

■■■■■■■■■■: Exclusive Duplex Penthouse near the beach with Private Pool & Panoramic Views – 182 m² Sea Views • Central Location • 3 Bathrooms • 2 Bedrooms + Office • Private Rooftop Terrace with Pool • Tourist License

Welcome to one of the most spectacular homes in the area – a fully renovated duplex penthouse on the 14th and 15th floors, offering breathtaking views of the sea, mountains, and city skyline. This property provides a unique combination of luxury, comfort, and strong investment potential.

With 182 m² of living space, a private rooftop terrace, and its own pool, this is a rare opportunity in one of the most desirable locations. The setting is unbeatable – just steps from the promenade, marina, and the city's full range of restaurants, shops, and services.

HIGHLIGHTS

- Living area: 182 m²
 - Duplex penthouse on the 14th & 15th floors
 - Private rooftop terrace with a deeper-than-usual pool, outdoor kitchen potential, barbecue area, lounge, and dining space
 - 2 spacious bedrooms, including a master suite with walk-in closet and private bathroom
 - Office/extra bedroom – ideal for working from home
 - 3 bathrooms, two of them newly renovated with integrated shower solutions
 - Underfloor heating in the master bathroom
 - Open-plan layout connecting kitchen, dining, and living areas – perfect for entertaining
 - Large panoramic windows with 180° views of the sea and mountains
 - Completely renovated in 2025 with premium materials and contemporary design
 - Large communal pool for residents
 - Tourist license (VFT) – a major investment advantage, with rental income of approx. 4,000 EUR/week
- Community fee: 290 EUR/month – includes hot water, water usage, waste collection, cleaning, maintenance of the communal pool, and general building management. Very well-run community.

LOCATION – EVERYTHING AT YOUR DOORSTEP

The penthouse enjoys an exceptional central location, yet is only a few meters from the beach and marina. You have immediate access to restaurants, cafés, shops, supermarkets, and all public transportation (train, bus, taxi), making everyday life convenient and comfortable.

AREA DEVELOPMENT & FUTURE POTENTIAL

The surrounding area is undergoing significant development:

- Approved plans for a modernized and upgraded marina
- Collaboration between the municipality and the community to refurbish the commercial areas of the building
- Ongoing façade renovation
- New municipal market under construction

These improvements contribute to increasing property value and enhancing the overall attractiveness of the neighborhood.

A UNIQUE PROPERTY – PERFECT FOR LIVING OR INVESTMENT

This penthouse is ideal for those seeking an exceptional residence – whether as a permanent home, holiday property, or investment.

With its approved tourist license, you can enjoy the property yourself while generating substantial rental income throughout the year.

■■■■■■■■■■:

