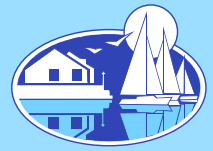


We overlook nothing... but the water

WATERSIDE
PROPERTIES



The Atico, Portal 3, Edificio Puerto Estepona, Estepona, Costa del Sol, Spain



An exceptional opportunity to acquire what can only be described as one of the finest penthouse apartments on Spain's Mediterranean coast. Offering stunning and panoramic views directly over the marina at Estepona, right the way along the coast eastwards towards Cabapino, Gibraltar to the west, as well as the coast of North Africa to the south, this superb home offers both extensive and flexible accommodation.

Offers in the region of €1,500,000

The property has been improved and maintained to a very high standard by the vendors, and includes a wide range of quality fitments and fixtures including triple glazing, hot/cold air conditioning, marble and ceramic floor tiling throughout. Attention to detail is evident throughout, as is the quality of the kitchen units and bathroom suites/sanitary ware.

An internal inspection is essential in order to appreciate everything that this remarkable home offers, not least being the outstanding sea views and lifestyle that the current owners enjoy.

ENTRANCE HALL: Glazed front door. Inset ceiling lighting. Door leading through to the Annex/Guest Accommodation. Marble floor. Door to:

INNER HALLWAY: Marble floor. Inset ceiling lighting. Door to:

SITTING ROOM: Coal-effect electric fire, mounted on a raised hearth with marble surround. Coved ceiling. Marble floor. Wall-mounted air conditioning unit. Glazed sliding doors (with toughened glass), leading out to the Sun Room, and a second set of glazed sliding doors which lead out to a:

STUDY/OFFICE AREA with double glazed doors from this out onto the eastern terrace area.

DINING ROOM: Having a working wood-burning stove. Marble floor. Wall-mounted air conditioning unit. Coved ceiling with concealed lighting. Glazed sliding doors to a second:

STUDY/WORKROOM/STUDIO AREA: Double glazed sliding doors opening out onto the terrace of the Annex/Guest Suite, with views out over Estepona Marina.

KITCHEN: A comprehensive range of modern fitted kitchen units offering wall cupboard, base unit, drawer and worktop space, in addition to incorporating a built-in oven, microwave, inset hob, inset sink with water filter, dishwasher and washing machine. Italian porcelain tiled floor. Fridge and freezer.

SUN ROOM: Opening out onto the southerly side of the terrace, this room enjoys some exceptional sea views of both the marina and the Mediterranean, as well as having an adjoining "snug", which makes for a lovely reading area.

MASTER BEDROOM: 2 built-in double wardrobes, with wooden louvered doors. Wall-mounted air conditioning unit. Marble floor. Double glazed sliding doors (and mosquito screen) opening out onto the southerly side of the property's extensive outdoor terrace area. Door to:

EN SUITE BATHROOM: A suite comprising a panelled bath with shower over, hand basin, bidet, and close-couple WC. Double glazed sliding windows, and mosquito screen. Tiled floor. Wall tiling to ceiling height.

BEDROOM 2: A range of fitted wardrobes with hanging

rail and shelf space, and a further built-in wardrobe with similar. Fitted furniture offering desk, drawer and shelf space. Marble floor. Wall-mounted air conditioning unit. Glazed sliding door opening through to a study/studio area (similar to those off of the sitting and dining rooms), with double glazed sliding doors opening out onto the western portion of the terrace. Mosquito screen.

SHOWER ROOM: A suite comprising a good size shower cubicle, a hand basin with cupboard space beneath, and a vanity mirror above with cupboards either side and lighting over. Close-couple WC. Built-in storage cupboard. Tiled floor. Wall tiling to ceiling height. Wall mounted spotlights.

ANNEX/GUEST ACCOMMODATION:

This area of the property is accessed off of the Entrance Hall, with its own door opening into a:

HALLWAY: Marble floor. Inset ceiling lighting. Door to:

SITTING ROOM/BEDROOM 4: Concealed double bed. Inset ceiling lighting. Coved ceiling. Wall-mounted air conditioning unit. Marble floor. Double glazed sliding door (and mosquito screen) opening out onto the:

GUEST'S TERRACE: Affording south-easterly views out over the marina and sea beyond.

KITCHEN: A modern and attractive range of fitted units offering wall cupboard, base unit, drawer and worktop space, in addition to incorporating an inset hob with oven beneath, built-in fridge/freezer, and an inset sink. Washing machine and dishwasher. Tiled walls. Inset ceiling lighting. Tiled floor. Extractor fan.

BEDROOM: 2 built-in wardrobes, with hanging rail and shelf space. Wall-mounted air conditioning unit. Double glazed window, with a westerly aspect. Marble floor.

BATHROOM: A suite comprising a bath with shower over, pedestal hand basin and close-couple WC. Ceramic floor tiling. Wall tiling to ceiling height. Extractor fan. Inset ceiling lighting.

OUTSIDE: The unique position of this exceptional home means that it offers outstanding panoramic sea and coastal views, including North Africa on a clear day! The property has been designed in such a way as to not only maximise this vista, but also to offer an extensive terrace (extending round 3 sides of the penthouse) where outdoor living can be enjoyed to the full in this wonderful location. Awnings and sun blinds have been installed to the southern and western facing areas of the terrace, as well as exterior lighting and power points.

The property also benefits from 3 allocated parking spaces in the secure underground garage area, as well as a lift to the penthouse. 2 store rooms. The apartment also enjoys the benefit of a mature and well-established residents' garden and swimming pool, and Estepona Marina is literally on the doorstep! Local shops and a delightful sandy beach are also close by, as are transport links to Gibraltar, Marbella and Malaga.

SITTING ROOM



VIEW FROM THE SOUTH TERRACE



DINING ROOM



TERRACE

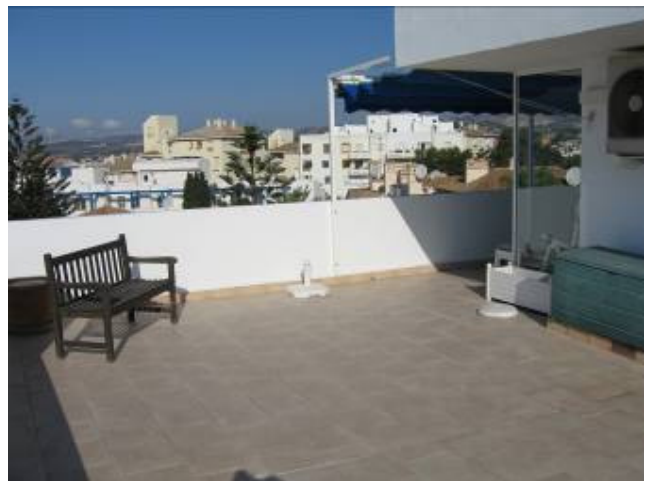


SUN LOUNGE



WEST TERRACE DINING AREA





Viewing through Waterside Properties – Gunwharf Quays Office 02392777077

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