

**Sales - Apartment - Estepona**  
**450.000€**

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**Ref.-ID: MIBGR5317012**

**Estepona**

**Apartment**

**Community: 1,800 EUR / year**

**IBI: 300 EUR / year**



**2**



**2**



**100 m2**

???? Licensed Holiday Investment in La Resina Golf - Estepona Welcome to turnkey Costa del Sol living — with income ready from day one. Located in the sought-after La Concha-Resina Golf area of Estepona, this exceptional 2-bedroom apartment combines space, sunlight, privacy — and most importantly — a registered tourist licence (VFT). That means: ???? You can legally rent short-term immediately. No waiting. No paperwork delays. No uncertainty. □ The Property 135m² built with generous proportions 2 large double bedrooms 2 bathrooms (including en-suite) Bright open-plan living & dining area Fully fitted kitchen + separate utility room Expansive south-west facing terrace (all-day sun & sunset views) Central air conditioning Underground parking space included Private storage room included The terrace alone sells this property — ideal for holiday guests and lifestyle buyers alike. ???? The Community Gated urbanisation Beautifully maintained gardens Large communal swimming pool Peaceful golf-side setting Minutes to beaches, restaurants & A-7 access Quiet, secure, and highly rentable. ???? Why This Is a Smart Buy ✓ Active tourist licence (huge value add) ✓ Strong demand area for short-term rentals ✓ Ideal south-west orientation ✓ Parking + storage (rental premium feature) ✓ Attractive price point for this size & location This is not just an apartment. It's a ready-made income-producing asset on the Costa del Sol. Perfect for: Investors seeking yield Buyers wanting a holiday home that pays for itself Relocation buyers who want flexibility Opportunities with a tourist licence already in place are increasingly rare in this area. ???? Enquire now — before someone else locks in the returns.

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| <b>Setting</b><br>✓ Close To Sea<br>✓ Urbanisation   | <b>Orientation</b><br>✓ South West  | <b>Condition</b><br>✓ Excellent  | <b>Pool</b><br>✓ Communal   | <b>Climate Control</b><br>✓ Air Conditioning<br>✓ Pre Installed A/C<br>✓ Hot A/C<br>✓ Cold A/C<br>✓ Central Heating | <b>Views</b><br>✓ Sea<br>✓ Mountain<br>✓ Golf<br>✓ Country<br>✓ Panoramic<br>✓ Pool<br>✓ Urban |
| <b>Features</b><br>✓ Covered Terrace<br>✓ Fitted Wardrobes<br>✓ Private Terrace<br>✓ Solarium<br>✓ WiFi<br>✓ Storage Room<br>✓ Utility Room<br>✓ Ensuite Bathroom<br>✓ Barbeque<br>✓ Double Glazing<br>✓ Near Mosque | <b>Furniture</b><br>✓ Fully Furnished   | <b>Kitchen</b><br>✓ Fully Fitted | <b>Garden</b><br>✓ Communal | <b>Security</b><br>✓ Gated Complex<br>✓ 24 Hour Security<br>✓ Safe  | <b>Parking</b><br>✓ Underground<br>✓ Covered<br>✓ Street<br>✓ Private                          |
| <b>Utilities</b><br>✓ Electricity<br>✓ Drinkable Water<br>✓ Telephone  | <b>Category</b><br>✓ Bargain<br>✓ Golf<br>✓ Holiday Homes<br>✓ Investment<br>✓ Luxury<br>✓ Resale |                                  |                             |   |  |