Sales - Apartment - Estepona

309.000€

Ref.-ID: MIBGR5302996 **Estepona** **Apartment**

Community: 3,240 EUR / year **IBI: 900 EUR / year** **Rubbish: 30 EUR / year** **1** **1** **68 m2**

This sophisticated one-bedroom, one-bathroom apartment has been fully renovated and offers an excellent combination of comfort, open views, and a strategic location. The property has a total built area of 88 m², including a generous 25 m² terrace, ideal for enjoying the Mediterranean lifestyle year-round. The bright living and dining area opens directly onto the terrace, offering pleasant views of La Concha mountain and the sea. The kitchen is modern, functional, and well integrated. The bedroom is spacious and peaceful with built-in wardrobes, while the bathroom is complete and well laid out. The terrace is one of the property's standout features, providing an ideal space for outdoor dining, relaxation, and enjoying open views. The apartment holds a tourist rental license and achieves an approximate annual occupancy of 85%, making it an excellent opportunity for investors seeking strong rental returns. At the same time, its comfort and location make it equally suitable for those looking for a permanent residence in Marbella, close to all amenities. The beach can be reached in approximately 7 minutes via Guadalmina Baja, with shops, restaurants, and golf courses nearby.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South

Condition
- ✔ Excellent
- ✔ Recently Renovated

Pool
- ✔ Communal

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea
- ✔ Mountain
- ✔ Golf
- ✔ Country
- ✔ Panoramic
- ✔ Garden
- ✔ Pool

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Wood Flooring

Furniture
- ✔ Fully Furnished

Garden
- ✔ Communal

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Communal

Category
- ✔ Golf
- ✔ Luxury