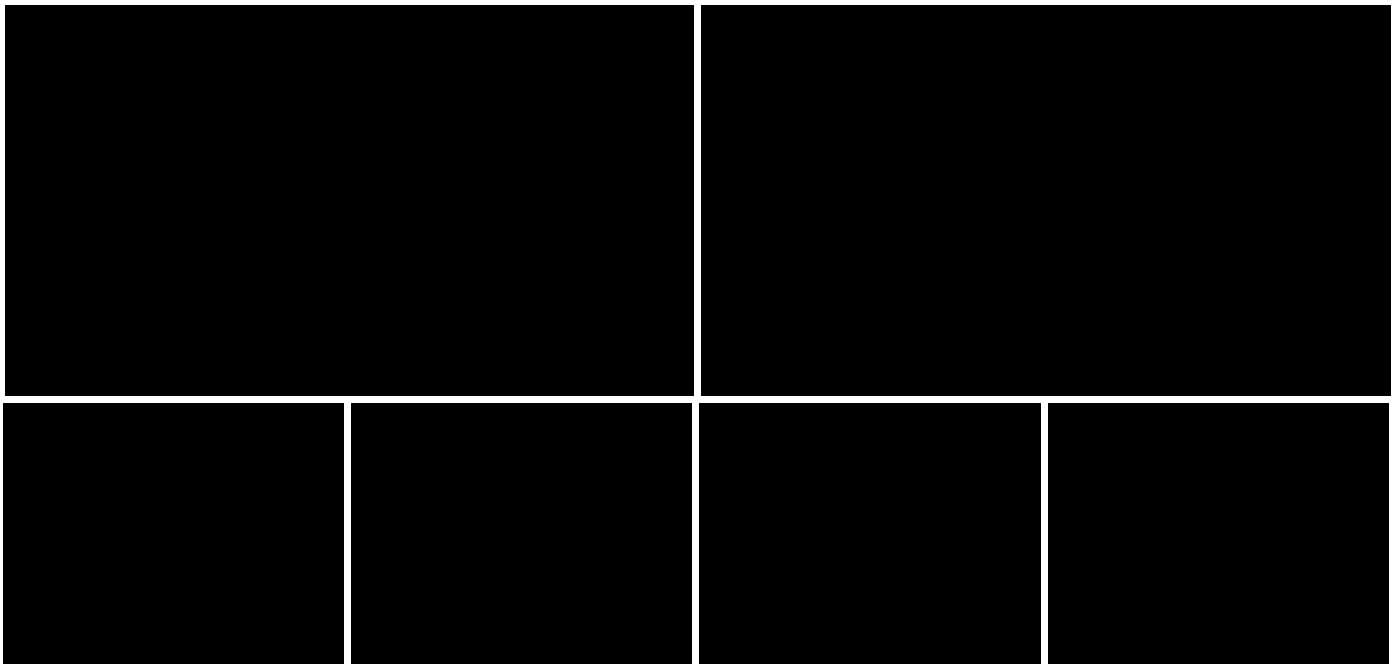


PENTHOUSE DUPLEX 2 BEDROOMS 2 BATHROOMS IN EL PADRON

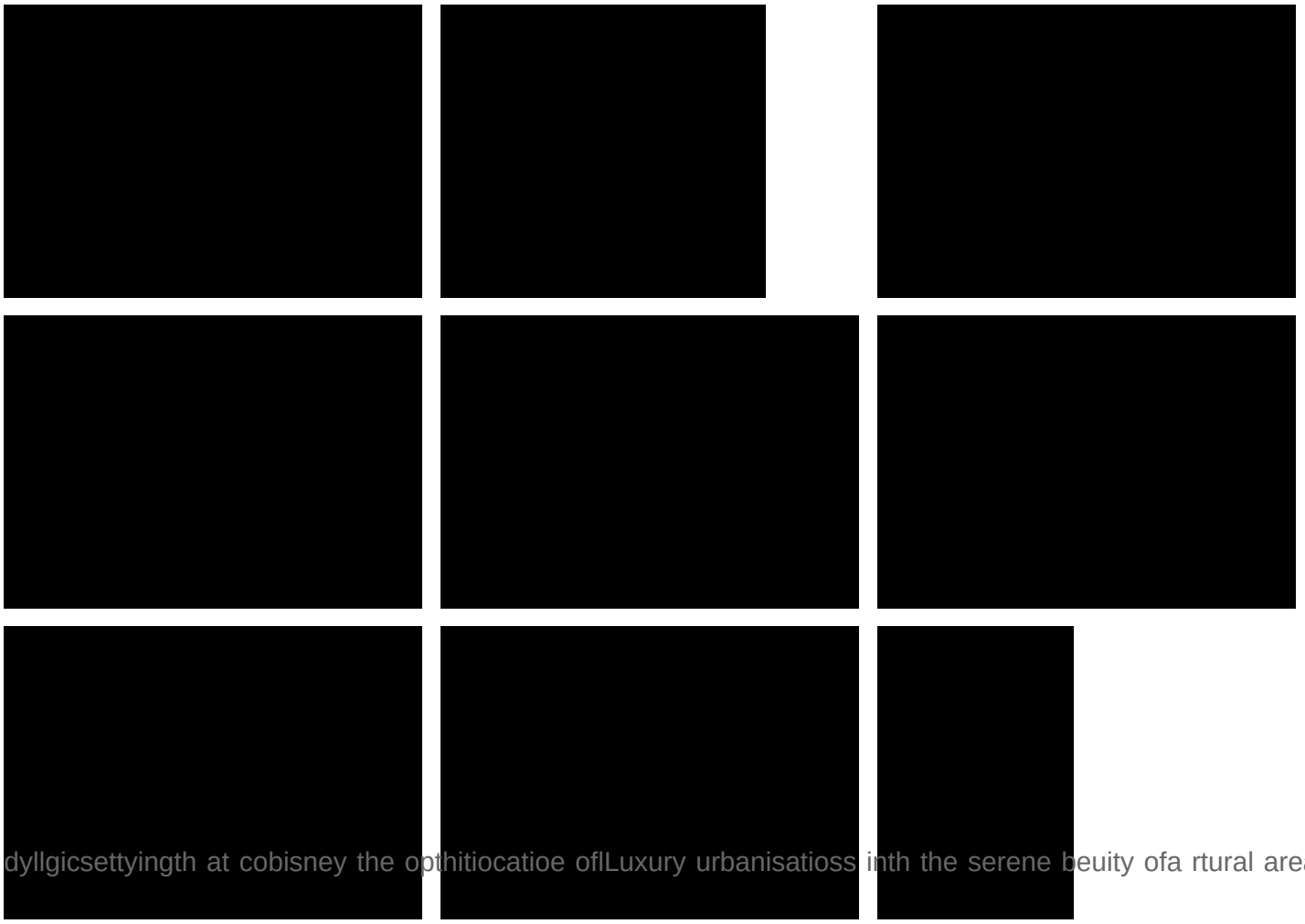
El Padron

REF# R5142508 – 330.000€

2	2	110 m²	12 m²
Beds	Baths	Built	Terrace

Imagine waking up every morning in a spacious 110 m² 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 m² 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 m² 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 m², 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 Sol...ouanddo bycan



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