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luxury-realty.com



ESTEPONA

■■■■■■■■ ■ Estepona

■■ 998 000 €

■■■■■■■■■ R5337916

3	2	108 m²	307 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













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Panoramic Sea & Mountain Views · Unrivalled Privacy · 400 m² Total Space The only residence on its floor, this exceptional penthouse offers a level of privacy and exclusivity that cannot be replicated elsewhere in the development. A rare 360° orientation delivers breathtaking views of both the Mediterranean and the Andalusian mountains - from every room, every day. The space comprises 108.46 m² of registered built area plus a 307.60 m² terrace - approximately 400 m² in total. Part of the terrace has been enclosed with Lumon glass curtains and full air conditioning - hot and cold -creating a series of additional living zones usable year-round without sacrificing natural light or views. One of these enclosed spaces has been fitted as a dedicated home office — a fully climate-controlled, glass-enclosed room that functions as a true third room, separate from the main living areas. The remaining 200 m² of open terrace is pure Mediterranean outdoor living. Originally configured as a 3-bedroom apartment, the layout has been thoughtfully redesigned into two expansive bedroom suites — prioritising generous proportions and flow — with the third space reimagined as a private office. The result is a home that offers the footprint and flexibility of a 3-bedroom property, with the comfort level of a two-suite residence. Finished to an excellent standard throughout, with underfloor heating in the bathrooms and high-quality furnishings available by separate negotiation. The community permits short-term holiday rentals, making this penthouse both a perfect home and a compelling investment opportunity in one of the Costa del Sol's most active rental markets. 2 private parking spaces and a large storage room are ■included. Located ■in ■one ■of Estepona's ■most ■prestigious ■residential ■addresses ■- Mirador ■de ■Estepona Hills ■- ■with easy ■access ■to ■the ■marina, beach promenade, ■and ■both ■Málaga ■and ■Gibraltar ■airports.

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