



**Sales - Apartment - Estepona**  
**530.000€**

[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: R5259490

Estepona

Community: 1,200 EUR / year

IBI: 494 EUR / year

Rubbish: 115 EUR / year



3



2.5



120 m<sup>2</sup>

Apartment

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!

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Town	✓ South East	✓ Good	✓ Communal	✓ Air Conditioning	✓ Sea
✓ Commercial Area	✓ South			✓ Hot A/C	✓ Mountain
✓ Close To Port	✓ South West			✓ Cold A/C	✓ Country
✓ Close To Shops				✓ Fireplace	✓ Panoramic
✓ Close To Town					
✓ Close To Schools					
✓ Close To Marina					
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Lift	✓ Part Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
✓ Fitted Wardrobes				✓ Entry Phone	
✓ Near Transport					
✓ Private Terrace					
✓ Double Glazing					
✓ Near Church					
✓ Fiber Optic					
<b>Utilities</b>	<b>Category</b>				
✓ Electricity	✓ Holiday Homes				
✓ Gas	✓ Investment				
	✓ Reduced				
	✓ Resale				