# Sales - Apartment - Estepona

# 499.000€

**Estepona** **Apartment**

 **2**  **2**  **84 m2**

Modern 2-Bedroom, 2-Bathroom Apartment in the First Line in Estepona An excellent option for investment or personal enjoyment: first-line location, new-build property, fully furnished, never lived in, modern smart home system and a valid tourist licence. A wonderful opportunity to purchase a modern apartment in one of the most sought-after areas of Estepona, located in the first line and just steps from the sea. The apartment is a brand-new property that has never been lived in before. It is fully furnished and ready to move into or rent out. Its modern design, functional layout and high-quality finishes provide a high level of comfort. The property features 2 spacious bedrooms and 2 bathrooms, making it ideal both as a permanent residence and as a holiday home. One of its key advantages is the smart home system, allowing convenient control of various functions within the apartment and providing a modern standard of comfort. Everything you need for comfortable living is within walking distance, including restaurants, shops, supermarkets, cafés, leisure areas and other services. The apartment has a tourist licence, making it particularly attractive as an investment property. The strong demand for short-term rentals in Estepona creates good opportunities for generating rental income through holiday accommodation. An excellent option for investment or personal enjoyment: first-line location, new-build property, fully furnished, never lived in, modern smart home system and a valid tourist licence.

**Setting**
- ✔ Beachfront
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Front Line Beach Complex

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Excellent Condition

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

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Domotics
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

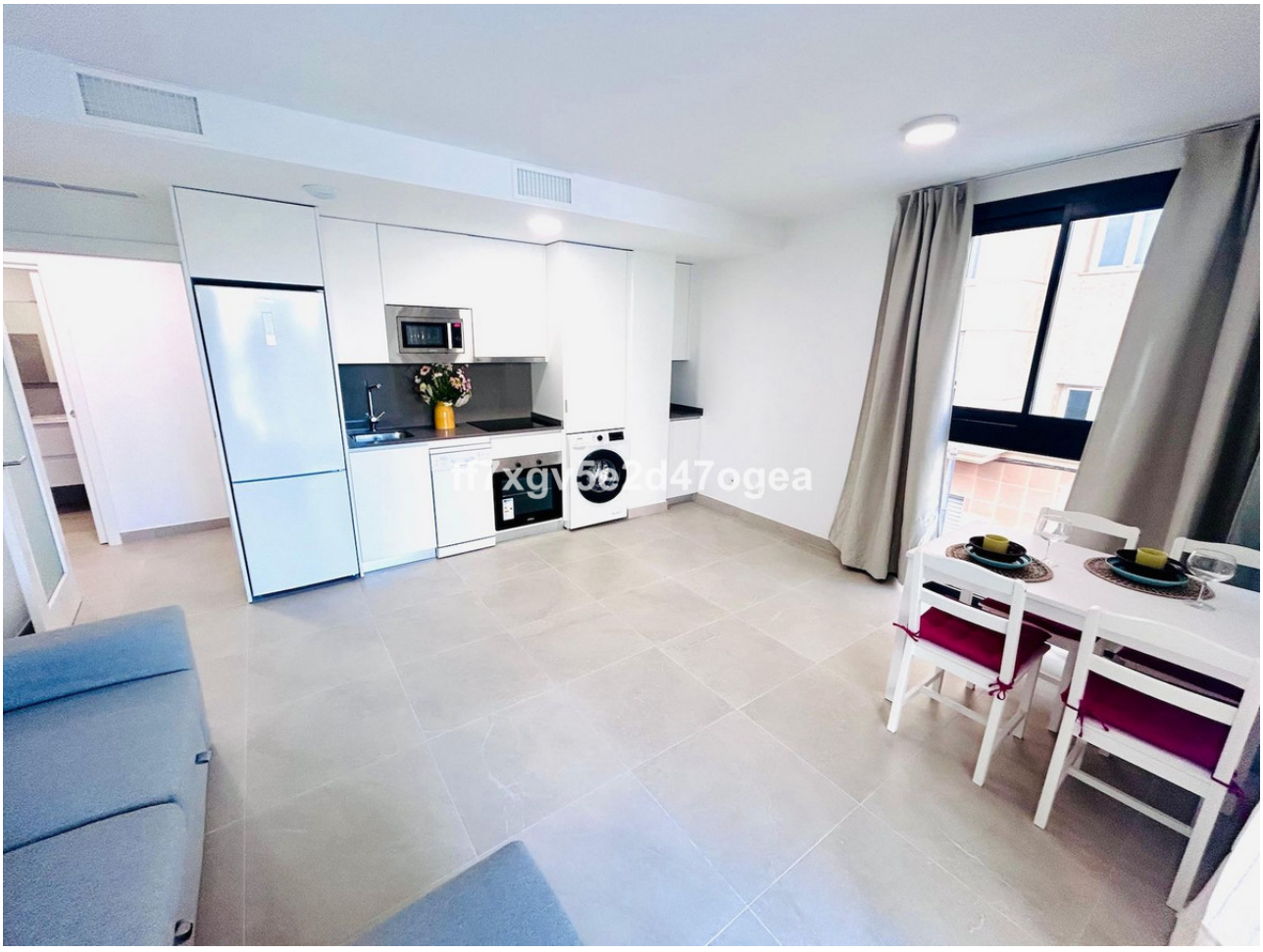
**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Investment








