# **LUNDE & NIETO**

PROPERTIES -



## Penthouse til salgs i Estepona, Estepona

795 000 €

Referanse: R5226085 Soverom: 1 Bad: 1 Bebygget areal: 134m<sup>2</sup> Terrasse: 56m<sup>2</sup>











# LUNDE & NIETO



#### Costa del Sol, Estepona

Discover an exquisite penthouse in the prestigious Mar Azul community, located on the eastern edge of Estepona. This 1-bedroom, 1-bathroom residence offers 134 m<sup>2</sup> of meticulously maintained living space, complemented by a spectacular 56 m<sup>2</sup> private terrace with sweeping panoramic views of the sea and surrounding landscapes. Positioned directly on the beachfront, the property provides an unrivaled opportunity to embrace the iconic Costa del Sol lifestyle. An exceptional feature of this property is its potential for expansion: the terrace can be enclosed with glass, creating additional living space that could accommodate 2 or 3 bedrooms with a total of 2 bathrooms, offering a highly versatile opportunity for customization. The penthouse is fully furnished and features a fully equipped kitchen, marble floors, and a spacious living-dining area that seamlessly connects to the terrace. Modern comforts include air conditioning, underfloor heating in the bathroom, double-glazed windows, and secure shutters, ensuring a comfortable and secure environment year-round. A private garage space and storage room are included. Residents of Mar Azul enjoy extensive communal facilities, including a heated indoor pool, SPA, gym, landscaped gardens, and a sun terrace. Security is paramount, with a gated community, 24-hour security service, surveillance cameras, video intercom, and on-site concierge. The building is equipped with an elevator, and ample visitor parking is available. The property is maintained to the highest standards, with dedicated 24-hour services for residents. The location is exceptional, with easy access to services, transport, shops, schools, restaurants, and leisure options. Golf courses, playgrounds, and the vibrant hubs of Puerto Banús, Marbella town center, and Estepona center are all within close reach, making this penthouse a truly outstanding choice for those seeking a refined beachfront home that combines elegance, comfort, and limitless potential.

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### Egenskaper:

**Funksjoner** Orientering Klimakontroll Løfte Sør Klimaanlegg

Nær transport Sentraloppvarming

U/f/h bad Privat terrasse

Satellitt -TV Lagerrom **Ensuite bad** Marmorgulv Dobbeltvindu

Monterte garderober

Wifi

Treningsstudio

**Badstue** Kjeller **Fiberoptisk** 

Utsikt Innstilling **Betingelse** God Siø Nær sjøen

**Panoramisk** I nærheten av butikker Renovering kreves

Nær byen Hage Basseng Nær skoler

Strandfront

Møbler Kjøkken **Basseng** Kommunal Fullt møblert Delvis montert

Oppvarmet Innendørs

Sikkerhet **Parkering** Hage Kommunal Kommunal Inngjerdet kompleks

> 24 timers sikkerhet Elektriske persienner Inngangstelefon

Verktøy Kategori **Energivurdering** 

Elektrisitet Strandfront

Drikkbart vann

Telefon

CO2 -utslippsvurdering

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