Sales - Apartment - Estepona

325.000€

Estepona **Apartment**

Community: 1,620 EUR / year **IBI: 350 EUR / year**

1 **1** **55 m2**

RENOVATED BEACHFRONT APARTMENT WITH TOURIST LICENCE AND SEA VIEWS – ESTEPONA Located directly on the beachfront in the Buenas Noches area of Estepona, this apartment enjoys a peaceful residential setting, just a short drive from Estepona town centre and approximately 25 minutes from Marbella. With easy access to the A-7, it is conveniently situated close to restaurants, supermarkets, golf courses and all essential amenities. The property features one bedroom, one bathroom and a living area with kitchen, offering bright and functional spaces. Renovated between 2022 and 2025, the apartment is modern, well presented and ready to move into. One of its main highlights is the southeast-facing terrace with a Lumon glass enclosure, offering spectacular frontal and panoramic views of the Mediterranean Sea. Its exceptional position, practically above the water, creates the sensation of being suspended over the sea. The glazing system allows this wonderful space to be enjoyed throughout the year. The apartment also benefits from air conditioning and a gas fireplace, ensuring comfort in every season. In addition, the property has a TOURIST RENTAL LICENCE, offering an attractive opportunity for those wishing to combine the enjoyment of a beachfront home with the potential to generate income through holiday rentals. The development is situated in a quiet residential area with no through traffic, providing peace and privacy. The apartment includes one private, numbered parking space located directly in front of the building, offering convenient access to the property. From the building, there is direct access to the seafront promenade, which connects to the Senda Litoral coastal pathway, ideal for walking, exercising and enjoying the Mediterranean coastline, with easy access to the nearby beaches. A property that stands out for its exceptional beachfront location, breathtaking sea views and excellent potential for both residential and holiday use. An excellent opportunity as a second home, holiday retreat or property investment on the Costa del Sol.

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

Orientation
- ✔ East Facing
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

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

Views
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale