



## Penthouse Duplex for sale in El Padron, Estepona

330,000 €

Reference: R5142508   Bedrooms: 2   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 12m<sup>2</sup>





## Costa del Sol, El Padron

Imagine waking up every morning in a spacious 110 m<sup>2</sup> duplex penthouse, meticulously designed for your maximum comfort. Enjoy two bedrooms, each with its own en-suite bathroom, ensuring the privacy and space that you and yours deserve.

**Heart of the Charming Home:** The soul of the house is its bright 30 m<sup>2</sup> living room, a generous space to relax and socialise. It has a cosy fireplace, ideal for creating a warm and magical atmosphere on the coolest nights, and opens onto a terrace where you can enjoy the idyllic Mediterranean climate and the pleasant views.

**Quality Details in Every Corner:** The marble floors throughout the house bring a touch of timeless elegance and a feeling of freshness, perfect for the climate of the Costa del Sol.

**Storage and Comfort Assured:** Forget about space problems thanks to a practical 16 m<sup>2</sup> storage room, ideal for storing everything you need. In addition, the property includes parking for two cars within the urbanisation, offering maximum comfort and security for your vehicles.

### Privacy Guaranteed:

It is part of a building of only 3 floors and 24 homes, which ensures an atmosphere of total tranquillity and privacy. With only one neighbour per floor, you'll enjoy a sense of exclusivity.

**Quality and Serenity:** Built in 1999 with a good construction quality, this urbanisation is a true haven of peace. It is completely fenced and has green areas that invite you to walk and relax in the common areas of the residential.

**Leisure and Wellness at Your Fingertips:** Dive into the communal pool to cool off on sunny days, an oasis of tranquillity. The property sits on a plot of 4,315 m<sup>2</sup>, offering spaciousness and a serene atmosphere.

**Smart Lifestyle Investment:** The community fees are only €135 per month and the IBI of €450 per year, a minimum investment to enjoy an unrivalled lifestyle in one of the most desirable areas of the coast.

**Strategic Connectivity:** This duplex penthouse enjoys a strategic location, just 4 km from Estepona and 20 km from vibrant Marbella,

**Luxury at Your Doorstep:** Located right in front of the prestigious 5-star Hotel Kempinski and the exclusive Laguna Village complex.

**Instant Coastal Enjoyment:** Just 300 meters from the beach and the coastal avenue, this area is perfect for enjoying endless walks by the sea.

**Avant-garde Gastronomy and Exclusive Leisure:** Delight your palate in exclusive restaurants such as Besaya Beach, Tikitano by Besaya or Sonora Beach, .... renowned hotels such as the Gran Hotel Elba Estepona Thalasso & Spa.

**For Golf Lovers:** The Costa del Sol is known as the "Costa del Golf", In a short drive, you can enjoy prestigious courses such as Estepona Golf, Finca Cortesín Golf Club (home of the Solheim Cup 2023), Valle Romano Golf & Resort, and the legendary Real Club Valderrama in Sotogrande, .....



## Natural Environment and Unparalleled Connectivity

**Harmony between Luxury and Nature:** The urbanisation is surrounded by an idyllic setting that combines the sophistication of luxury urbanisations with the serene beauty of a rural area around the Padrón River. This place is ideal for enjoying relaxing walks with your pets, with the family or simply to connect with nature.

**Services and Amenities at Reach:** You will be just a 5-minute drive from the Carrefour Shopping Centre, and 7 minutes from the vibrant centre of Estepona, Marbella (20 minutes): Gibraltar (45 minutes): A unique destination with its iconic Rock and mix of cultures. Malaga Airport (1 hour):

Tarifa (1 hour): Famous for its fantastic beaches ideal for water sports, its magical sunsets, its lively beach bars and a range of charming restaurants.



## Features:

|                            |                    |                        |
|----------------------------|--------------------|------------------------|
| <b>Features</b>            | <b>Orientation</b> | <b>Climate Control</b> |
| Private Terrace            | South West         | Fireplace              |
| Storage Room               |                    |                        |
| Fitted Wardrobes           |                    |                        |
| WiFi                       |                    |                        |
| Near Mosque                |                    |                        |
| Near Church                |                    |                        |
| <b>Views</b>               | <b>Setting</b>     | <b>Condition</b>       |
| Urban                      | Close To Golf      | Renovation Required    |
|                            | Urbanisation       |                        |
|                            | Close To Town      |                        |
|                            | Close To Schools   |                        |
| <b>Pool</b>                | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal                   | Not Furnished      | Partially Fitted       |
| <b>Garden</b>              | <b>Security</b>    | <b>Parking</b>         |
| Communal                   | Gated Complex      | Garage                 |
|                            |                    | Private                |
|                            |                    | Covered                |
|                            |                    | Open                   |
|                            |                    | Communal               |
|                            |                    | More Than One          |
| <b>Utilities</b>           | <b>Category</b>    | <b>Energy Rating</b>   |
| Electricity                | Investment         | E                      |
| Drinkable Water            |                    |                        |
| Gas                        |                    |                        |
| <b>CO2 Emission Rating</b> |                    |                        |
| E                          |                    |                        |