



**Sales - Apartment - Estepona  
565.000€**

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Community: 2,052 EUR / year

IBI: 563 EUR / year



2



2



97 m2

Modern 2-Bed Apartment in Las Mesas with Sea View & Tourist License Experience the best of Estepona living in this stunning, move-in-ready apartment located in the prestigious Las Mesas area. Completed in 2024, this contemporary home offers 82m<sup>2</sup> of bright interior living space complemented by a 15m<sup>2</sup> private terrace (108m<sup>2</sup> total built area). Sold fully furnished and including a valuable tourist license, it is an ideal high-yield investment or luxury holiday retreat. Property Highlights: • Interior space & Layout: Efficiently designed with 82m<sup>2</sup> usable interior space, featuring a master ensuite and high-end finishes throughout. • Outdoor Living: 15m<sup>2</sup> private terrace with mountain, park, and lateral sea views—perfect for sunset dining. • Prime Location: Just a 10-minute walk to Estepona Port, beaches, and local amenities. • Turnkey Ready: Stylishly furnished and ready for immediate occupation or rental. • Premium Facilities: Access to a modern communal pool and fully equipped gym. Extras Included: • Private underground parking and a dedicated storage room. • Full elevator access and fitted wardrobes in both bedrooms. Investment Potential: This middle-floor gem in a sought-after modern development offers unmatched value on the Costa del Sol. Whether you are looking for a permanent residence or a profitable rental, the combination of the 2024 build quality and the included tourist license makes this a standout opportunity in Estepona. Notes for agents: We are offering 3.5% commission to the agent / agency whose client buys the property!

**Setting**

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Street

**Garden**

- ✓ Communal

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Excellent

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water





















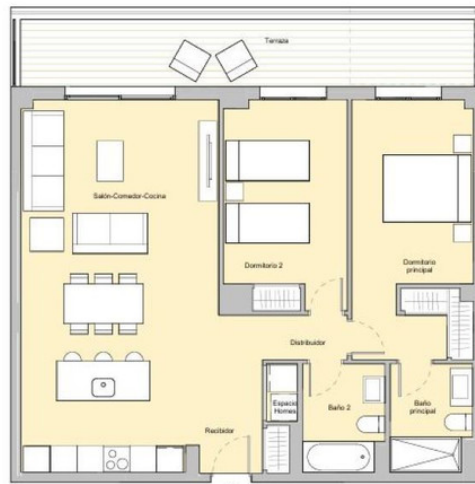
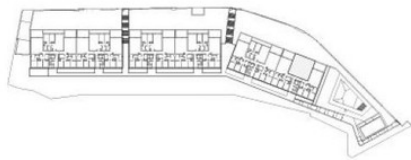


# MESAS HOMES II

PARCELA R-19 DEL SECTOR SUP.R-4

ESTEPONA, MÁLAGA

	SUP. ÚTIL	EXT/INT
Recibidor	2,37 m <sup>2</sup>	int.
Salón-Comedor-Cocina	38,83 m <sup>2</sup>	int.
Dormitorio principal	15,79 m <sup>2</sup>	int.
Dormitorio 2	12,99 m <sup>2</sup>	int.
Baño principal	4,33 m <sup>2</sup>	int.
Baño 2	4,37 m <sup>2</sup>	int.
Distribuidor	1,91 m <sup>2</sup>	int.
Espacio Homes	0,91 m <sup>2</sup>	int.
Terraza	15,36 m <sup>2</sup>	ext.



Superficie Útil Interior 81.50 m<sup>2</sup>  
 Superficie Útil Exterior 15.36 m<sup>2</sup>  
 Superficie Construida con p.p. zc. 108.07 m<sup>2</sup>

**DECRETO 218/2005**  
 Superficie Útil s/Decreto 218/2005 del BOJA 89.18 m<sup>2</sup>  
 Superficie Construida s/Decreto 218/2005 del BOJA 115.75 m<sup>2</sup>

V.03 - ENERO 2023  
 ESCALA GRÁFICA



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