

**Sales - Apartment - Estepona**  
**395.000€**



**Ref.-ID: R5104891**

**Estepona**

**Apartment**

**Community: 1,620 EUR / year**

**IBI: 633 EUR / year**

**Rubbish: 128 EUR / year**



**4**



**2**



**160 m2**

## Exclusive Duplex Penthouse in Bahía Dorada \*\*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

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

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South

- Furniture**
- ✓ Not Furnished

- Category**
- ✓ Investment
  - ✓ Reduced
  - ✓ Resale

- Condition**
- ✓ Excellent
  - ✓ Recently Renovated

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal
  - ✓ Children`s Pool

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
  - ✓ Fireplace

- Security**
- ✓ Electric Blinds

- Views**
- ✓ Sea
  - ✓ Garden
  - ✓ Pool

- Parking**
- ✓ Covered
  - ✓ Communal