



## PENTHOUSE DUPLEX 4 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5104891 €395,000

BEDS

4

BATHS

2

BUILT

160 m<sup>2</sup>

TERRACE

16 m<sup>2</sup>

Exclusive Duplex Penthouse in Bahía Dorada – Possibility of Obtaining a Tourist Rental License

Spacious home by the sea — investment with tourist license potential\*\*

This large duplex penthouse offers a rare opportunity on the Costa del Sol: \*\*generous square meters, a home-like layout, and low-density living\*\*, just minutes on foot from the beach and the Estepona Marina.

Located in a boutique Andalusian-style building with only four apartments, it combines privacy, natural light, and a consolidated residential environment — perfect for both personal use and investment.

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Prime Location

The Bahía Dorada community offers:

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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- \* 8 communal swimming pools, several beachfront
  - \* Extensive landscaped gardens
  - \* Tennis court
  - \* Peaceful, seaside environment close to all amenities
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### ### Fully Renovated and Ready to Enjoy

This penthouse blends contemporary design with comfort:

- \* Spacious, open-plan living and dining area with designer fireplace
  - \* Modern, fully equipped kitchen with ample storage
  - \* 18 m<sup>2</sup> terrace with garden and Mediterranean views
  - \* 3 bedrooms plus additional office/guest room
  - \* Renovated bathroom with whirlpool bathtub, separate shower, and natural light
  - \* Guest toilet, laundry area, and extra storage
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### ### Key Investment Advantage

\*\*The homeowners' association approves obtaining a tourist license\*\*, a critical factor on the Costa del Sol today.

This ensures:

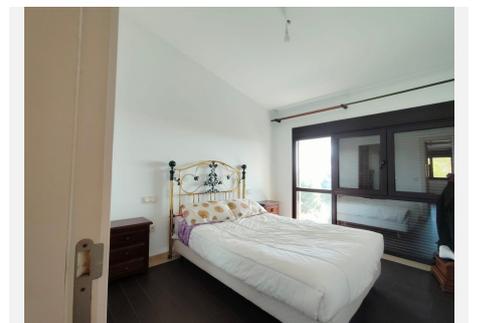
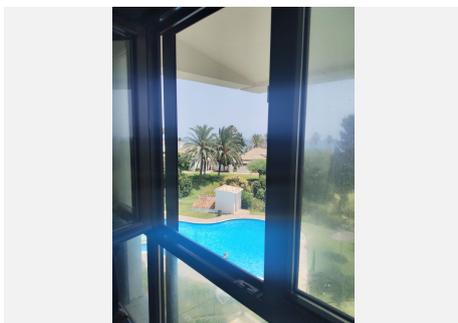
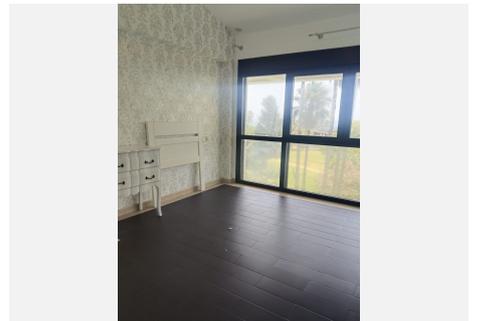
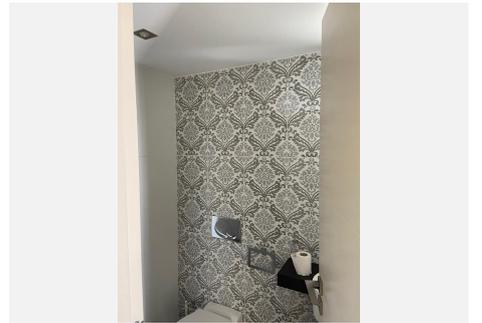
- ?? Legal viability for short-term rental
  - ?? Greater security for investors
  - ?? Flexibility: personal use + rental income
  - ?? Added resale value
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\*\*Space, location, and secure tourist rental potential\*\* in one of the most in-demand areas of the Costa del Sol — a residential asset with both immediate and long-term value.

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