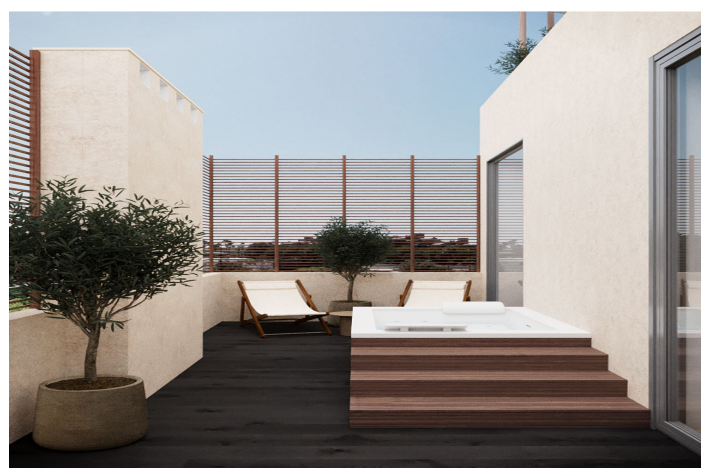


# Penthouse Duplex for sale in Estepona

599,000 €

Reference: R4827640 Bedrooms: 2 Bathrooms: 2 Plot Size: 124m<sup>2</sup> Build Size: 60m<sup>2</sup> Terrace: 64m<sup>2</sup>





## Costa del Sol, Estepona (Town)

Welcome to your sun-kissed paradise on Estepona's coveted New Golden Mile, a region renowned for its consistently sunny skies, golden sands, and the crystal-clear waters of southern Spain. Here, you'll experience the best of this Mediterranean lifestyle with just 25 stunning apartments, designed for those who appreciate an exclusive and private community of like-minded neighbours.

### An Intimate and Exclusive Community

This residence offers far more than sea views and easy access to the finest beaches of southern Spain. This boutique residential community guarantees you privacy and a peaceful atmosphere, while also allowing you to connect with a select group of neighbours. The thoughtfully designed environment ensures that your living experience feels more like residing in a small, tranquil town rather than an apartment complex. Walking paths replace traditional hallways, connecting the apartments with the feel of single-family homes. This design maximizes outdoor spaces, turning terraces into extensions of the living area.

### Designed by Leading Architects

Crafted by the renowned Schiemann Weyers Architects (Rotterdam) and OCWA Architects (Marbella), the development promises both sophistication and top-tier quality. All apartments are strategically positioned to face south, allowing for maximum exposure to Estepona's mild winters and year-round natural light. The architectural design emphasizes indoor-outdoor living, with sliding doors that harmonize the transition from the living rooms to the spacious terraces.

### Interiors that Blend Elegance and Functionality

The interiors of the apartments have been meticulously designed to blend elegance with functionality. Available in Standard and Premium options, each apartment comes fully furnished with underfloor heating, Schneider light switches, smart locks, and basic climate automation. These smart features extend to water-saving systems in the bathrooms and kitchens, emphasizing sustainability without compromising on luxury.

For the kitchen, residents can enjoy fully fitted and equipped spaces with Swedish ASKO appliances, including stovetops, ovens, hoods, dishwashers, and refrigerators. The laundry areas are equipped with washing and drying machines from the same high-quality brand. The bathrooms are outfitted with German-made Villeroy & Boch fixtures, ensuring a high standard of comfort and design.

### Emphasis on Outdoor Living

In this development, the terrace is more than just an outdoor space—it's an extension of your living room. The generous, greenery-lined terraces are designed for privacy, with wooden Mallorcan blinds providing shade while also allowing air to circulate. Some units feature movable walls that adapt to the evolving needs of families, creating flexible and functional spaces.

### Amenities for a Luxurious Lifestyle

Residents here enjoy an array of amenities that cater to a luxurious Mediterranean lifestyle. The complex includes a large pool where you can cool off, relax on a sun lounger with a poolside cocktail, or watch the kids splash around in their own designated children's pool.

For those who prioritize health and wellness, the on-site gym offers a convenient place to stay active, while the Hammam area provides a serene space for relaxation. Other practical features include underground parking with 31 spaces, a storage room, and pre-installation for an electric vehicle charging station. The complex is equipped with an automatic doorman, a security system, and keycard access, ensuring both convenience and peace of mind.





### Sustainability and Eco-Conscious Design

This development places a strong emphasis on sustainability. The ecological energy and water systems are designed to reduce your carbon footprint while maintaining the highest standards of comfort and luxury. The functional vegetation throughout the property serves not only a decorative purpose but also helps reduce the sun's heat, making outdoor spaces more enjoyable even during the hottest months.

### Flexible Apartment Options

The residence offers a range of apartment types, each designed with unique features to suit different lifestyles. With sizes ranging from 104 to 244 square meters, including terraces and rooftop solariums, there's an option for everyone. The single-level and two-level units all feature private terraces, and some even have rooftop solariums for enjoying Estepona's famous sunshine in privacy.

Optional features for select apartments include a hot tub on the terrace, charging points for electric cars, and photovoltaic panels, particularly beneficial for Type 2 and Type 3 apartments. These optional upgrades allow residents to further personalize their living spaces.

### The Mediterranean Lifestyle at Your Doorstep

This development is perfectly situated to take full advantage of all that the Costa del Sol has to offer. Just a 7-minute walk from the beach, you'll wake up to views of the Mediterranean Sea on one side and the majestic Sierra Bermeja mountains on the other. Estepona itself is known for its high-end yet low-rise architecture, ensuring your sea views and the long-term value of your investment are both protected.

Whether you're an avid golfer, equestrian enthusiast, or simply love the beach, the location offers unparalleled access to the best of the region. The nearby coastline boasts famous beaches, vibrant marinas, and world-class golf courses and equestrian clubs.

### Conveniently Connected

The development is also ideally located for travel. With two international airports—Malaga and Gibraltar—just 40 minutes away, you're never far from other major destinations. One-hour flights will take you to Madrid, Barcelona, Lisbon, and Casablanca, making both business and leisure travel a breeze.

### Don't Miss This Unique Opportunity!

Contact Abracasabra today to schedule a visit and discover how this development can become your perfect new home.

Please note: Prices exclude 10% VAT, registration, and notary fees, in accordance with Junta de Andalucía regulation 2182005.

### Your Sun-Kissed Haven Awaits

Welcome to your sun-kissed haven on Estepona's sought-after New Golden Mile. Here, life is about more than just luxury—it's about living in harmony with your surroundings, enjoying the privacy and exclusivity of a boutique community, and embracing the Mediterranean lifestyle to its fullest. With its exquisite design, prime location, and extensive amenities, this residence offers a unique opportunity to experience coastal living at its finest.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi  
Solarium

### Views

Panoramic  
Garden  
Courtyard  
Urban

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Category

Investment  
Luxury  
With Planning Permission  
Contemporary  
New Development

### Orientation

South

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Town  
Close To Marina  
Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Climate Control

Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Private