MIBGROUP.ES

**Sales - Apartment - Estepona**

**189.000€**

**www.mibgroup.es**
**+34 662 58 96 58**
**info@mibgroup.es**











**Ref.-ID: MIBGR5474815** **Estepona** **Apartment**

**Community: 480 EUR / year** **1** **49 m2**

Beachfront Studio — Renovated, with Tourist Licence and NRU – El Pirata, Estepona Charming fully renovated and equipped studio of 39–40 m² in the exclusive El Pirata area of Estepona, front line to the beach and just a few steps from the sea. Modern design, excellent use of space and a privileged location. Lateral sea views, equipped kitchen, renovated bathroom and a bright living-sleeping area. Key Features 40 m² built Studio layout (no separate bedroom) 1 bathroom West orientation Lateral sea views Fully renovated and furnished Equipped kitchen Individual electric heating Air conditioning 2nd floor exterior with lift Communal garden Holiday rental licence (VUT) and NRU Location & Lifestyle Quiet, highly sought-after area with tourists. Direct access to the promenade and beaches. Restaurants and services just a few metres away. Ideal both as an investment — with demonstrable year-round rental income — and as a personal holiday home. Viewing highly recommended.

**Setting**
- ✔ Beachfront
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

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

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views

**Features**
- ✔ Lift
- ✔ Near Transport
- ✔ WiFi
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Street Parking

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