

**Sales - Apartment - Estepona**  
**295.000€**

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**Ref.-ID: R4812679**

**Estepona**

**Apartment**

**Community: 2,820 EUR / year**

**IBI: 1,023 EUR / year**

**Rubbish: 162 EUR / year**



**2**



**3**



**173 m2**

Located in the sought after development , this first-floor apartment offers both comfort and strong investment potential. Featuring 2 bedrooms, each with its own en-suite bathroom, plus an additional guest WC, this residence ensures privacy and convenience. The interior opens to various terraces, perfect for enjoying the serene garden views, while the communal pool and meticulously maintained gardens provide a refreshing retreat. Although the apartment requires some updating, its prime location and layout offer a fantastic opportunity for those looking to customize a space or secure a strong rental income. This property is not just a home but a promising investment. Additionally, there are multiple apartments available for purchase, by the same owner presenting an incredible opportunity for a larger investment. - more information upon request.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Restaurant On Site

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Category**

- ✓ Bargain
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good
- ✓ Fair
- ✓ Renovation Required

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Urban
- ✓ Street

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Street
- ✓ Communal
- ✓ Private