Sales - Apartment - Estepona

499.000€

Estepona **Apartment**

Community: 2,304 EUR / year **IBI: 489 EUR / year** **Rubbish: 116 EUR / year**

2 **2** **96 m2**

Set within the peaceful residential community of Sunset Golf in Estepona, this beautifully presented two-bedroom apartment combines spacious contemporary living with an exceptional 70 m² terrace and panoramic views across the Mediterranean Sea, surrounding mountains and Gibraltar The property offers 97 m² of interior living space, designed around a bright and welcoming open-plan layout. The living and dining area connects seamlessly with the modern open kitchen, while large glass doors allow natural light to fill the interior and open directly onto the expansive terrace. With its impressive size and privileged orientation, the outdoor space provides plenty of room for both lounge and dining areas, making it ideal for enjoying the Costa del Sol climate throughout the year. The apartment features two spacious bedrooms and two bathrooms, with a comfortable and contemporary interior that is sold fully furnished, allowing the new owner to enjoy the property immediately. Two underground parking spaces and a private storage room are also included. An additional advantage is that the property already benefits from an active tourist rental licence, making it particularly attractive for buyers looking to combine personal use with holiday rental potential. One of the property's greatest strengths is its location. Sunset Golf offers a tranquil residential setting while remaining perfectly positioned between Marbella and Estepona. Marbella can be reached in approximately 15 minutes and Estepona in just 10 minutes, while the popular Laguna lifestyle destination is only five minutes away. The new Unicorn Padel Club, offering padel facilities together with a spa and restaurant, is just a few minutes from the property, while the Mediterranean coastline can be reached in approximately five minutes by bicycle. Combining panoramic sea, mountain and Gibraltar views with an exceptionally large terrace, an active rental licence, a convenient location and a fully furnished interior, this is an attractive turnkey opportunity for permanent living, a second home or investment on the Costa del Sol.

Setting
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

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

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury

SIEMENS