



## Penthouse Duplex for sale in New Golden Mile, Estepona

**495,000 €**Reference: R4801630 Bedrooms: 2 Bathrooms: 2 Build Size: 163m<sup>2</sup> Terrace: 30m<sup>2</sup>



---

## Costa del Sol, El Presidente

Presenting a turnkey investment opportunity on the sought-after New Golden Mile, Estepona. This elegant 2-bedroom, 2-bathroom duplex penthouse is located just 250 meters from the beach within the prestigious, secure El Presidente urbanization. It offers a premium coastal lifestyle combined with significant built-in upside potential.

**Strong Investment & Value-Add:** This property is designed for immediate income and future capital appreciation.

**Tourist License in Place:** Fully licensed for high-return short-term rentals, ensuring an immediate revenue stream.

**Value-Add Potential:** The property can be easily convert the unit into a spacious 3-bedroom residence. This conversion significantly enhances both its resale value and its appeal as a high-occupancy rental unit.

**Location, Lifestyle & Amenities:** El Presidente is renowned for its stunning, lush tropical gardens and authentic Andalusian architecture. The community offers unparalleled amenities perfect for families and holidaymakers:

- 5 Swimming Pools (including 1 heated pool)
- Sports facilities: Tennis, Padel courts, Football area
- Secure Community with a family-friendly environment.

**Spacious Duplex Living:** The penthouse boasts a bright, well-distributed layout and features a large private rooftop solarium. This expansive terrace is ideal for sunbathing, creating a stylish chill-out lounge, or enjoying the coastal sea breezes and views. The location is strategically positioned between Marbella and Estepona, offering quick access to Puerto Banús, San Pedro, international schools, and essential services.

Whether you are seeking a high-yield holiday home, a permanent coastal relocation property, or a strategic real estate asset with defined refurbishment and resale potential, this duplex penthouse in El Presidente represents one of the best values on the market today.

**Property Type:** Duplex Penthouse

**Bedrooms (Current):** 2

**Bedrooms (Potential):** 3

**Bathrooms:** 2

**Location:** El Presidente, New Golden Mile (Estepona/Marbella)

**Proximity to Beach:** 250 Meters

**Investment Status:** Turnkey with Tourist License

**Outdoor:** Large Private Solarium / Rooftop Terrace

**Amenities:** 5 Pools (1 Heated), Tennis/Padel Courts, Security



---

Family Focus: Near International Schools & essential services

Access: Quick drive to Puerto Banús & San Pedro





## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
Paddle Tennis  
Tennis Court  
Barbeque

### Views

Garden  
Pool  
Courtyard

### Pool

Communal  
Heated

### Garden

Communal

### Category

Holiday Homes  
Investment  
Golf

### Orientation

East

### Setting

Beachside  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

24 Hour Security

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street