



# Penthouse Duplex for sale in New Golden Mile, Estepona

495 000 €

Référence: R4801630    Chambres: 2    Bain: 2    Construite: 163m<sup>2</sup>    Terrasse: 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



## Spécification:

### Caractéristiques

Près du transport  
Terrasse privée  
Salle de bain attenante  
Sol en marbre  
Armoires ajustées  
Solarium  
Paddle tennis  
Court de tennis  
Barbecue

### Vues

Jardin  
Piscine  
Cour

### Piscine

Communautaire  
Chauffé

### Jardin

Communautaire

### Catégorie

Maisons de vacances  
Investissement  
Golf

### Orientation

Est

### Paramètre

En bord de mer  
Près du golf  
Urbanisation  
Près de la mer  
Proche des magasins  
Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Sécurité 24 heures

### Climatisation

Climatisation

### Condition

Bien

### Cuisine

Entièrement équipé

### Parking

Rue