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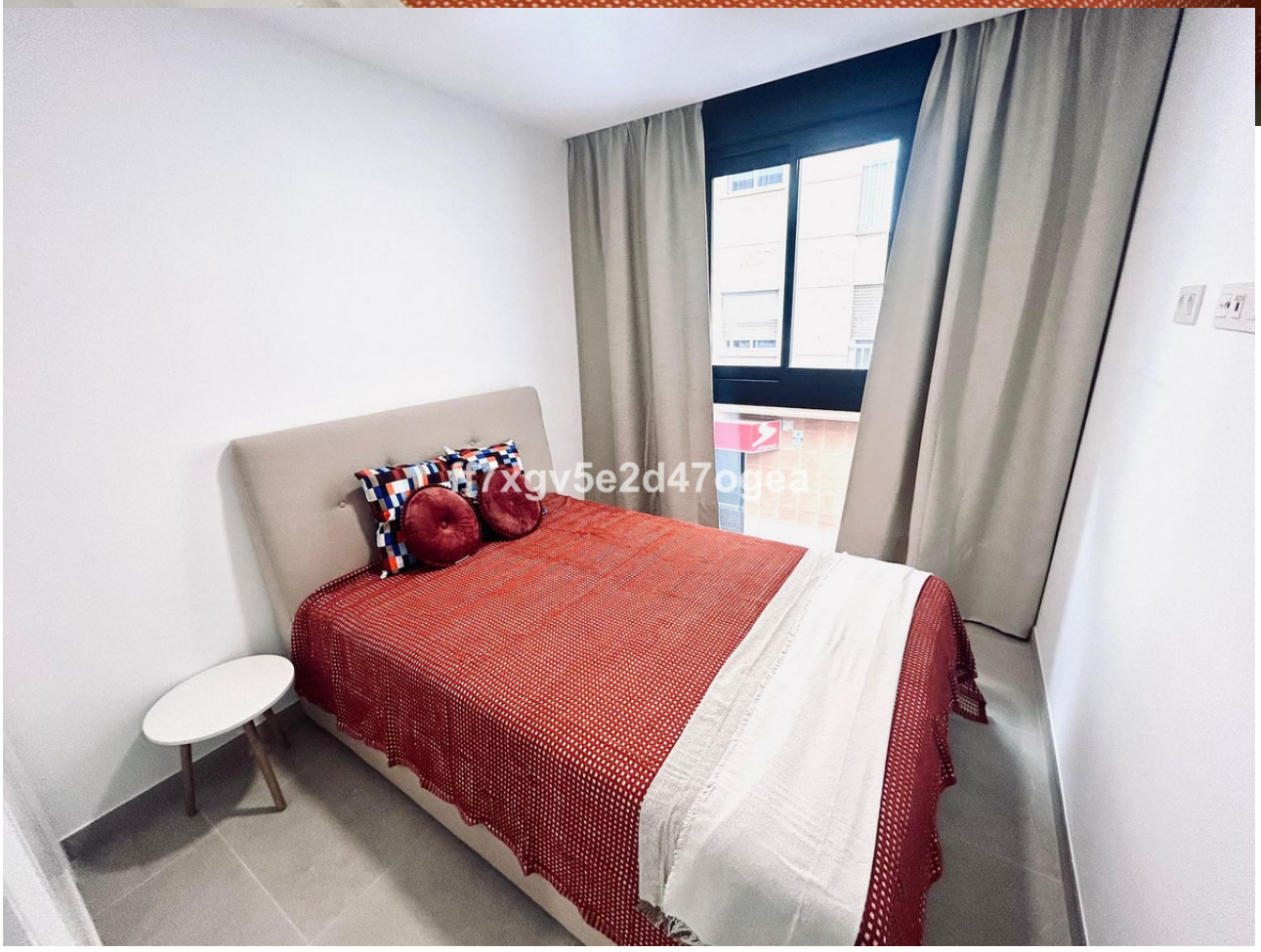



