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**Sales - Apartment - Estepona**

**399.000€**

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**Ref.-ID: MIBGR5327368** **Estepona** **Apartment**

**Community: 2,232 EUR / year** **IBI: 432 EUR / year** **Rubbish: 116 EUR / year** **2** **2** **109 m2**

Tourist license in place. Spacious 2-Bedroom Garden Apartment Near Estepona Port This beautifully presented ground-floor apartment is ideally located just west of Estepona Port, within easy walking distance of the marina, beach, restaurants, and local amenities. The property features a bright and spacious living area with a semi–open-plan fully fitted kitchen and a convenient separate laundry room. There are two generously sized bedrooms, including a master bedroom with en-suite bathroom, plus a modern family bathroom. The living room opens onto a large covered terrace, perfect for outdoor dining and relaxing. From here, you have direct access to the communal gardens and swimming pool, creating a wonderful indoor–outdoor living space. This apartment also benefits from a valid tourist rental license, making it an excellent investment opportunity for holiday rentals, as well as a perfect holiday home by the sea. Ground Floor Apartment, Estepona, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 109 m², Terrace 26 m². Setting : Beachfront, Beachside, Close To Port, Close To Marina, Urbanisation, Front Line Beach Complex. Orientation : South. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Garden, Pool. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Ensuite Bathroom, Marble Flooring, Double Glazing. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Communal. Category : Beachfront, Holiday Homes, Investment, Resale.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Communal Parking

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale