## Sales - House - Estepona

# 925.000€











**Ref.-ID: MIBGR5528092**

**Estepona**

**House**

**5**

**3**

**180 m2**

Discover this exceptional investment opportunity in the heart of Estepona's historic old town. This beautifully preserved Andalusian-style residential building combines authentic charm with modern comfort, perfectly positioned to capitalize on the region's thriving tourism market. Located in a car-free area that's incredibly popular with tourists, this property offers an ideal blend of character and convenience. Property Overview The building comprises three separate apartments, each with individual access, spread across three floors within 170 m² of thoughtfully designed space. Two cozy 1-bedroom apartments and one spacious 2-bedroom apartment provide flexible rental options. All units feature air conditioning for year-round comfort, ensuring guest satisfaction during every season. Outdoor Spaces & Amenities Step into the stunning central patio, where original floor tiling transports you to traditional Andalusian architecture. The rooftop terrace offers breathtaking views and serves as a perfect retreat. The property includes dedicated terrace spaces, enhancing the appeal for both residents and guests. An on-site water well ensures independent water supply, reducing operational costs. Prime Location & Accessibility Situated just 200 meters from the famous promenade and beach, this property enjoys unbeatable proximity to Estepona's main attractions. The car-free neighborhood setting creates a peaceful, pedestrian-friendly environment that tourists adore, making it perfect for short-term rentals. Investment Potential With an active tourist license already in place, this property demonstrates very good rental yield. The second-hand building is in good condition, requiring minimal maintenance while offering immediate income generation. Without current tenants, you have complete flexibility to implement your rental strategy immediately.

**Setting**
- ✔ Close To Shops
- ✔ Close To Town

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Panoramic Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment
- ✔ Barbeque

**Furniture**
- ✔ Fully Furnished

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System