



|                                                                                     |                   |
|-------------------------------------------------------------------------------------|-------------------|
|  | Apartment         |
|  | 530.000€          |
|  | Estepona          |
|  | 3                 |
|  | 2.5               |
|  | 120m <sup>2</sup> |
|  | 0m <sup>2</sup>   |

Fantastic Location in the Heart of Estepona! Less than a 10-minute stroll to the beautiful beach, seafront promenade, and the charming historical Old Town of Estepona, this spacious duplex penthouse offers the very best of town living with shops, restaurants, and all amenities right on your doorstep. Situated on the 5th floor of a well-kept building with a lift, this home boasts an impressive 55m<sup>2</sup> private terrace with open views across the rooftops of Estepona towards the mountains, plus glimpses of the sea. The terrace is the perfect space for dining, entertaining, BBQs, or simply soaking up the sun. The property is set within a friendly, well-maintained community featuring a pretty garden and a large swimming pool, with very reasonable community fees of just €75 per month. Inside, the penthouse is generous in size and thoughtfully laid out: On the main floor you'll find a spacious kitchen with room for a dining table, a guest WC, a cozy living room, an enclosed terrace currently used as an office/fourth bedroom, and access to the large open terrace. Upstairs, the accommodation includes a large principal bedroom, two further bedrooms, and two bathrooms. Additional highlights include ample storage space and an enclosed private parking space included in the price. The property is presented in good condition and would benefit from some updating, offering excellent potential to personalise and increase its value. Spacious penthouses in such a prime location are rarely available at this price – this is a fantastic opportunity not to be missed!

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**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

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# Estepona

Ref. R5259490



## Setting

Town  
Commercial Area  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

## Orientation

South East  
South  
South West

## Condition

Good

## Pool

Communal

## Climate Control

Air Conditioning  
Hot A/C  
Cold A/C  
Fireplace

## Views

Sea  
Mountain  
Country  
Panoramic

## Features

Lift

Fitted Wardrobes  
Near Transport  
Private Terrace  
Double Glazing  
Near Church  
Fiber Optic

## Furniture

Part Furnished

## Kitchen

Fully Fitted

## Garden

Communal

## Security

Gated Complex  
Entry Phone

## Parking

Underground

## Utilities

Electricity  
Gas

## Category

Holiday Homes  
Investment  
Reduced  
Resale

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