



R5337916

📍 Estepona

REF# R5337916 998.000 €

BEDS

3

BATHS

2

BUILT

108 m<sup>2</sup>

TERRACE

307 m<sup>2</sup>

## EXCLUSIVE PENTHOUSE | MIRADOR DE ESTEPONA HILLS

Panoramic Sea & Mountain Views · Unrivalled Privacy · 400 m<sup>2</sup> Total Space

The only residence on its floor, this exceptional penthouse offers a level of privacy and exclusivity that cannot be replicated elsewhere in the development. A rare 360° orientation delivers breathtaking views of both the Mediterranean and the Andalusian mountains – from every room, every day.

The space comprises 108,46 m<sup>2</sup> of built area plus a 307,60 m<sup>2</sup> terrace – ca. 400 m<sup>2</sup> in total. Part of the terrace has been enclosed with Lumon glass curtains and full air conditioning, expanding the usable interior to approximately 200 m<sup>2</sup> of living space usable year-round, alongside 200 m<sup>2</sup> of open terrace for pure Mediterranean outdoor living. The interior has been thoughtfully reconfigured into two expansive bedroom suites, prioritising comfort and flow.

# IDILIQ

ESTATES

Finished to an excellent standard throughout, with underfloor heating in the bathrooms and high-quality furnishings available by separate negotiation.

The community permits short-term holiday rentals, making this penthouse both a perfect home and a compelling investment opportunity in one of the Costa del Sol's most active rental markets. 2 private parking spaces and a large storage room are included.

Located in one of Estepona's most prestigious residential addresses, with easy access to the marina, beach promenade, and both Málaga and Gibraltar airports.

