EK
ARBAT ESTATES

Sales - Apartment - Estepona

1.499.000€

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











Ref.-ID: R5380384 | **Estepona** | **Apartment**

Community: 5,448 EUR / year | **IBI: 1,271 EUR / year** | **Rubbish: 179 EUR / year** | **3** | **3** | **288 m2**

Welcome to this elegant duplex penthouse in the exclusive Menara Beach, one of the most sought-after beachfront communities on the New Golden Mile. This property offers a unique combination of generous living spaces, stunning terraces, and an unbeatable location just steps from the beach and seaside promenade. The main floor features two spacious bedrooms, a bright living room, and a fully equipped kitchen with direct access to a large south/west-facing terrace – perfect for long dinners in the evening sun overlooking the tropical surroundings. The upper floor offers an additional large bedroom with two private terraces facing both north/east and south/west, allowing you to enjoy the sun throughout the day as well as cooler shaded areas in the mornings and evenings. The property also includes two private garage space and storage room. Menara Beach is an exclusive gated community offering: • Direct beach access • Beautiful tropical gardens • Several outdoor swimming pools • Indoor heated pool and spa • Gym and sauna • 24-hour security • Peaceful and impeccably maintained surroundings The location is truly exceptional – only a short walk to the renowned Tikitano restaurant and directly connected to Estepona's stunning beachfront promenade. From here, you can walk or cycle all the way into Estepona town along the sea, passing beach clubs, chiringuitos, and restaurants along the way. A perfect property for those seeking an exclusive holiday home or permanent residence with comfort, privacy, and prime beachfront living on the Costa del Sol.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool
- ✔ Indoor Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Private Parking