+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

# Apartment in Estepona

585,000 €

REFERENCE R5517253

| 6 | 3 | 224 m² | 14 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |











# Description

A RARE SINGLE-LEVEL PENTHOUSE IN CENTRAL ESTEPONA: A LARGE FAMILY HOME, TWO SEPARATE RESIDENCES, OR A STRONG LONG-TERM RENTAL INVESTMENT!!! Right in the centre of Estepona, a short walk from the Old Town and the Mediterranean seafront, this six-bedroom, three-bathroom penthouse is a rare find on the Costa del Sol. It has the space of a villa and the convenience of town living. You can live in it, rent it out, or do both. A view you'll live with every day The penthouse looks directly over the Estepona Orchidarium, one of the town's best-known landmarks. From home you see its greenery, pathways and seasonal colour, with the mountains behind. It's a view that changes through the year. Space on one level Everything is on a single floor: 6 bedrooms and 3 bathrooms 4 private terraces An entrance hall, living room, kitchen, laundry room and dressing room One home or two: the choice is yours An architect has already drawn up a proposal to divide the penthouse into two independent three-bedroom, two-bathroom residences. Each would have its own kitchen, living and dining areas, and private outdoor space: Residence North: the larger of the two, with three terraces, a new private entrance and open, flowing living spaces. Residence South: an efficient layout with the original entrance, a terrace and a particularly generous main bedroom. Neither one is the "lesser" unit. Each is a complete home in its own right. A smart opportunity for investors Long-term rentals are a very attractive business in central Estepona. Tenants want homes within walking distance of the beach, shops, restaurants, schools and services, and this address offers all of that on foot. Because the town is lively all year, demand doesn't stop when summer ends. That opens up several ways to invest: Two rental units: once divided (subject to approvals), rent both three-bedroom apartments and collect two separate incomes. Live in one, rent the other: make one residence your home and let the second one cover your costs. One large rental home: let the full six-bedroom penthouse to a family looking for space in the centre of town. Since a full renovation is needed, you can modernise to a standard that attracts quality tenants and supports strong rents. A solid base for your vision The inspection report found no structural defects or significant damage that would compromise the proposed works. You start with established space in a prime location, not a blank shell. Life in a real Spanish town Estepona doesn't close after summer. It's a working town all year, with cafés, restaurants, independent shops, markets and the seafront promenade, all within walking distance. That's why people choose to live here, and ■why ■tenants ■want ■to rent ■here. Whether ■you're ■looking ■for ■a family ■home ■or a ■solid ■income-producing investment, ■this ■penthouse ■offers ■both. Contact us ■today ■to ■arrange ■a ■private ■viewing.

# Details

| | | | |
|---|---|---|---|
| Reference | R5517253 | Property Type | Apartment |
| Status | Sale | Price | 585,000 € |
| Bedrooms | 6 | Bathrooms | 3 |
| Build size | 224 m² | Plot Size | – |
| Terrace | 14 m² | Parking places | by request |

# Features

Air conditioning, Lift

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella