



**Sales - Apartment - Estepona  
410.000€**

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

Rubbish: 128 EUR / year



4



2



160 m2

Exclusive Duplex Penthouse in Bahía Dorada - Possibility of Obtaining a Tourist Rental License 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 m<sup>2</sup> 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

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Category**

- ✓ Investment
- ✓ Reduced
- ✓ Resale

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

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

**Security**

- ✓ Electric Blinds

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Covered
- ✓ Communal







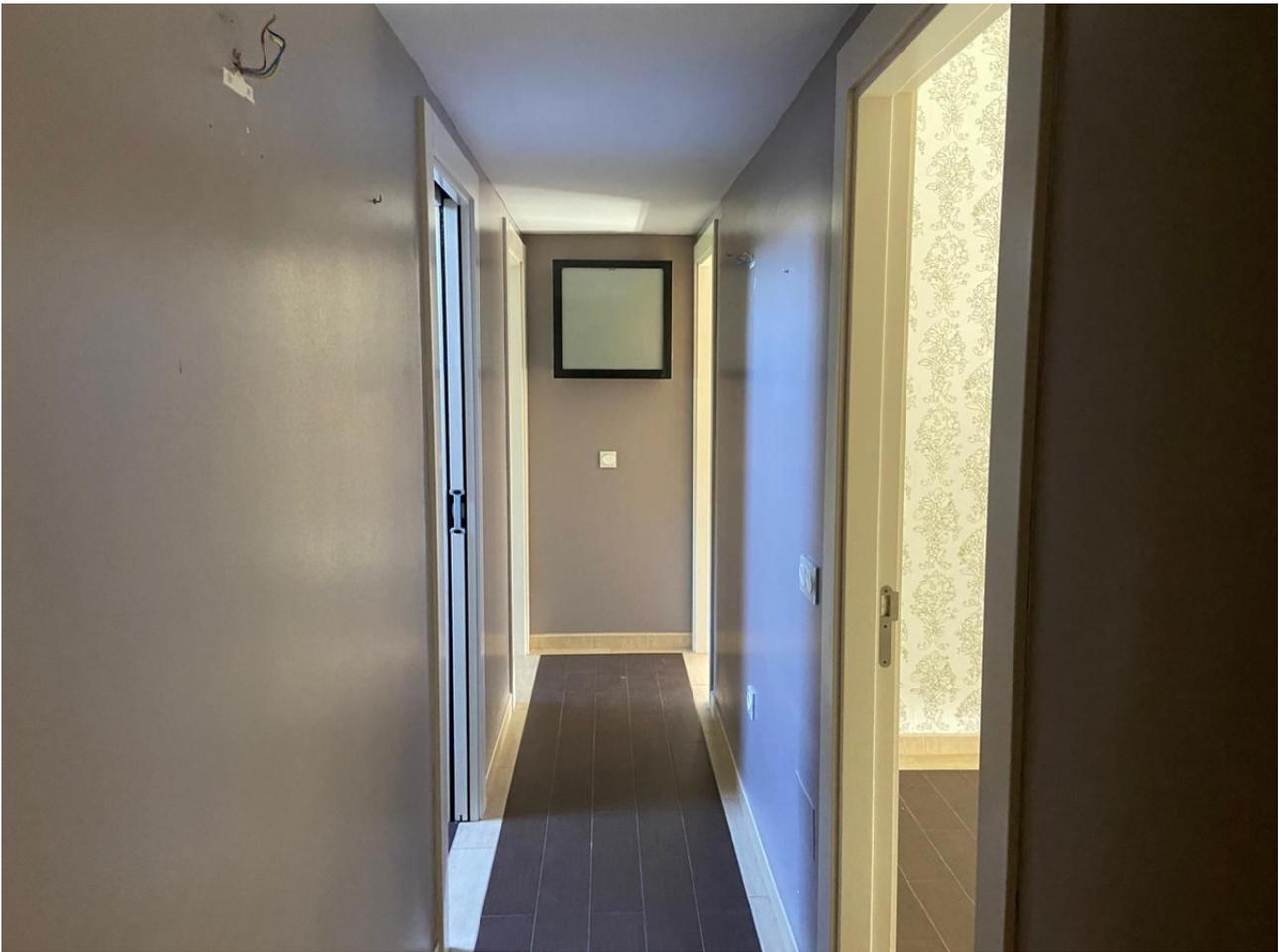


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