

# Estepona

## Apartment / Apartamento

€1,180,000

Ref: X21654



3



2



123 m<sup>2</sup>



✓



✓



Consumption  
E

Emissions  
D

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## **Property Purchase Expenses**

Property price .....	€1,180,000 (£1,000,168)
Transfer tax 7% .....	€82,600 (£70,012)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€115,000 (£97,474)
Final Payment of 90% on completion ....	€1,062,000 (£900,151)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

Introducing this stunning duplex penthouse in the sought-after area of El Paraíso, featuring an unbeatable rooftop terrace and a private heated pool - a truly exceptional property. This is a rare find that offers luxury, privacy, and breathtaking views, making it perfect for those seeking a unique lifestyle in the Marbella - Estepona area.

Layout: Hall, directly to the right of the entrance a spacious living area and to the right the kitchen with patio.

South-facing terrace, and two double bedrooms that share a well-appointed bathroom. One of the bedrooms has direct access to the terrace, allowing for seamless indoor-outdoor living.

On the first floor, you'll find a hallway with direct access to the rooftop terrace and entrance to the master bedroom offering a private en-suite bathroom and also enjoys access to the roof top terrace, providing a luxurious and private escape.

The highlight of this penthouse is the rooftop terrace, an extraordinary outdoor space that is truly one of a kind. The terrace is divided into distinct areas, offering a perfect balance of comfort and functionality. As you ascend to the rooftop, the first section on the left features lots of space for relaxation, from here you access a fully enclosed area with glass curtains, with a kitchen, dining area, and lounge area, all beautifully covered to offer comfort year-round.

Continuing through this space, you'll reach another charming section of the terrace with sun loungers, ideal for soaking up the sun. A few steps up from here leads to the private heated pool, where you can enjoy panoramic views while swimming in absolute privacy. The terraces are beautifully landscaped, featuring potted fruit trees and lush plants, creating an oasis of greenery and tranquility. A total space of 170m<sup>2</sup>.

This property comes with a private garage for one car and additional storage, offering practicality alongside its undeniable luxury.

This duplex penthouse is a rare opportunity to own a truly unique property in one of the most desirable locations on the Costa del Sol, El Paraíso.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible