



Ground Floor Apartment in Estepona

Bedrooms **4** Bathrooms **2** Built **150m2** Terrace **0m2**

R5310568

**Ground Floor
Apartment**

Estepona

695.000€

In the heart of Estepona, within the prestigious Estepona Gardens complex (2023), this elegant and bright four-bedroom duplex penthouse is offered for sale. The property is entirely exterior, featuring mountain views and partial sea views. The home offers 149.59 m² built and 121.27 m² of usable interior space, complemented by a spectacular private rooftop terrace of approximately 60 m², designed to fully embrace the Mediterranean lifestyle. The spacious living room, filled with natural light, opens onto a pleasant terrace, while the open-plan kitchen by Schmidt Kitchens, equipped with top-brand appliances and a Quooker system, perfectly blends design and functionality. The bedrooms are generous and luminous, with two enjoying direct access to the upper terrace. The bathrooms, fitted with Roca furniture and soft-close sanitaryware, reflect a modern and relaxing style. The upper floor highlights an impressive panoramic terrace featuring a German-made Goriller outdoor kitchen, barbecue area, retractable awnings, automatic irrigation, and solar-powered video surveillance. The property includes centralized air conditioning/heating, high-quality mosquito screens, and a separate laundry room with natural light. The building, with only eight residents, ensures privacy and tranquility. Communal areas include swimming pools for adults and children, a children's playground, a calisthenics area, and a social space. Unbeatable location: just a 12-minute walk to the beach, 8 minutes to the Old Town, and close to schools, supermarkets, and the

health center. The price includes one parking space and a 15 m² storage room, with the option to purchase a second parking space for €25,000. The community allows tourist rentals, making this property an excellent choice both as a residence and as an investment. The area enjoys strong demand for holiday rentals, with an estimated long-term rental income of approximately €4,200 per month. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, buyers are informed that notary fees, land registry fees, taxes (ITP, VAT, AJD), and other purchase-related costs are not included in the advertised sale price. No additional real estate agency fees are charged beyond the published sale price.

Covered Terrace
Ensuite Bathroom
Private Terrace

Covered Terrace
Fitted Wardrobes
Storage Room

Double Glazing
Near Transport
Utility Room