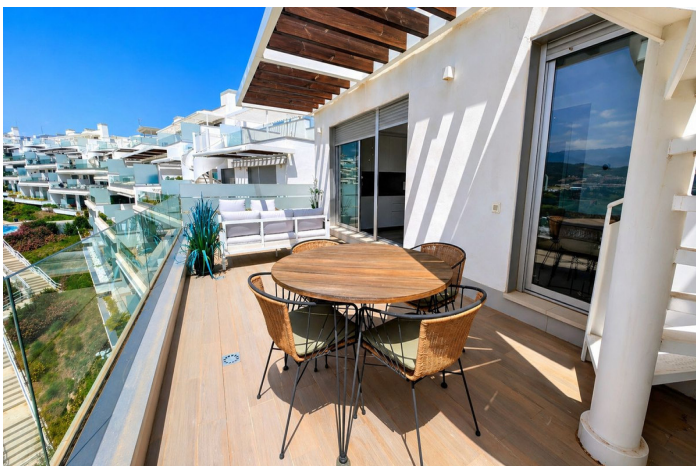




## Penthouse Duplex for sale in New Golden Mile, Estepona

550,000 €

Reference: R5355319 Bedrooms: 2 Bathrooms: 2 Build Size: 75m<sup>2</sup> Terrace: 61m<sup>2</sup>





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## Costa del Sol, New Golden Mile

This modern 2-bedroom penthouse for sale on Estepona's New Golden Mile, consists of approximately 89 m<sup>2</sup> of interior space with 62 m<sup>2</sup> of terraces, including a private solarium with panoramic sea and mountain views, and is competitively priced at €550,000.

Located within the Oceana Views community, the property combines contemporary design with strong value positioning in a recently built development. With an asking price of €550,000, this 2-bedroom penthouse offers full furniture inclusion and excellent outdoor living. Positioned within a secure gated community, it enjoys proximity to amenities, the beach and village life.

### Property Highlights:

- \* 2 bedrooms and 2 bathrooms including en-suite
- \* Priced at €550,000, approximately 10% below comparable units
- \* 27 m<sup>2</sup> main terrace plus 35 m<sup>2</sup> rooftop solarium
- \* Panoramic sea, mountain and river valley views
- \* Fully furnished with large furniture included
- \* Underground parking and private storage included
- \* Lift access from garage and pool level
- \* Community allows application for rental licences

### Interior Layout

The apartment is designed with a practical open-plan layout, maximising natural light through full-width floor-to-ceiling sliding doors. The living, dining and kitchen areas flow seamlessly, creating a bright and functional space for everyday living.

The kitchen is fully fitted with modern appliances, while both bedrooms are well-proportioned doubles. The primary bedroom includes an en-suite bathroom, and the second bedroom is served by a separate guest bathroom. Shutters are fitted throughout for comfort and privacy.

### Terraces and Views

Outdoor space is a key feature, beginning with a 27 m<sup>2</sup> terrace directly off the living area, offering open views across the Guadalmanza river valley towards the sea and surrounding mountains.

A staircase leads to the 35 m<sup>2</sup> rooftop solarium, which enjoys all-day sun and uninterrupted panoramic views extending to Gibraltar and the African coastline. The terrace orientation ensures sun from midday through to sunset.

### Community and Location

Oceana Views is a modern gated community completed in 2021, featuring landscaped gardens and a large communal pool. Residents also have the option to join the nearby Santa Vista Clubhouse, which offers a gym, indoor pool and social facilities.



The property is located on the New Golden Mile, within a 10-minute walk of Cancelada village, where a range of restaurants, shops and supermarkets are available. The beach is approximately a further 10-minute walk, while public transport links provide easy access to Estepona, Puerto Banús and Marbella.

#### Why this Penthouse Stands Out:

- \* Strong value pricing compared to similar units
- \* Dual outdoor spaces including rooftop solarium
- \* Turnkey condition with furniture included
- \* Rental licence pathway already approved by community
- \* Walkable access to village amenities and beach

#### FAQs

How much are the total purchase costs?

Purchase costs are approximately 10% of the property price. For a €550,000 property, this is around €55,000, giving a total budget of approximately €605,000 (£520,000 / \$650,000). We'll confirm exact figures when making an offer.

Can the property be used for holiday rentals?

Yes. While a licence is not currently in place, the community has approved the ability for owners to obtain one, subject to application and local regulations.

How far is the beach?

The beach is approximately a 15–20 minute walk, crossing via pedestrian bridges from Cancelada village.

What facilities are available in the community?

The community offers a large swimming pool and landscaped gardens, with optional membership at the nearby Santa Vista Clubhouse.

Is the property accessible by lift?

Yes. The penthouse has lift access from both the underground parking and pool level.



## Features:

### Features

Lift  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Fiber Optic  
 Solarium

### Views

Sea  
 Mountain  
 Country  
 Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Orientation

West

### Setting

Close To Golf  
 Urbanisation  
 Close To Shops  
 Close To Town  
 Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
 Electric Blinds  
 Entry Phone

### Category

Holiday Homes  
 Investment  
 Resale  
 Contemporary

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground