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Sales - Apartment - Estepona

450.000€

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











Ref.-ID: MIBGR5511406 **Estepona** **Apartment**

Community: 1,140 EUR / year **IBI: 368 EUR / year** **Rubbish: 102 EUR / year** **2** **2** **80 m2**

Stylish, Move-In Ready Apartment with Rental Licence in Estepona – Ideal Investment Opportunity! Located in the sought-after Ática Homes development in Estepona, this stylish and fully furnished apartment perfectly combines modern comfort with Mediterranean living. The property enjoys a peaceful setting, while Estepona's charming town centre, with its picturesque streets, restaurants, shops and beaches, is all within walking distance. The apartment features two comfortable bedrooms, two modern bathrooms and a bright, beautifully decorated living and dining area with direct access to the spacious terrace. The modern kitchen is fully equipped, and the entire property has been thoughtfully designed with attention to detail, creating a warm and stylish atmosphere with a luxurious boutique feel. The terrace of over 16 m² provides the perfect space to relax and enjoy the wonderful Costa del Sol climate. The property forms part of a well-maintained residential community offering a communal swimming pool, a separate children's pool and a playground. This makes the apartment particularly attractive for both couples and families. A major advantage is the existing tourist rental licence, making this property especially interesting as an investment for holiday rentals. Furthermore, the apartment is sold fully furnished, including all furniture, appliances and contents, making it ready for immediate personal use or rental. The property also includes a private parking space and storage room, providing additional comfort and convenience. Key Features: • 2 bedrooms and 2 bathrooms • Approximately 60 m² of usable interior space • Terrace of approximately 16 m² • Fully furnished, including all contents • Existing tourist rental licence • Private parking space and storage room • Communal swimming pool and children's pool • Children's playground within the development • Peaceful location within walking distance of the town centre • Move-in ready and ideal as an investment Whether you are looking for a comfortable second home on the Costa del Sol, your own holiday apartment or an attractive property investment, this apartment offers an excellent combination of location, comfort and rental potential.

Setting
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale