

**Sales - Apartment - Estepona**  
**799.000€**



**Ref.-ID: MIBGR4976992**

**Estepona**

**Community: 7,152 EUR / year**



**3**



**3**



**180 m<sup>2</sup>**

**Apartment**

Own a Turnkey Investment in Marbella ready to move in. Looking for a stress-free second home in Marbella that practically runs itself? This spacious, high-yield apartment has been owner-managed for 4 years with a consistent 7% ROI (approx. €50,000/year). It comes with a loyal base of repeat guests, saving you on Booking/Airbnb commissions. Simply block out your own dates and rent the rest without hassle. Best part? The owner is happy to share his trusted tenant list for a smooth handover. Modern Boho Apartment with Spectacular Sea Views. This newly built 250m<sup>2</sup> south-facing apartment blends modern design with relaxed Boho charm. Featuring 3 spacious bedrooms, each with its own ensuite bathroom, and a 70m<sup>2</sup> terrace offering breathtaking 180° sea views of Gibraltar and the Atlas Mountains, this is a rare find. The bright, open-plan living space includes a fully equipped kitchen and floor-to-ceiling windows that flood the apartment with natural light. Step outside to the oversized terrace with sleek glass balustrades, perfect for sunset dinners or morning coffee with nothing but the sound of birds and crickets. Key Features:

- Panoramic sea views
- Underfloor heating for winter comfort
- Heated indoor pool, spa, sauna & hammam
- Gym & multifunctional social area
- 1 parking space (but optional 2 available for your comfort, this is very rare) + 2 storage units
- Peaceful, private, and serene location
- Only 3 min from La Laguna, Sublime and Sonora Beach Bar & coastal walking routes
- 5-8 min to major supermarkets (Mercadona, Lidl, Aldi, Carrefour)
- Gated residence with 24/7 security and surveillance cameras. Located between Marbella and Estepona in a beautifully maintained urbanization with lush gardens and top-tier amenities.

Move in, relax, and enjoy the Mediterranean lifestyle.

<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>	<b>Features</b>
✓ South	✓ Excellent	✓ Communal ✓ Heated ✓ Children's Pool	✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F Heating	✓ Sea ✓ Garden	✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Gym ✓ Sauna ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Double Glazing ✓ Domotics ✓ 24 Hour Reception ✓ Basement ✓ Fiber Optic
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Category</b>
✓ Optional	✓ Fully Fitted	✓ Communal	✓ Gated Complex ✓ Electric Blinds ✓ 24 Hour Security	✓ Underground	✓ Bargain ✓ Holiday Homes ✓ Resale