MIBGROUP.ES

Sales - Apartment - Estepona

745.000€

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Ref.-ID: MIBGR5310568 **Estepona** **Apartment**

Community: 1,944 EUR / year **Rubbish: 152 EUR / year**

 **4**  **2**  **150 m2**

Only a 12-minute walk from the beach and around 8 minutes from Estepona’s charming Old Town, this beautiful duplex penthouse offers something that is becoming increasingly difficult to find on the Costa del Sol: a modern home where you can truly enjoy daily life without constantly needing the car. Located in a new build complex (2023), the property combines contemporary comfort with the relaxed Mediterranean lifestyle people dream about when they imagine southern Spain. From the moment you enter, the apartment feels bright, calm, and welcoming. Thanks to its fully exterior layout, large windows, and open living spaces, natural light fills every corner of the home throughout the day. The flow between the living room, kitchen, and terraces creates an atmosphere that feels both elegant and easy to live in. The heart of the property is undoubtedly the spectacular rooftop terrace of approximately 60 m². More than just an outdoor space, it feels like a private rooftop villa above the city. It’s the kind of place where mornings start slowly with coffee in the sun, afternoons are spent relaxing in total privacy, and evenings naturally turn into long dinners with friends around the barbecue while enjoying the mountain and partial sea views. The outdoor kitchen by German brand Goriller, retractable awnings, automatic irrigation system, and carefully designed chill-out areas make the terrace truly special and ideal for enjoying the Costa del Sol climate almost all year round. Inside, the property offers approximately 150 m² built area with four spacious bedrooms, bright open spaces, a designer Schmidt kitchen equipped with premium appliances and Quooker system, elegant Roca bathrooms, centralized air conditioning and heating, as well as a separate laundry room with natural light. The price also includes a private parking space and a large 15 m² storage room. Another aspect that makes this penthouse particularly attractive is the peaceful atmosphere of the building itself. With only eight residents, the community feels private and quiet while still offering excellent shared amenities including adult and children’s swimming pools, a playground, outdoor fitness area, and social space. The location is ideal not only for permanent living, but also as an investment. Tourist rentals are allowed within the community, and the area enjoys very strong demand for both holiday rentals and long-term tenants thanks to its walkable location, modern condition, and proximity to all services. Properties that combine modern construction, walkability, privacy, outdoor living, and rental potential in the center of Estepona are becoming increasingly rare — which is exactly what makes this home so special. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, buyers are informed that notary fees, land registry fees, taxes (ITP, VAT, AJD), and other purchase-related costs are not included in the advertised sale price. No additional real estate agency fees are charged beyond the published sale price.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Schools

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating

Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing


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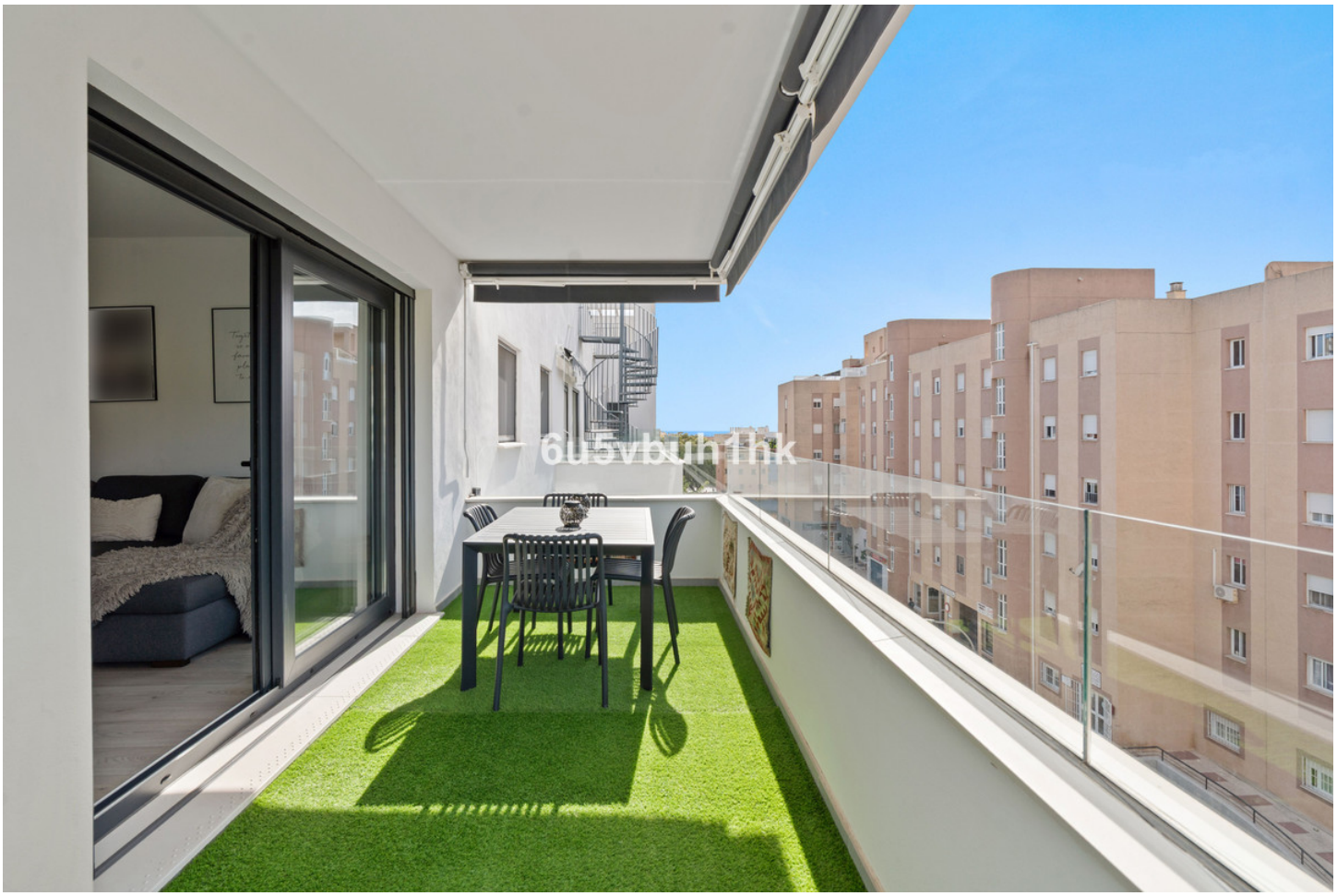



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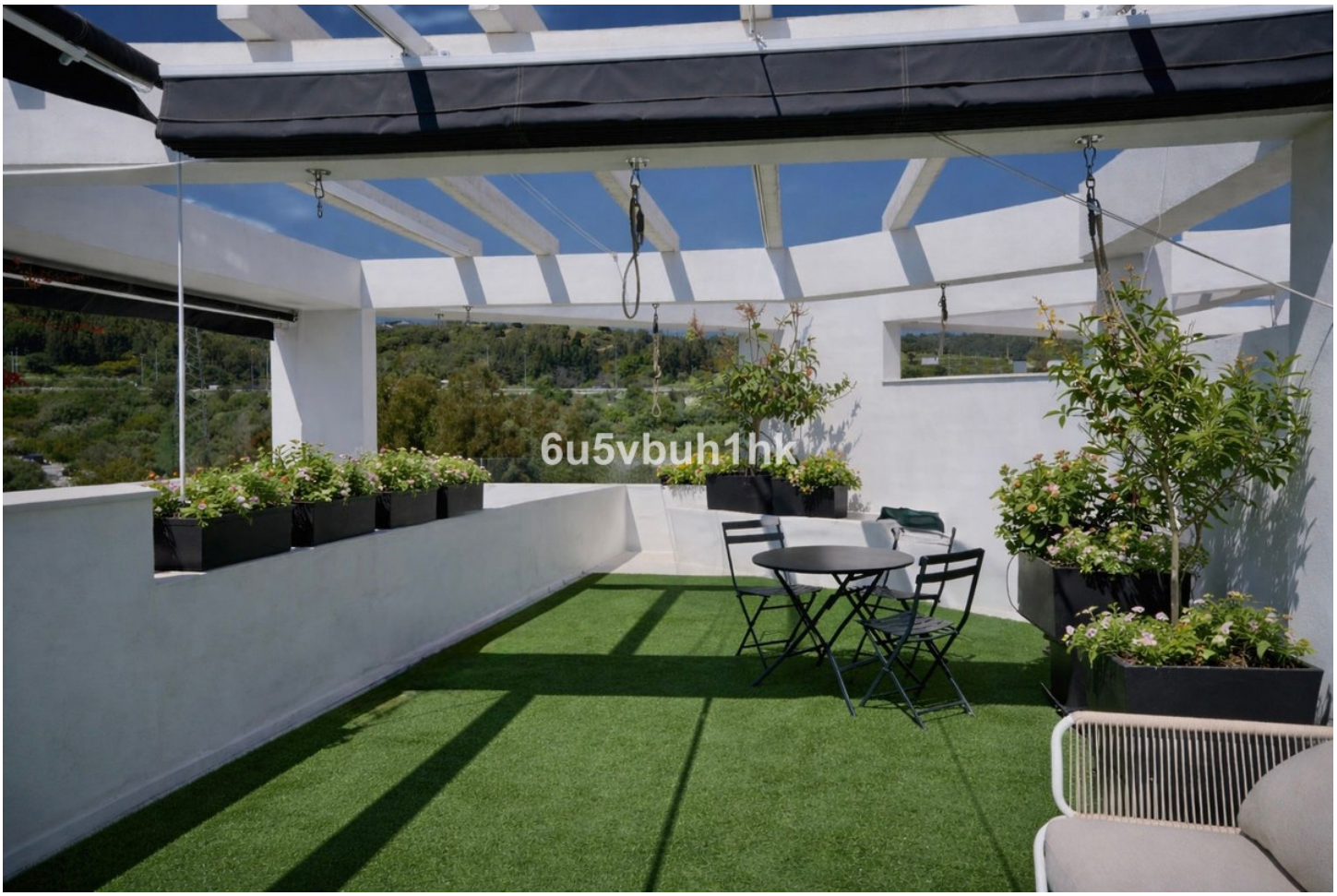

