



## Penthouse Duplex for sale in Estepona, Estepona

450,000 €

Reference: R5009146 Bedrooms: 4 Bathrooms: 2 Build Size: 151m<sup>2</sup> Terrace: 91m<sup>2</sup>





## Costa del Sol, Estepona

ASSIGNMENT OF AUCTION RIGHTS – Only for cash buyers willing to complete the court procedure. Exclusive duplex penthouse in La Resina Golf, perfect for those looking for a property with high appreciation potential. The property features: 4 spacious bedrooms 2 bathrooms 3 terraces with stunning panoramic sea views Well maintained condition Prime location: Just 10 minutes from Puerto Banús 7 minutes from Estepona Only 2.1 km to the beach by bike A charming, bright, and spacious property in an unbeatable location. Ideal as a second home, an investment, or a family residence. ????

Explanation of the Process – How Does It Work?

- 1-Judicial auction: When a property is auctioned by court and receives no bids, the creditor (usually a bank) may request adjudication of the property.
- 2-Assignment of auction rights: Before the adjudication is finalized and registered under the creditor's name, they can transfer the rights to a third party. This is formalized through an appearance before the Court Clerk, with the assignee present to accept and make the required payment.
- 3-Payment and documentation: The assignee must pay the agreed price and submit the necessary documentation to complete the transfer. Afterwards, the court issues an adjudication decree in favor of the assignee, who can then register the property at the Land Registry.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Near Mosque  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Forest  
Street

### Pool

Communal  
Garden  
Communal

### Category

Investment  
Bargain  
Distressed  
Resale

### Orientation

South

### Setting

Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Not Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered  
Communal