

**Sales - Apartment - Estepona**  
**599.000€**

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



**Ref.-ID: R4937083**

**Estepona**

**Apartment**

**Community: 3,528 EUR / year**

**IBI: 825 EUR / year**



**2**



**1.5**



**142 m2**

An incredible Opportunity! Spacious duplex penthouse with panoramic sea and mountain views in the modern Estepona town suburb of Las Mesas. This is an amazing location, a peaceful, modern neighbourhood just above Estepona Marina and an easy walk or short drive to Estepona Old Town, the beach and new paseo area. The current Swedish owners bought the property new in 2022 and the property has just been "lightly used" for family vacations. They have made a beautiful job with the interior design and the apartment comes with all furniture included. This property offers a modern build and high qualities in a lovely community with resort like pool area. The main living area is south facing and open plan with a private, part covered terrace, On the same level are two double bedrooms, a family bathroom, cloakroom, storage room and utility. A wide stairway gives access the roof terrace with even better views, great privacy and guaranteed sun from morning to night. Different areas to eat, enjoy and relax with the opportunity to add a jacuzzi if you wish. Enter the property through hallway into the main living area, spacious and homely living with south facing terrace giving privacy and incredible views over the top of Estepona to the sea, coastline and Gibraltar. The open plan kitchen has loads of storage and is fully fitted with Siemens appliances, there is a separate utility room with washing machine, tumble dryer plus additional handy storage area. The two double bedrooms are located to the peaceful rear of the property with a mountain view and have fitted wardrobes with good storage, large windows with Juliette balconies and integral shutters. Heating and cooling through an efficient modern system with airzone system in each room and underfloor heating throughout. The property is alarmed and has a water filtration system. Two extra large parking spaces and a large storage room are included.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li><li>✓ South East</li><li>✓ South</li><li>✓ South West</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ U/F Heating</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Panoramic</li><li>✓ Urban</li><li>✓ Street</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Barbeque</li><li>✓ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li><li>✓ Optional</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Landscaped</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Entry Phone</li><li>✓ Alarm System</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ More Than One</li><li>✓ Private</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Luxury</li><li>✓ Resale</li><li>✓ Contemporary</li></ul>				