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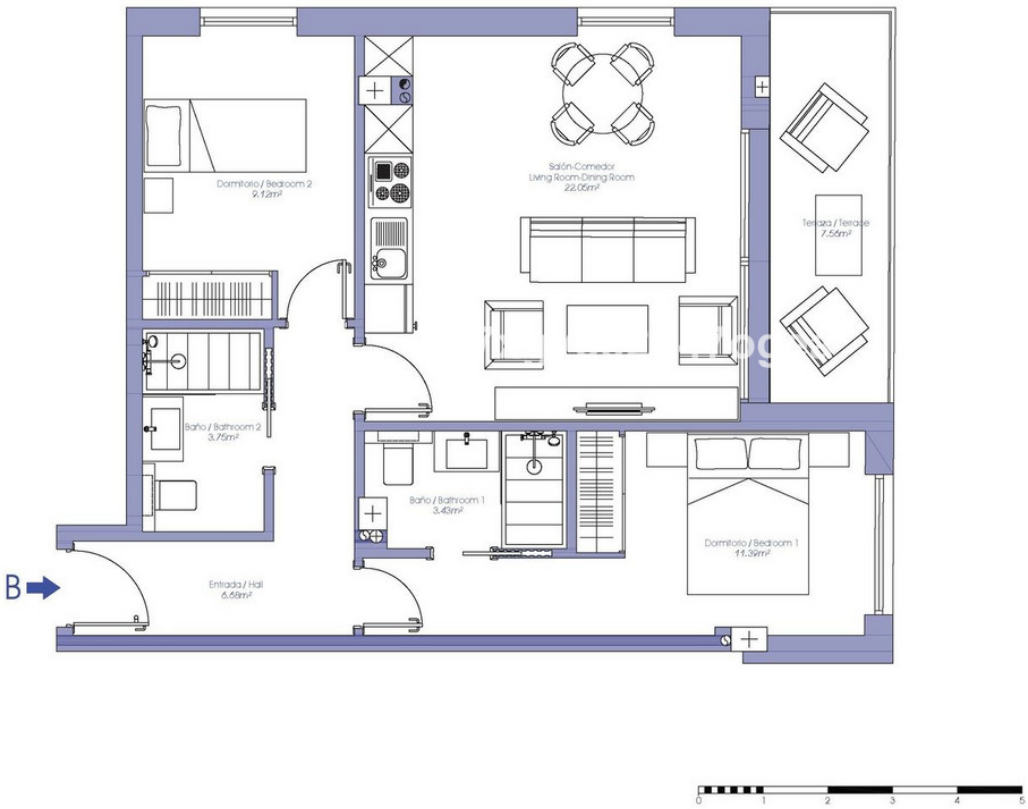

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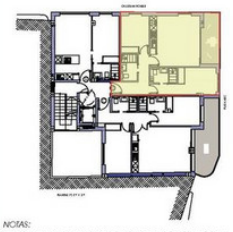



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|---|---|
| Cerrada Vivienda / Built: | 67.29m² |
| Comunes / Communal: | 11.54m² |
| Terraza / Terrace: | 3.78m² |
| TOTAL CONSTRUIDA: TOTAL BUILT AREA: | 82.61m² |

| | |
|---|---|
| Sup. Útil según Real Decreto 218/2005: | 62.06m² |
| Living area according Decree 218/2005: | 62.06m² |

Nota: La superficie útil según el Decreto 218/2005 se define como la superficie del suelo interior de la vivienda más el 50% de espacios exteriores privativos (hasta un máximo del 10% de la superficie útil interior).





NOTAS:

Las superficies que se representan en esta planta y en su reverso son aproximadas. Los definitivos serán los que resulten de la ejecución de la obra. Se hace entrega de la vivienda así como el mobiliario y electrodomésticos que figuran en la planta, sin garantía alguna sobre los mismos. Las plantas de distribución de la vivienda son meramente figurativas considerando en función del montaje definitivo. Se podrá ajustar a pequeñas modificaciones de carácter técnico.