Sales - Apartment - New Golden Mile

995.000€

New Golden Mile **Apartment**

Community: 3,948 EUR / year **IBI: 1,022 EUR / year**

 **3**  **2**  **193 m2**

Renovated Penthouse with Tourist Licence in El Presidente – New Golden Mile Beautifully renovated 3-bedroom, 2-bathroom penthouse apartment in the sought-after beachside urbanisation of El Presidente, located on the New Golden Mile between Marbella and Estepona. The property offers bright and comfortable living spaces, complemented by three distinct outdoor areas to enjoy the Mediterranean lifestyle. The main terrace, measuring approximately 20 m², enjoys morning and daytime sunshine, making it ideal for breakfast and outdoor dining. In front of the apartment, a spacious patio of approximately 60 m² benefits from daytime and afternoon sun, providing plenty of space for relaxing and entertaining. The private rooftop solarium enjoys sunshine throughout the day, offering a perfect spot to sunbathe and unwind from morning until evening. The living room features a stylish TV unit with an integrated electric fireplace, creating a cosy and contemporary focal point. The master bedroom benefits from a generous walk-in wardrobe, while the entire apartment is equipped with underfloor heating and individual air conditioning throughout, controlled via an Airzone system. The modern kitchen is fitted with high-quality Bosch appliances. An additional advantage for investors is the property's tourist licence, which can be transferred to the new owners. This offers the opportunity for short-term holiday rentals, making the apartment an appealing option for both personal use and investment, with potential rental income. El Presidente is a well-established beachside urbanisation offering five communal swimming pools, including a heated pool conveniently located closest to the apartment. The heated pool offers the opportunity to enjoy swimming throughout the year, even during the cooler months. The beach, promenade and renowned Salduna Beach Restaurant are just 200 metres away on foot. The promenade extends along the coastline towards Estepona, while an Aldi supermarket and a variety of restaurants are approximately 900 metres away. CAP Racket Club is just a 5-minute drive away, while both Puerto Banús and Estepona can be reached in approximately 10 minutes by car.

