

**Ref.-ID: MIBGR5337226**

**Estepona**

**Apartment**

**Community: 840 EUR / year**

**IBI: 185 EUR / year**

**Rubbish: 80 EUR / year**



Boutique Beach Studio with Sunset Views - Prime Investment Opportunity Just 30m from the Sea! Exceptional boutique studio for sale in a highly sought-after beachside location, just 30 meters from the sea. This beautifully designed 34m<sup>2</sup> property, situated on the second floor, offers stunning sunset views and a rare combination of luxury finishes, smart design, and strong investment potential. The property has been completely upgraded to an extremely high standard, with significant investment to ensure both comfort and long-term value. It features 5cm full soundproofing throughout, providing total peace and privacy — a standout feature in coastal properties. Every centimetre of the studio has been intelligently utilised, offering extensive built-in storage solutions that maximise space without compromising on aesthetics. The interior blends functionality with boutique design, creating a refined and highly liveable environment. Comfort is guaranteed year-round thanks to underfloor heating, while the kitchen is equipped with a premium steam oven for modern, healthy cooking. The bathroom includes a luxurious Japanese soaking tub, adding a spa-like experience rarely found in properties of this size. Investment highlight: The property is eligible for a holiday rental licence, making it an excellent income-generating asset. Short-term rental demand in this area is extremely strong, with high occupancy rates and attractive returns, making this an ideal turnkey investment. Key Features: 34m<sup>2</sup> boutique studio Prime location just 30 meters from the beach Second floor with beautiful sunset views Eligible for holiday rental licence (high rental yield area) Fully renovated to a high-end standard 5cm soundproof insulation throughout Underfloor heating High-end steam oven Japanese soaking tub (spa-style bathroom) Cleverly designed with maximum storage throughout A rare opportunity to acquire a stylish, fully optimised beachside property with both lifestyle appeal and excellent rental potential.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Beach
- ✓ Country
- ✓ Garden
- ✓ Urban

**Garden**

- ✓ Communal
- ✓ Easy Maintenance

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission
- ✓ Contemporary

**Orientation**

- ✓ South West
- ✓ West

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics
- ✓ Fiber Optic

**Security**

- ✓ Electric Blinds
- ✓ Alarm System

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Street

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water













































