



**Продажа - Апартамент - Estepona
410.000€**

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Коммунальные: 1,620 EUR / год

ИБИ: 633 EUR / год

Мусор: 128 EUR / год



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 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. ---

Расположение

- ✓ Коммерческая зона
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

Климат-контроль

- ✓ Кондиционер
- ✓ Камин

Кухня

- ✓ Полностью оборудованная

Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

ОРИЕНТАЦИЯ

- ✓ Юг

ВИД

- ✓ Море
- ✓ Сад
- ✓ Бассейн

Сад

- ✓ Общественный

Категория

- ✓ Инвестиции
- ✓ Цена снижена
- ✓ Перепродажа

Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

Особенности

- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Падлл теннис
- ✓ Теннисный корт
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Двойные стеклопакеты
- ✓ Бесплатный автобус

меры безопасности

- ✓ Электрические жалюзи

бассейн

- ✓ Общий
- ✓ Детский бассейн

Мебель

- ✓ Без мебели

Парковка

- ✓ С навесом
- ✓ Общая







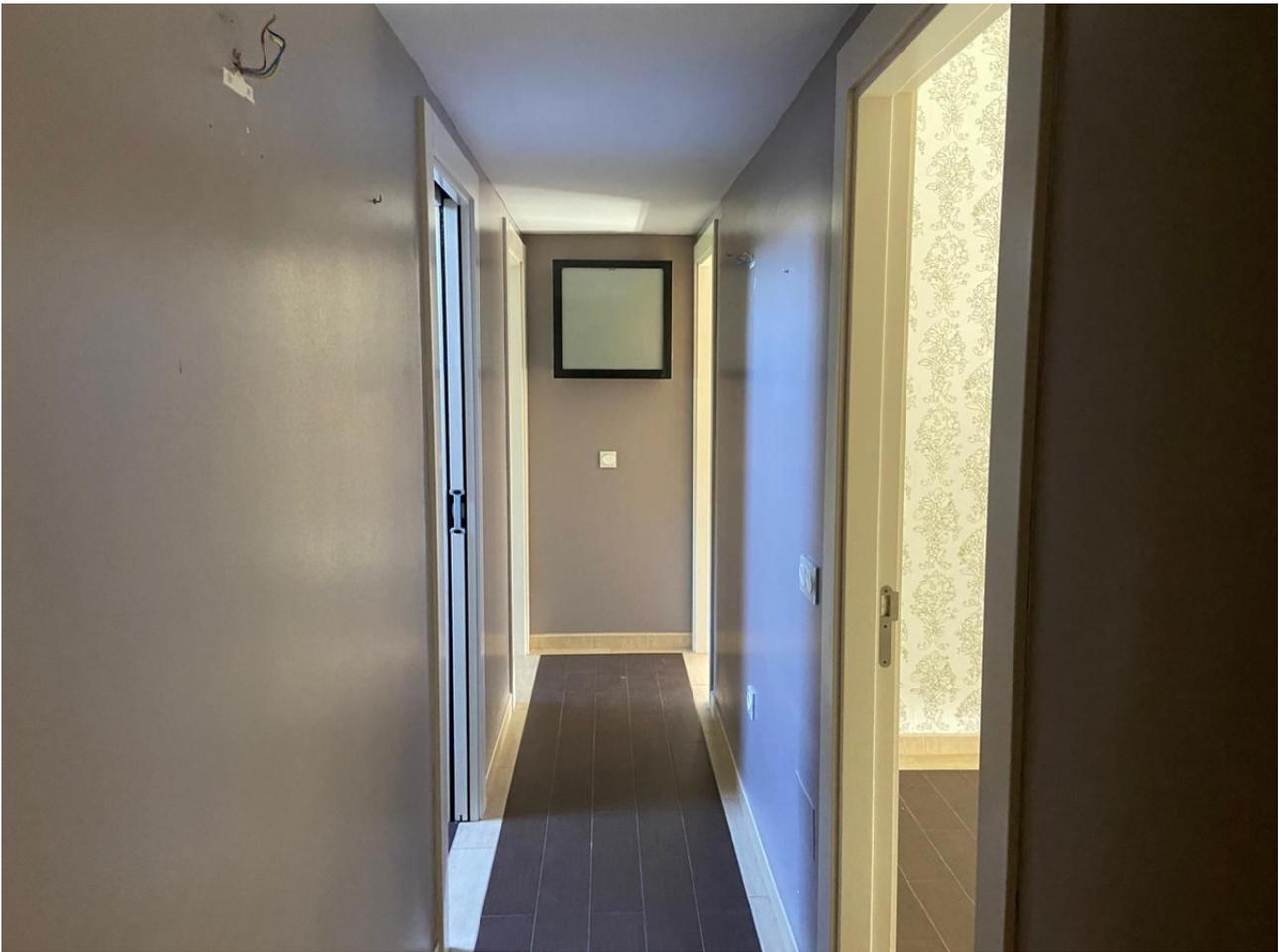


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