



## PENTHOUSE 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

Estepona

**REF# R4645639 – 470.000€**

3	2	98 m <sup>2</sup>	57 m <sup>2</sup>	49 m <sup>2</sup>
Beds	Baths	Built	Plot	Terrace

3 Bed, Brand New, Key Ready, Central Estepona It's rare to find a brand new, key ready penthouse in a central location in Estepona City at this price with this much outside space - a 49m<sup>2</sup> roof terrace. Furthermore, it has 3 good sized bedrooms, and 3 beds are very much in demand. This property is a holiday rental workhorse and always booked making it a great investment. The development offers a large pool, gym, kids playground and easy access to Estepona's Old Town by foot. It's 3 bedrooms, 2 bathrooms, and 174m<sup>2</sup> built (as per cadastral however this includes communal elements). The reality is its 144m<sup>2</sup> of usable space including the terraces of which 80m<sup>2</sup> is the internal usable m<sup>2</sup> (we have the floor plans). Fully equipped kitchen with modern appliances and lovely pool views with morning sun. (the rooftop terrace gets sun all day). Moreover, as it's a 3 bedroom, it can sleep 6 comfortably making it a great holiday home, even for a larger family, as well as generating consistent year round rental income. Underground Parking and Storage Room Included. As it's a resale you pay 3% less in taxes and no waiting, you can start living in Paradise now within Europe's 2nd best city. The mayor keeps improving Estepona winning awards year after year!

