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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.

Setting
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Mosque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Covered Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale