



# Penthouse Duplex for sale in New Golden Mile, Estepona

495.000 €

Referentie: R4801630 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 163m<sup>2</sup> Terras: 30m<sup>2</sup>





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## 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



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Marmeren vloeren  
Inbouwkasten  
Zonnebank  
Paddle tennissen  
Tennisbaan  
Barbecue

### Uitzicht

Garden Views  
Pool Bekeken  
binnenplaats Bekeken

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad

### Tuin

gemeenschappelijke tuin

### Categorie

Vakantiehuis  
Investering  
Golf

### Zonorientatie

Oosten

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Beveiliging

24 -uurs beveiliging

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

parkeren op straat