

Sales - Apartment - Estepona
395.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



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 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. ---

Setting <ul style="list-style-type: none">✓ Commercial Area✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Schools✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ South	Condition <ul style="list-style-type: none">✓ Excellent✓ Recently Renovated	Pool <ul style="list-style-type: none">✓ Communal✓ Children`s Pool	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Fireplace	Views <ul style="list-style-type: none">✓ Sea✓ Garden✓ Pool
Features <ul style="list-style-type: none">✓ Near Transport✓ Private Terrace✓ Paddle Tennis✓ Tennis Court✓ Storage Room✓ Utility Room✓ Double Glazing✓ Courtesy Bus	Furniture <ul style="list-style-type: none">✓ Not Furnished	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Communal	Security <ul style="list-style-type: none">✓ Electric Blinds	Parking <ul style="list-style-type: none">✓ Covered✓ Communal
Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Investment✓ Reduced✓ Resale				