

# Sales - Apartment - New Golden Mile

## 515.000€

**New Golden Mile**

**Apartment**

**IBI: 1,029 EUR / year**

**Rubbish: 171 EUR / year**



**2**



**2**



**163 m2**

Charming Duplex Penthouse with Investment Potential – Just Steps from the Beach This elegant 2-bedroom, 2-bathroom duplex penthouse is a prime opportunity for both investors and those seeking a perfect holiday home. With a spacious layout, it offers the possibility of being transformed into a 3-bedroom property, significantly enhancing its rental and resale value. Located in the highly sought-after El Presidente community, renowned for its traditional Andalusian architecture and vibrant year-round atmosphere, this property offers an ideal blend of luxury, convenience, and potential. Just 250 meters from the beach, it is perfect for long-term living or a lucrative short-term rental. Key Features: - Convertible Layout: Potential to easily transform into a 3-bedroom unit, increasing investment appeal. - Private Solarium: An expansive rooftop terrace offers serene views, perfect for entertaining or relaxing under the sun. - Generous Living Spaces: A thoughtfully designed layout that balances elegance and comfort, offering ample room to relax and entertain. - Resort-Style Amenities: Five swimming pools (one heated), tennis courts, padel courts, football, and basketball courts—perfect for an active lifestyle. - 24/7 Security: Enjoy peace of mind with round-the-clock monitored security and summer lifeguards. - Proximity to Key Areas: Ideally located near Marbella, Puerto Banus, Estepona, and San Pedro, with easy access to airports and local conveniences, including a nearby ALDI supermarket. Whether you're looking to expand your property portfolio or seeking a luxurious coastal escape, this duplex penthouse offers endless possibilities for customization and growth.

### Setting

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Holiday Homes

### Orientation

- ✓ East

### Views

- ✓ Garden

### Garden

- ✓ Communal

### Condition

- ✓ Good

### Features

- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Tennis Court
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

### Security

- ✓ 24 Hour Security

### Pool

- ✓ Communal
- ✓ Heated

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Street

































