EL PRESIDENTE

sypialnie	■azienki	zbudowany m²	taras m²
2	2	163	30

PENTHOUSE W EL PRESIDENTE

Presenting a turnkey investment opportunity on the sought-after New Golden Mile, Estepona. This elegant 2-bedroom, 2-bathroom duplex penthouse is located just 250 meters from the beach within the prestigious, secure El Presidente urbanization. It offers a premium coastal lifestyle combined with significant built-in upside potential. Strong Investment & Value-Add: This property is designed for immediate income and future capital appreciation. Tourist License in Place: Fully licensed for high-return short-term rentals, ensuring an immediate revenue stream. Value-Add Potential: The property can be easily convert the unit into a spacious 3-bedroom residence. This conversion significantly enhances both its resale value and its appeal as a high-occupancy rental unit. Location, Lifestyle & Amenities: El Presidente is renowned for its stunning, lush tropical gardens and authentic Andalusian architecture. The community offers unparalleled amenities perfect for families and holidaymakers: - 5 Swimming Pools (including 1 heated pool) - Sports facilities: Tennis, Padel courts, Football area - Secure Community with a family-friendly environment. Spacious Duplex Living: The penthouse boasts a bright, well-distributed layout and features a large private rooftop solarium. This expansive terrace is ideal for sunbathing, creating a stylish chill-out lounge, or enjoying the coastal sea breezes and views. The location is strategically positioned between Marbella and Estepona, offering quick access to Puerto Banús, San Pedro, international schools, and essential services. Whether you are seeking a high-yield holiday home, a permanent coastal relocation property, or a strategic real estate asset with defined refurbishment and resale potential, this duplex penthouse in El Presidente represents one of the best values on the market today. Property Type: Duplex Penthouse Bedrooms (Current): 2 Bedrooms (Potential): 3 Bathrooms: 2 Location: El Presidente, New Golden Mile (Estepona/Marbella) Proximity to Beach: 250 Meters Investment Status: Turnkey with Tourist License Outdoor: Large Private Solarium / Rooftop Terrace Amenities: 5 Pools (1 Heated), Tennis/Padel Courts, Security Family Focus: Near International Schools & essential services Access: Quick drive to Puerto Banús & San Pedro

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