Setting
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

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

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Electric Blinds

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary







































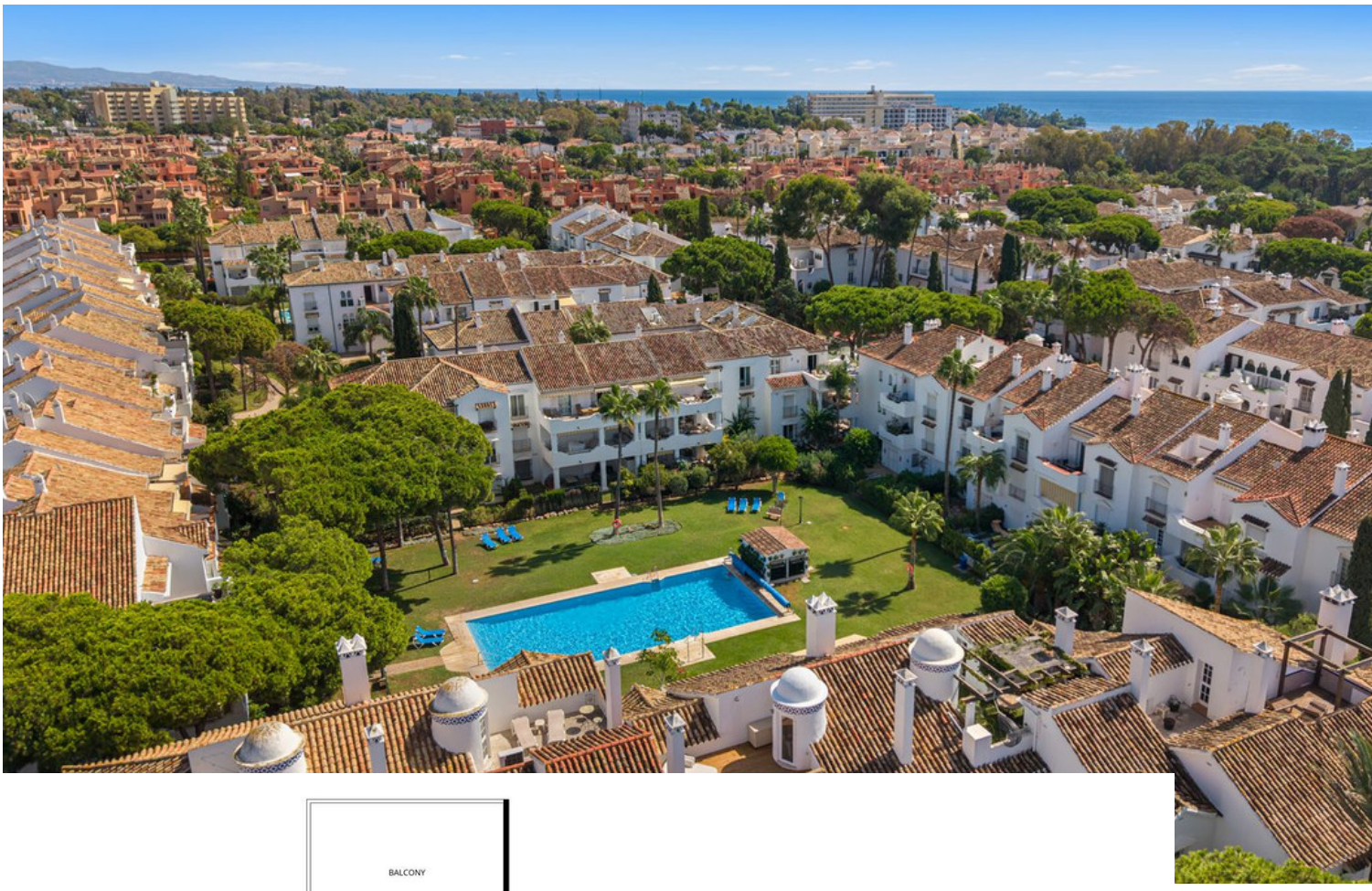










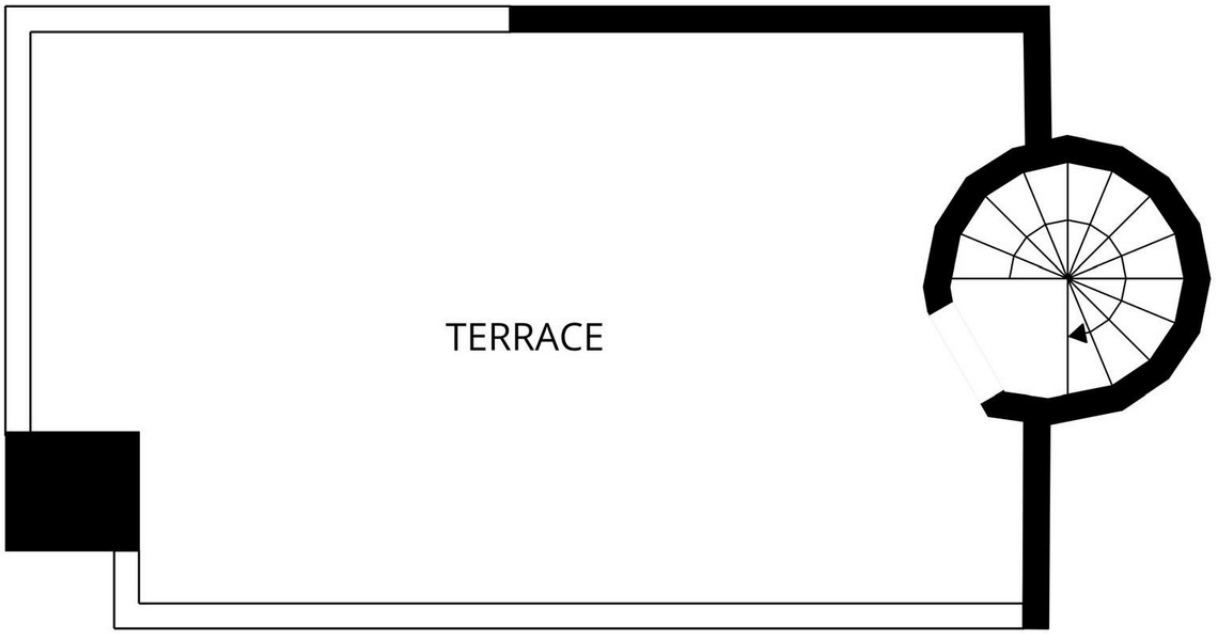




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