

## Sales - Apartment - Estepona

# 395.000€

**Estepona**

**Apartment**

**Community: 1,620 EUR / year    IBI: 633 EUR / year**

**Rubbish: 128 EUR / year**



**4**



**2**



**160 m2**

## Exclusive Duplex Penthouse in Bahía Dorada \*\*Spacious home by the sea — investment with tourist license potential\*\* This large duplex penthouse offers a rare opportunity on the Costa del Sol: \*\*generous square meters, a home-like layout, and low-density living\*\*, just minutes on foot from the beach and the Estepona Marina. Located in a boutique Andalusian-style building with only four apartments, it combines privacy, natural light, and a consolidated residential environment — perfect for both personal use and investment. --- ### Prime Location The Bahía Dorada community offers: \* 8 communal swimming pools, several beachfront \* Extensive landscaped gardens \* Tennis court \* Peaceful, seaside environment close to all amenities --- ### Fully Renovated and Ready to Enjoy This penthouse blends contemporary design with comfort: \* Spacious, open-plan living and dining area with designer fireplace \* Modern, fully equipped kitchen with ample storage \* 18 m² terrace with garden and Mediterranean views \* 3 bedrooms plus additional office/guest room \* Renovated bathroom with whirlpool bathtub, separate shower, and natural light \* Guest toilet, laundry area, and extra storage --- ### Key Investment Advantage \*\*The homeowners' association approves obtaining a tourist license\*\*, a critical factor on the Costa del Sol today. This ensures: ✓ Legal viability for short-term rental ✓ Greater security for investors ✓ Flexibility: personal use + rental income ✓ Added resale value --- \*\*Space, location, and secure tourist rental potential\*\* in one of the most in-demand areas of the Costa del Sol — a residential asset with both immediate and long-term value. ---

### Setting

- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

### Orientation

- ✓ South

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Pool

- ✓ Communal
- ✓ Children`s Pool

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Views

- ✓ Sea
- ✓ Garden
- ✓ Pool

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Courtesy Bus

### Furniture

- ✓ Not Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal

### Security

- ✓ Electric Blinds

### Parking

- ✓ Covered
- ✓ Communal

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Category

- ✓ Investment
- ✓ Reduced
- ✓ Resale























































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