



## APARTMÁN VE STŘEDNÍM PATE 3 LOŽNICE

📍 Estepona

**REF# R4797493 – 495.000€**



3

Ložnice



2

Koupelny



168 m<sup>2</sup>

Built



200 m<sup>2</sup>

Plot

Three-bedroom duplex penthouse offering sea views & featuring a private 200 m<sup>2</sup> garden and an exceptionally large storage room, offers a unique living experience in a gated Andalusian-style complex on the New Golden Mile, Estepona.

Measurements:

Total Built Area: 168 m<sup>2</sup> (including interior space, terraces, and common areas)

Interior Built Area (as per title deeds): 112 m<sup>2</sup>

Terraces: 15 m<sup>2</sup> on the main level and 41 m<sup>2</sup> rooftop terrace

The property is very economic to run :

Community monthly fee : 167€ month

IBI/Local tax : only 388 €/year

Electricity and water : depending on the usage but for normal usage around 60€ month/30€ month

Located in a perfect, quiet, and calm setting, this property provides superb sea views from the living room and two of the three bedrooms. The duplex penthouse includes two terraces: a cozy main-level terrace ideal for morning coffee or relaxation, and a spacious rooftop terrace, perfect for al fresco dining or hosting a barbecue/summer kitchen to entertain guests.

On the main level, the spacious living room, bathed in natural light, opens onto the main terrace, offering stunning sea views. The fully equipped, enclosed kitchen and three well-appointed bedrooms, each with en-suite bathrooms, complete this level. The master suite has access to a private terrace, providing a serene spot to enjoy the view, while the guest bedrooms overlook the community's lush rear gardens.

One of the standout features of this penthouse is the expansive storage room, likely the largest in the complex, and the substantial private-use garden, which makes it ideal for families seeking a blend of luxurious living and outdoor space for their children to play safely.

Situated just 1.7 km from the beach and near prestigious golf courses, this residence offers the best of coastal living. The complex includes a cozy pool area and well-maintained lawns, perfect for summer relaxation. With a parking space and storage room included in the underground garage, convenience is guaranteed. Additionally, the property is cost-effective to maintain, making it an economically sound choice for year-round living.



