



R5142508

📍 El Padron

REF# R5142508 318.000 €

BEDS

2

BATHS

2

BUILT

110 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

Imagine waking up every morning in a spacious 110 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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 is surrounded by an idyllic setting that combines the sophistication of luxury urbanisations with the serene beauty of a rural area around the Padrón River. This place is ideal for enjoying relaxing walks with your pets, with the family or simply to connect with nature.

**Services and Amenities at Reach:** You will be just a 5-minute drive from the Carrefour Shopping Centre, and 7 minutes from the vibrant centre of Estepona, Marbella (20 minutes): Gibraltar (45 minutes): A unique destination with its iconic Rock and mix of cultures. Malaga Airport (1 hour):

Tarifa (1 hour): Famous for its fantastic beaches ideal for water sports, its magical sunsets, its lively beach bars and a range of charming restaurants.

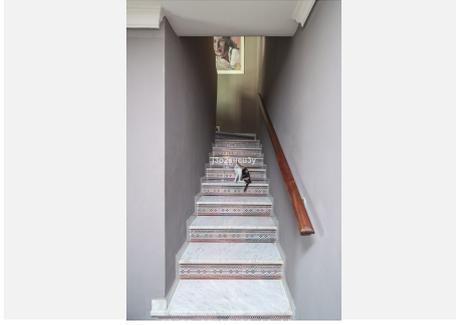
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