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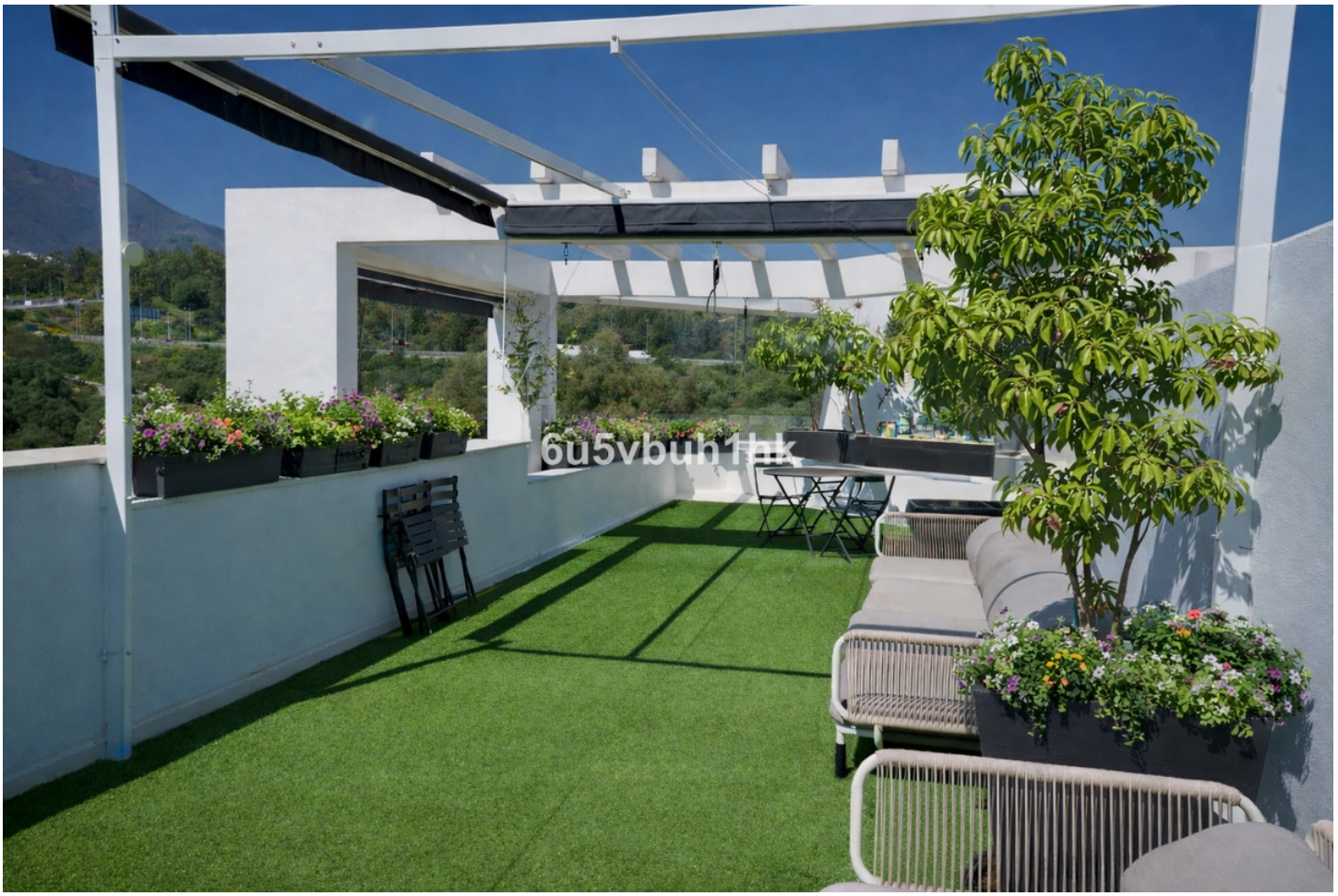

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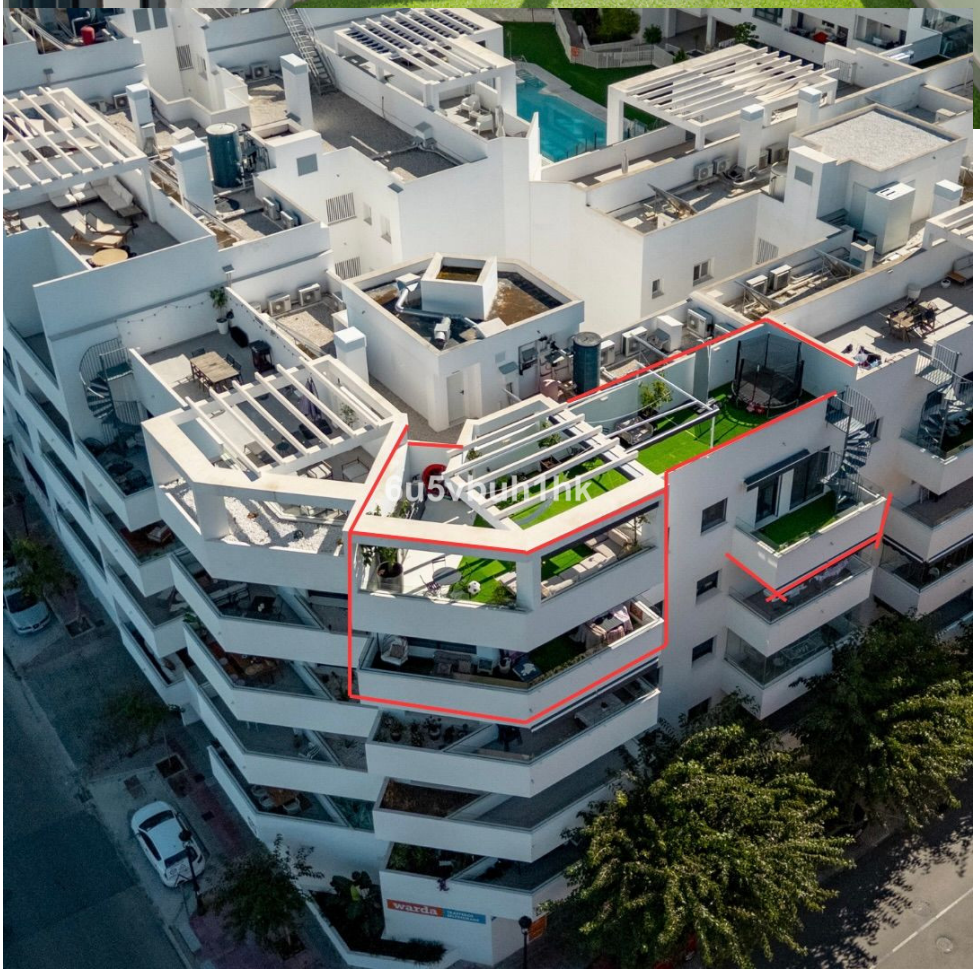

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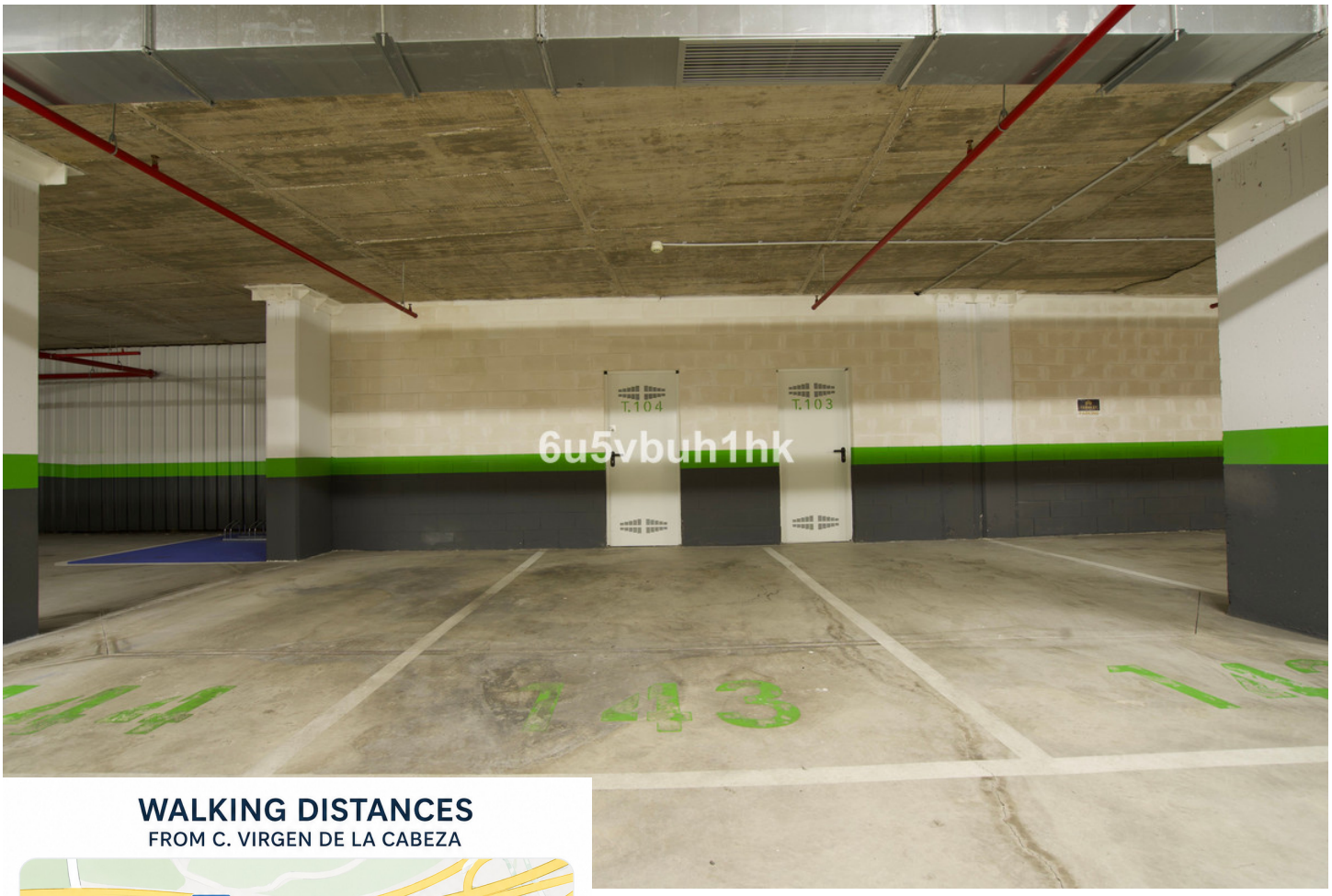



