



**Sales - Apartment - Estepona
565.000€**

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Community: 2,052 EUR / year

IBI: 563 EUR / year



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 82m² of bright interior living space complemented by a 15m² private terrace (108m² 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 82m² usable interior space, featuring a master ensuite and high-end finishes throughout. • Outdoor Living: 15m² 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.

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





















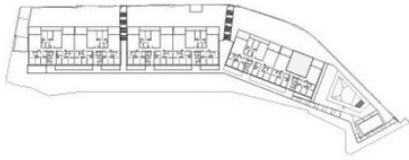


MESAS HOMES II

PARCELA R-19 DEL SECTOR SUP.R-4

ESTEPONA, MÁLAGA

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



Superficie Útil Interior: 81.50 m²
 Superficie Útil Exterior: 15.36 m²
 Superficie Construida con p.p. zc.: 108.07 m²

DECRETO 218/2005
 Superficie Útil s/Decreto 218/2005 del BOJA: 89.18 m²
 Superficie Construida s/Decreto 218/2005 del BOJA: 115.75 m²

V.03 - ENERO 2023
 ESCALA GRÁFICA



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