

**Ref.-ID: MIBGR5292787**

**Estepona**

**Apartment**

**Community: 552 EUR / year**

**IBI: 450 EUR / year**



Rare Opportunity: Bright and Spacious 3-Bedroom Apartment with Elevator and Rental License in Estepona Old Town. This is a rare opportunity to acquire a bright and well-designed apartment located on the edge of Estepona's highly sought-after Old Town. The property stands out thanks to two highly valuable and uncommon features: an elevator - a major advantage in this area - and an active rental license, making it ideal both as a permanent residence and a high-yield investment. The apartment offers three generous bedrooms, a modern bathroom, and two inviting terraces. One enjoys open views, while the other is more private - perfect for relaxing mornings or peaceful evenings. Large windows in multiple orientations provide an abundance of natural light, creating a sense of space that is hard to find in this part of town. Set in a peaceful and charming area, you are just a short walk from everything - the beach, promenade, restaurants, cafés, and shops. The location offers the perfect balance between authentic Andalusian character and everyday convenience. An additional benefit is the excellent parking availability nearby, with a large public parking facility just a few minutes' walk away - ensuring convenient access to parking, a rare advantage in the Old Town. The building is well maintained and easily accessible thanks to the elevator, further enhancing everyday comfort. A prepared quote is also available for the installation of a guest toilet, offering additional potential to increase both comfort and property value. Whether you are looking for a permanent home, a holiday property, or a strong rental investment, this is a property that ticks all the boxes.

**Setting**

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

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ North
- ✓ West

**Security**

- ✓ Entry Phone

**Condition**

- ✓ Excellent

**Climate Control**

- ✓ Air Conditioning

























