

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

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**Ref.-ID: MIBGR5482105**

**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> <ul style="list-style-type: none"> <li>✓ Close To Sea</li> <li>✓ Urbanisation</li> </ul>                                                                                                                                                                                                                         | <b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>                                                                                              | <b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <b>Pool</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Pre Installed A/C</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Central Heating</li> </ul> | <b>Views</b> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Country</li> <li>✓ Panoramic</li> <li>✓ Pool</li> <li>✓ Urban</li> </ul> |
| <b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Near Mosque</li> </ul> | <b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>                                                                                           | <b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <b>Garden</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ 24 Hour Security</li> <li>✓ Safe</li> </ul>                                                              | <b>Parking</b> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Covered</li> <li>✓ Street</li> <li>✓ Private</li> </ul>                                            |
| <b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>                                                                                                                                                                                                | <b>Category</b> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |                                                                                 |                                                                            |                                                                                                                                                                                            |                                                                                                                                                                                   |