



Sales - Apartment - Estepona
530.000€

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Ref.-ID: MIBGR5192068

Estepona

Community: 2,784 EUR / year

IBI: 724 EUR / year



2



2



86 m²

Apartment

GROUND-FLOOR APARTMENT WITH LARGE TERRACE AND TOURIST LICENSE NEAR THE SEA. Privileged location in a charming Mediterranean-style complex, just 200 m from the beach and only a 5-minute drive from Estepona and the vibrant Duquesa Marina, where you'll find all kinds of services, restaurants, and leisure options. This beautiful ground-floor apartment stands out for its brightness, thanks to its southeast orientation, and for its magnificent newly renovated terrace, featuring glass curtains, an outdoor kitchen area, and elegant parquet flooring that adds warmth and style. The property, built with high-quality materials, offers two spacious bedrooms, carefully redesigned lighting that enhances every corner, and a practical anti-limescale system for greater comfort. From the terrace, you can enjoy pleasant views of the lush gardens, the communal pool, and a partial sea view. Located in a quiet and well-maintained community with a swimming pool and large green areas, this apartment also includes a parking space and a storage room. With a **tourist license obtained this year**, it represents an excellent opportunity both as an investment with high rental potential and as a cozy home by the sea. **A must-see — you'll love it!**

| Setting | Orientation | Condition | Pool | Climate Control | Views |
|--------------------|-----------------|----------------|------------|--------------------|---------------|
| ✓ Town | ✓ South East | ✓ Excellent | ✓ Communal | ✓ Air Conditioning | ✓ Sea |
| ✓ Close To Port | ✓ South | | | ✓ Hot A/C | ✓ Garden |
| ✓ Close To Shops | | | | ✓ Cold A/C | ✓ Pool |
| ✓ Close To Sea | | | | | |
| ✓ Close To Town | | | | | |
| ✓ Close To Schools | | | | | |
| ✓ Close To Forest | | | | | |
| ✓ Close To Marina | | | | | |
| ✓ Urbanisation | | | | | |
| Features | Furniture | Kitchen | Garden | Security | Parking |
| ✓ Covered Terrace | ✓ Optional | ✓ Fully Fitted | ✓ Communal | ✓ Gated Complex | ✓ Underground |
| ✓ Lift | | | | ✓ Alarm System | ✓ Garage |
| ✓ Fitted Wardrobes | | | | | ✓ Communal |
| ✓ Near Transport | | | | | ✓ Private |
| ✓ Private Terrace | | | | | |
| ✓ Satellite TV | | | | | |
| ✓ WiFi | | | | | |
| ✓ Storage Room | | | | | |
| ✓ Utility Room | | | | | |
| ✓ Ensuite Bathroom | | | | | |
| ✓ Wood Flooring | | | | | |
| ✓ Double Glazing | | | | | |
| ✓ Near Church | | | | | |
| ✓ Fiber Optic | | | | | |
| Utilities | Category | | | | |
| ✓ Electricity | ✓ Distressed | | | | |
| ✓ Drinkable Water | ✓ Holiday Homes | | | | |
| ✓ Telephone | ✓ Investment | | | | |
| | ✓ Resale | | | | |