



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

[www.arbatestates.com](http://www.arbatestates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatestates.com](mailto:info@arbatestates.com)



**Ref.-ID: R5104891**

**Estepona**

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

**IBI: 633 EUR / year**

**Rubbish: 128 EUR / year**



**4**



**2**



**160 m<sup>2</sup>**

**Apartment**

## 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	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Commercial Area <input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Close To Marina <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> Excellent <input checked="" type="checkbox"/> Recently Renovated	<input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Children's Pool	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool
Features	Furniture	Kitchen	Garden	Security	Parking
<input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Paddle Tennis <input checked="" type="checkbox"/> Tennis Court <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Courtesy Bus	<input checked="" type="checkbox"/> Not Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Electric Blinds	<input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> Communal
Utilities	Category				
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water	<input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Reduced <input checked="" type="checkbox"/> Resale				