(+34) 951 621 899

info@marbellastarhomes.com

Penthouse

Estepona



Rooms: 2	Bathrooms: 2	M²: 135	Price: 350,000 €
Status: Sale	Property Type: Penthouse	Reference: R5336869	Publish date: 01.06.26

Overview:Penthouse Living with Sea Views & Solarium | Atalaya Green Mar, Estepona Imagine waking up in a bright penthouse, enjoying open views, afternoon sun, and the relaxed rhythm of life on the Costa del Sol. This 2-bedroom penthouse in the gated community of Atalaya Green Mar, Estepona offers exactly that a comfortable Mediterranean lifestyle in a location where everything is within easy reach. Set within a well-established, secure, and beautifully maintained gated community, the property enjoys a prime position with walking distance to shops, restaurants, and daily services, excellent access to main roads, and the beach just a short drive away. Inside, the apartment offers a spacious and well-balanced layout, designed for comfortable living. The bright living-dining room opens directly onto a west-facing terrace, where you can relax, dine, and enjoy views over the gardens, swimming pool, and the sea, especially beautiful at sunset. From the terrace, a staircase leads to a generous private solarium with panoramic views a perfect space to enjoy the sun all day, host gatherings with friends, or simply unwind. Part of the solarium is already covered, offering shade and versatility throughout the year. The property features two bright bedrooms, including a master bedroom with en-suite bathroom, both with large fitted wardrobes. The two bathrooms have been recently renovated, and the spacious kitchen has also been fully renovated, offering a

modern and functional space with lovely mountain and green views. Additional features include central air conditioning (hot & cold) and a covered underground parking space. Atalaya Green Mar community provides a peaceful, private, and friendly environment, with beautifully landscaped gardens, a large communal swimming pool, and a separate children's pool, making it ideal for families, residents, and holiday use alike. Whether you are looking for a comfortable permanent home, a holiday retreat, or a smart and profitable investment, this penthouse represents an excellent opportunity in one of Estepona's most convenient residential areas. Contact us today to arrange a viewing and experience this special property for yourself. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: [XXX,XXX] € (+10%).This estimate is indicative and provided in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. NG1

Features:

Pool, Sea views, Lift