



## Penthouse Duplex for sale in Estepona, Estepona

395,000 €

Reference: R5104891 Bedrooms: 4 Bathrooms: 2 Build Size: 160m<sup>2</sup> Terrace: 16m<sup>2</sup>





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## Costa del Sol, Estepona

Exclusive Duplex Penthouse in Bahía Dorada - Possibility of Obtaining a Tourist Rental License

Spacious home by the sea — investment with tourist license potential\*\*

This large duplex penthouse offers a rare opportunity on the Costa del Sol: \*\*generous square meters, a home-like layout, and low-density living\*\*, just minutes on foot from the beach and the Estepona Marina.

Located in a boutique Andalusian-style building with only four apartments, it combines privacy, natural light, and a consolidated residential environment — perfect for both personal use and investment.

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Prime Location

The Bahía Dorada community offers:

- \* 8 communal swimming pools, several beachfront
- \* Extensive landscaped gardens
- \* Tennis court
- \* Peaceful, seaside environment close to all amenities

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### Fully Renovated and Ready to Enjoy

This penthouse blends contemporary design with comfort:

- \* Spacious, open-plan living and dining area with designer fireplace
- \* Modern, fully equipped kitchen with ample storage
- \* 18 m<sup>2</sup> terrace with garden and Mediterranean views
- \* 3 bedrooms plus additional office/guest room
- \* Renovated bathroom with whirlpool bathtub, separate shower, and natural light
- \* Guest toilet, laundry area, and extra storage

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### Key Investment Advantage

\*\*The homeowners' association approves obtaining a tourist license\*\*, a critical factor on the Costa del Sol today.

This ensures:

- ✓ Legal viability for short-term rental
- ✓ Greater security for investors
- ✓ Flexibility: personal use + rental income



✓ Added resale value

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**\*\*Space, location, and secure tourist rental potential\*\*** in one of the most in-demand areas of the Costa del Sol – a residential asset with both immediate and long-term value.

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## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Utility Room  
Tennis Court  
Paddle Tennis  
Courtesy Bus

### Views

Sea  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

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

### Furniture

Not Furnished

### Security

Electric Blinds

### Category

Reduced  
Investment  
Resale

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Covered  
Communal