



## PENTHOUSE IN EAST ESTEPONA

29680 Estepona, Málaga, España

**659.000 €**



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**The essentials**

**Type of operation:** Venta

**Lot size:** 168 m<sup>2</sup>

**Bathrooms:** 3 baths

**Garage:** 1

**CEE:** En Trámite

**Category:** Penthouse

**Area:** 207 m<sup>2</sup>

**Bedrooms:** 3 beds

**Floors:** 2 floors

**Storage room:** 1

**Status:** A estrenar, Brand New, Excellent

**ID property:** C409V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Children's area, Community garden, Double glazed windows, Elevator, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Porcelain tile floor, Sea view, Security door, Solarium, Sports area, Storage room, Terrace

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Fortuny Hogares Únicos presents this elegant and bright property: an exclusive three-bedroom semi-detached penthouse with spacious terraces and access to dreamlike communal areas. Designed for those who value privacy, modernity, and quality of life on the Costa del Sol. The urbanization offers a variety of property types to suit all tastes.

## Location

Located on a quiet cul-de-sac in the well-established area of El Paraíso, East Estepona, this location offers the perfect combination of privacy and convenience, with no through traffic—ideal for enjoying a peaceful and family-friendly environment. The area offers all essential services: supermarkets, pharmacies, international schools, medical centres, restaurants, and top-level golf courses. Just a few minutes' drive from Mediterranean beaches and the centre of Estepona. Its excellent connection to the A-7 highway ensures quick access to Marbella and Málaga International Airport.

## Layout

The property is south-southeast facing, offering excellent natural light throughout the day. It has a built area of 207m<sup>2</sup> and approximately 186m<sup>2</sup> of usable space, distributed over two floors:

### Ground Floor

An elegant entrance hall with a built-in wardrobe leads into a spacious and bright living-dining room with large windows. The open-plan Italian-designed kitchen features clean lines and comes fully furnished, with a separate laundry area. The living room opens onto a pleasant terrace with partial sea views. On this floor, there are two bedrooms with fitted and lined wardrobes, and two full bathrooms, one of them en suite. A stylish glass staircase leads to the upper floor.



## Upper Floor

This level comprises a large attic-style master bedroom with fitted wardrobes and an en suite bathroom. From the staircase, you access a spectacular private solarium with a jacuzzi (optional plunge pool) and partial views of the natural surroundings and the sea. A perfect retreat to relax and enjoy the Mediterranean climate year-round.

## Qualities

This new-build property stands out for its top-quality finishes and cutting-edge technology. Highlights include: reinforced entrance door, installed indoor and outdoor lighting, large-format porcelain flooring, aérothermal heating and cooling by floor, aluminium double-glazed windows with thermal break, electric shutters, smart home system operated via mobile app (lighting, shutters, air conditioning, and entry control), Italian-designed kitchen with Miele appliances (induction hob, microwave, extractor fan), Italian porcelain countertop with colour customisation option, video intercom.

## Communal Areas

The residential complex offers communal areas that blend well-being, technology, and nature. These include a fully equipped gym, coworking area, outdoor pool surrounded by landscaped gardens, and a children's play area. The building has a lift connecting all floors. The property includes one underground parking space with pre-installation for electric vehicle charging and one storage room, both included in the price.

## Regulations

Energy certificates in process. In compliance with Decree 218/2005 of the Andalusian Government of 11 October, clients are informed that the indicated price does not include the costs derived from the purchase of the property according to current laws (transfer tax, notary fees, and, in the case of new construction, VAT).

## Contact Us

For more information, please do not hesitate to contact us. At Fortuny Hogares Únicos we will be delighted to assist you.

