

# Sales - Apartment - Estepona

## 450.000€

**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 135m<sup>2</sup> 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

### Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ South West

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Urban

### Garden

- ✓ Communal

### Category

- ✓ Bargain
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

### Condition

- ✓ Excellent

### Features

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

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Safe

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground
- ✓ Covered
- ✓ Street
- ✓ Private





















