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Sales - Apartment - Estepona

444.000€

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Ref.-ID: MIBGR5490553 **Estepona** **Apartment**

Community: 1,128 EUR / year

2 **2** **71 m2**

Welcome to this beautifully renovated apartment with spectacular views in Estepona – Tourist Licence & Attractive Rental Potential, approximately €230/night during high season Welcome to this bright, modern and beautifully renovated apartment, ideally located in one of Estepona's attractive and sought-after areas. The property offers an exceptional combination of comfort, style and location, with the Mediterranean Sea, beach, marina and the charming atmosphere of Estepona all within easy reach. The apartment has been completely renovated with a focus on contemporary finishes, functionality and a bright, harmonious atmosphere. It features two spacious bedrooms, both with their own en-suite bathrooms, providing an excellent level of comfort and privacy. The property is equally suited as a permanent residence, a stylish holiday home or an attractive investment opportunity. The open-plan living area is filled with natural light and has a seamless connection to the balcony. Large windows allow the beautiful Andalusian light to flow throughout the apartment, creating a bright and airy feel. The modern kitchen provides a stylish and inviting setting, equally suited to relaxed mornings, enjoyable dinners and memorable evenings with family and friends. A View That Truly Impresses One of the apartment's absolute highlights is the west-facing balcony, offering breathtaking views across the Mediterranean and the surrounding landscape. From here, you can enjoy uninterrupted views towards the Rock of Gibraltar, while on clear days you may even catch a glimpse of the Atlas Mountains in Morocco across the Mediterranean. The panoramic outlook also extends towards the impressive Sierra Bermeja, creating a unique setting where sea, mountains and the dramatic Andalusian landscape come together. The west-facing orientation also provides wonderful afternoon and evening sunshine. As the day comes to an end, the scenery transforms into a spectacular backdrop for beautiful Mediterranean sunsets – the perfect place to enjoy an afternoon coffee or relax with a glass of wine in the evening. A Location Close to Everything The property is situated within a well-maintained urbanisation, within walking distance of some of Estepona's most desirable areas. Here, the sea is practically on your doorstep, while restaurants, cafés, shops and everyday amenities are all conveniently close by. Playa del Cristo is just a short distance away and is one of Estepona's most popular beaches, known for its soft sand and calm waters. The nearby promenade is ideal for morning walks, jogging or simply enjoying a leisurely stroll beside the sea. Estepona Marina is also within comfortable walking distance. The marina offers a great selection of restaurants and cafés, together with a lively boating atmosphere – perfect for an evening stroll, lunch by the water or an impromptu dinner overlooking the harbour. Estepona's charming old town is also easily accessible. Its narrow streets, whitewashed buildings, colourful flower-filled façades, traditional tapas bars, restaurants and independent boutiques offer an authentic taste of Andalusian life, while all modern conveniences remain close at hand. Key Location Benefits • Close to the beach: Convenient access to the promenade and Playa del Cristo, with soft sand and calm waters. • Spectacular sea views: Views across the Mediterranean towards the Rock of Gibraltar and, on clear days, the Atlas Mountains in Morocco. • Views towards Sierra Bermeja: The impressive mountain range creates a beautiful contrast to the sea and coastline. • West-facing balcony: Enjoy wonderful afternoon and evening sunshine. • Close to the marina: Restaurants, cafés, boats and the seafront promenade are all within easy walking distance. • Close to the old town: Estepona's charming historic centre, with its restaurants, tapas bars, boutiques and authentic local atmosphere, is easily accessible. • Two bedrooms: Both bedrooms feature their own en-suite bathrooms, offering additional comfort and privacy. • Fully renovated: Contemporary finishes, a modern kitchen and stylish bathrooms create a sophisticated and cohesive interior. • Excellent connections: Easy access to the A-7 provides convenient connections to Marbella, Puerto Banús, Sotogrande and the wider Costa del Sol. A Home to Enjoy All Year Round This is much more than just an apartment – it is an opportunity to embrace the Mediterranean lifestyle, with the sea, beach and charm of Estepona right on your doorstep. The well-designed layout, two en-suite bedrooms, bright modern interiors and spectacular panoramic views make this property an appealing choice as a permanent residence, holiday home or investment. An elegant and effortlessly accessible home where the sea, mountains and authentic Andalusian lifestyle come together – complemented by a view you will never tire of. Tourist Licence & Rental Potential The apartment also holds a tourist licence, offering the possibility of short-term holiday rentals in accordance with applicable regulations. Its prime location close to the beach, marina and centre of Estepona, combined with the spectacular sea views and high-quality renovation, makes the property particularly well suited as a holiday rental. During high season, the apartment can potentially achieve approximately €230 per night, depending on the period, demand and booking conditions. This provides the opportunity for attractive rental income while allowing the property to be enjoyed as a private holiday home when desired.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Private Terrace
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Category
- ✔ Investment