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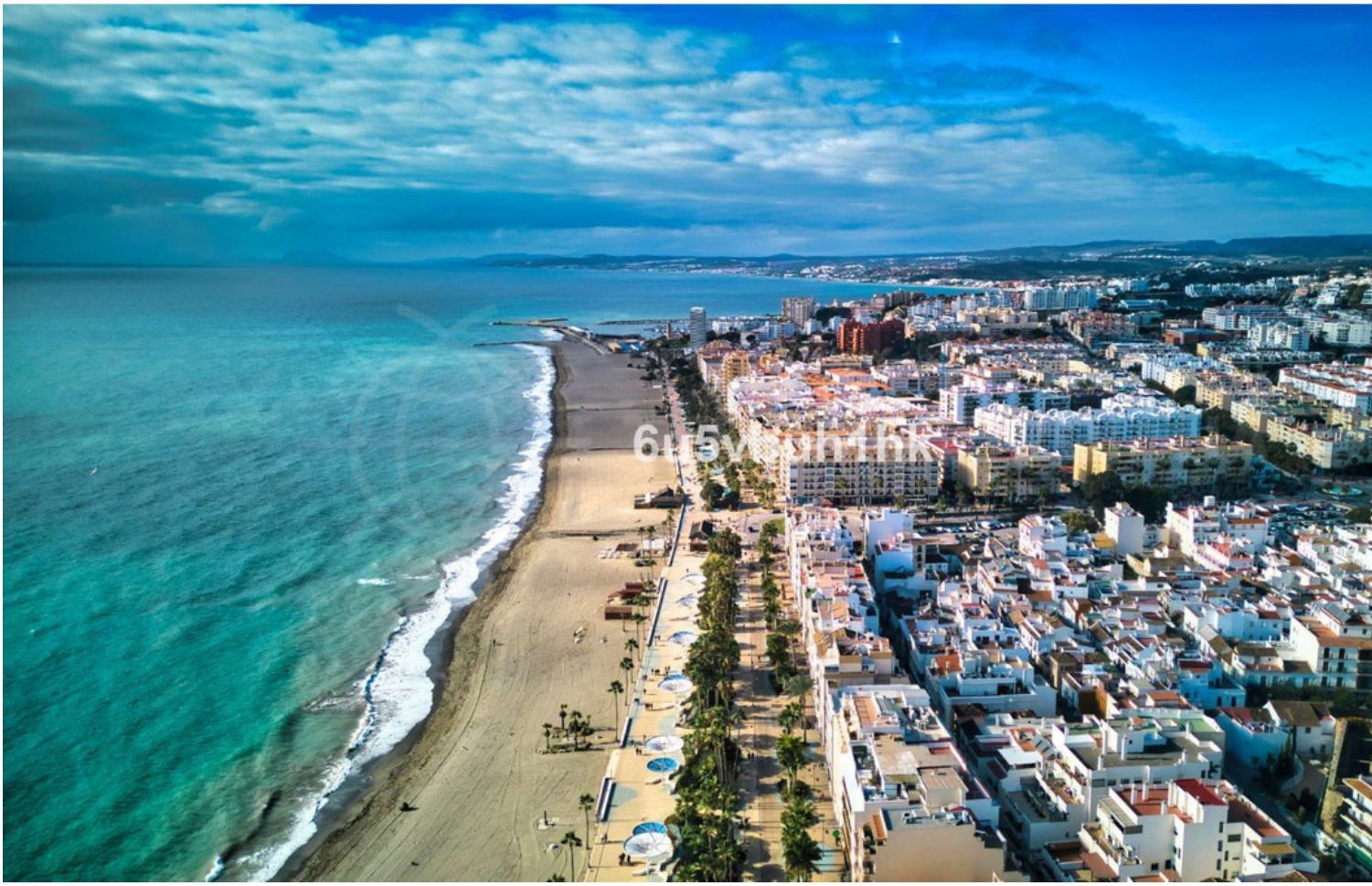

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T.104
T.103
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WALKING DISTANCES
FROM C. VIRGEN DE LA CABEZA
AP-7
1068 B
C. Virgen de la Cabeza
Av. Andalucía
Orquidario de Estepona
Hospital Vithas Xanit Estepona
Av. Libertad
TO THE OLD TOWN (CENTRO HISTÓRICO)
750 m
10 min walk
Centro Histórico de Estepona
TO THE BEACH
850 m
11 min walk
Playa de la Rada
To the Beach (Playa de la Rada)
To the Old Town (Centro Histórico)
0
125
250
375 m
N


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WE LOVE
ESTEPONA


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5.33
2.54
2.80
1.50
7.10
5.60
3.11
4.32
5.85
3.23
5.30
3.81
3.33
2.50
3.81
2.50
0.95
3.39
2.48
6.16
15.77
5.17
13.83
1.96
3.81
2.51
1.20
2.39
10.60
2.44
1.75
5.00
5.30
2.82
3.00
1.72
1.76
2.45
2.10
8.00
10.10
5.33
6.18
2.35
5.30
15.77
10.47
13.10
2.10
4.22
6.32