Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Unique investment opportunity for sale within walking distance of the beach, in central Estepona

Estepona

Apartment - Built 224 m² - 6 3 Ref. 220555

585.000 €

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Double penthouse for sale in the heart of Estepona town centre

HIGHLIGHTS

- Prime location close to Estepona's historic old town.
- Within walking distance of the beach and local amenities.
- 6 bedrooms, 3 bathrooms.
- Arranged over a single floor.
- Potential to be used as one residence or divided into two separate apartments.
- Ideal modernisation project.

THE LOCATION

Situated right in the heart of Estepona town centre, just a few minutes' walk from the historic old town, shops, restaurants, schools and a wide range of amenities.
Estepona's charming town centre is renowned for its authentic Andalusian character, with picturesque narrow streets, inviting squares, whitewashed façades and colourful flower pots.
The lively promenade and extensive sandy beaches are also just a short walk away.
The coastal marina of La Duquesa is approximately 14 kilometres away, around a 15–18-minute drive along the A-7 coastal road.
The picturesque village of Casares is a breathtaking whitewashed mountain village, spectacularly built into a rocky hillside around a Moorish castle. It can be reached within approximately 20–25 minutes by car.
The Venetian-style marina of Sotogrande is approximately a 20-minute drive away.
Malaga International Airport can be reached in approximately one hour by car.

THE APARTMENT

In figures:

Built area: 224 m²
Internal living area: 188 m²
Terrace area:
Bedrooms: 6
Bathrooms: 3

Description:

An exceptional penthouse occupying an entire floor, featuring a classic and generously proportioned layout.

An architectural design has been drawn up to divide the penthouse into two fully independent residential units, each comprising three bedrooms and two bathrooms.
Both apartments would benefit from their own kitchen, living and dining areas, as well as private outdoor spaces.
The penthouse offers an excellent opportunity to invest in a comprehensive refurbishment and modernisation project, incorporating high-quality finishes. This would create an attractive residential concept tailored to the expectations of the discerning rental market, with the potential to achieve appealing rental rates.
This spacious penthouse occupies the entire floor and offers the possibility of being divided into a south-facing and a north-facing section.
The views extend directly over the iconic local park, its walking paths and the mountains beyond.
There are no fewer than four terraces, providing wonderful outdoor living spaces.
The living accommodation is generously proportioned, with a bright and airy layout and a spacious living and dining area.
A fully fitted semi-open-plan kitchen provides access to a charming balcony.
As a whole, the penthouse offers 6 bedrooms and 3 bathrooms, featuring walk-in showers and bathtubs.
The floors are finished with traditional tiled flooring.
A separate utility room completes the accommodation.

Additional features:
Air conditioning for both cooling and heating.
Fitted wardrobes.
Double glazing.
Roller shutters.

Following the division of the property, subject to obtaining the necessary licences and approvals, both three-bedroom apartments could be rented out independently. This offers the opportunity to generate two separate rental income streams and optimise the property's overall investment potential.

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