



## Ático Dúplex en venta en Estepona, Estepona

440.000 €

Referencia: R5294788    Dormitorios: 4    Baños: 2    Construído: 95m<sup>2</sup>    Terraza: 90m<sup>2</sup>





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## Costa del Sol, Estepona

Discover this charming duplex penthouse in the heart of Estepona's historic old town, nestled on the vibrant pedestrian street. Just 50 metres from the golden sands of Playa de la Rada and a mere 30 metres from the picturesque Plaza de las Flores – Estepona's lively central square adorned with fountains, cafes, and the Provincial Art Museum (MAD) – this property offers an unbeatable location in the "Garden of the Costa del Sol." Surrounded by flower-filled cobbled streets, boutique shops, traditional tapas bars, and restaurants, it's perfect for embracing the authentic Andalusian lifestyle, with easy access to attractions like the Orchid House botanical garden and the scenic Paseo Marítimo promenade.

Spanning 95 m<sup>2</sup> built (85 m<sup>2</sup> usable), this well-maintained, second-hand home features three spacious bedrooms, a bright living room, an independent kitchen, a laundry room, an inner patio for added light and privacy, and an attic cleverly converted into a home office. Additional highlights include two bathrooms, a terrace and balcony for outdoor relaxation, built-in wardrobes, a storage room, and desirable south-facing orientation for abundant natural light. Situated on the exterior-facing second floor of a building without a lift, this duplex penthouse combines classic charm with modern comfort.

Priced at €440,000 – an exceptional opportunity in Estepona's sought-after casco antiguo.



## Características:

### Características

Terraza  
Transporte cercano  
Terraza  
Trastero  
Doble acristalamiento  
Armarios ajustados  
Solárium  
Wifi  
Sala de servicios  
Restaurante en el sitio  
Cerca de la iglesia  
Fibra óptica

### Posición

Área comercial  
Junto a la playa  
Cerca del puerto  
Cerca del mar  
Cerca de las tiendas  
Cerca de las escuelas  
Frente a la playa  
Ciudad  
Cerca de Marina

### Cocina

Cocina Equipada

### Orientación

Sur

### Estado

Buen estado de conservación

### Seguridad

Sistema de alarma

### Vistas

Vistas Panorámicas  
Patio  
Vistas Urbanas  
Calle

### Muebles

Completamente Amueblada

### Aparcamiento

Calle