



Sales - Apartment - Estepona  
**299.000€**

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**Ref.-ID: R4814710**

**Estepona**

**Apartment**

**Community: 1,548 EUR / year**

**IBI: 512 EUR / year**

**Rubbish: 129 EUR / year**



**3**



**2**



**102 m2**

This bright and spacious three-bedroom, two-bathroom apartment is located just 250 meters from Guadalmina Beach. The property features fitted wardrobes in the bedrooms and benefits from abundant natural light throughout. Set within a private development, it offers access to two communal pools and lush gardens. The location is ideal, being close to both the beach and golf, as well as various amenities. While the apartment needs some updating, it presents an excellent opportunity for rental investment.

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|--|---|---|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Beachside</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>                       | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Renovation Required</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li></ul>                        | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>                                    | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Courtyard</li><li>✓ Urban</li></ul>                              |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Satellite TV</li><li>✓ WiFi</li><li>✓ Ensuite Bathroom</li><li>✓ Access for people with reduced mobility</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li><li>✓ Optional</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                         | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Landscaped</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Reduced</li><li>✓ Resale</li></ul> |