasting beautiful views of the pool area, Estepona, and the Mediterranean Sea. It is already equipped with a generous dining area, lounge seating, a barbecue, and shading options making it an ideal spot for long lunches, dinners, and evenings enjoying the Andalusian climate. PRIVATE ROOFTOP TERRACE WITH PANORAMIC VIEWS A private staircase from the main terrace leads to the property's true highlight: a private rooftop terrace spanning approximately 65 m². From here, a spectacular panoramic view unfolds, encompassing Estepona and the Mediterranean, as well as the surrounding landscape, La Concha, and stretching all the way to Gibraltar. The rooftop terrace also offers great potential to be transformed into an exclusive private retreat. With additions such as an outdoor kitchen, pergola, lounge area, and dining space, the area can become a complete outdoor oasis perfect for entertaining, dining, and relaxing year-round. With both sunrises and sunsets as part of the experience, the rooftop terrace becomes a place to truly enjoy the Costa del Sol lifestyle. BRIGHT AND WELL-PLANNED INTERIOR The home is bright and modern throughout, featuring a well-planned layout. The spacious living room integrates seamlessly with the open-plan kitchen; large glass doors flood the space with natural light and provide direct access to the main terrace. The fully equipped kitchen features a generous island with seating, making it a natural gathering spot for both everyday life and social occasions. The bedroom area is separate from the social zones, offering peace and privacy. The master bedroom boasts direct terrace access and is complemented by a spacious bathroom and ample storage. EXCLUSIVE COMMUNAL FACILITIES As a resident, you have access to an extensive range of communal facilities. The complex offers: - Two large outdoor pools - Separate children's pool - Heated indoor pool - Fully equipped gym - Landscaped communal areas - Gated, private community The gym features large glass walls offering views of the indoor pool, the outdoor area, and the Mediterranean, creating an exceptionally attractive workout environment. A PRIME LOCATION IN ESTEPONA The property is situated in one of Estepona’s most desirable areas, close to the beach, the marina, restaurants, shops, and the charming Old Town. Here, you can enjoy a peaceful, exclusive lifestyle while remaining within walking distance of Estepona’s amenities and having everything the Costa del Sol has to offer within easy reach. This home is truly defined by outdoor living, stunning views, and a high quality of life. The combination of a corner position, two large terraces, a private rooftop terrace with 360° views, exclusive communal facilities, and two garage spaces makes this a highly attractive penthouse in Estepona. A unique opportunity to create your own private rooftop paradise on the Costa del Sol.

**Setting**
- ✔ Beachside
- ✔ Close To Shops

**Orientation**
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Port Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Category**
- ✔ Holiday Homes
- ✔ Investment