



Sales - Apartment - Estepona
450.000€

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Community: 1,800 EUR / year

IBI: 300 EUR / year

 2

 2

 100 m2

???? Licensed Holiday Investment in La Resina Golf – Estepona Welcome to turnkey Costa del Sol living — with income ready from day one. Located in the sought-after La Concha-Resina Golf area of Estepona, this exceptional 2-bedroom apartment combines space, sunlight, privacy — and most importantly — a registered tourist licence (VFT). That means: ???? You can legally rent short-term immediately. No waiting. No paperwork delays. No uncertainty. □ The Property 135m² built with generous proportions 2 large double bedrooms 2 bathrooms (including en-suite) Bright open-plan living & dining area Fully fitted kitchen + separate utility room Expansive south-west facing terrace (all-day sun & sunset views) Central air conditioning Underground parking space included Private storage room included The terrace alone sells this property — ideal for holiday guests and lifestyle buyers alike. ???? The Community Gated urbanisation Beautifully maintained gardens Large communal swimming pool Peaceful golf-side setting Minutes to beaches, restaurants & A-7 access Quiet, secure, and highly rentable. ???? Why This Is a Smart Buy ✓ Active tourist licence (huge value add) ✓ Strong demand area for short-term rentals ✓ Ideal south-west orientation ✓ Parking + storage (rental premium feature) ✓ Attractive price point for this size & location This is not just an apartment. It’s a ready-made income-producing asset on the Costa del Sol. Perfect for: Investors seeking yield Buyers wanting a holiday home that pays for itself Relocation buyers who want flexibility Opportunities with a tourist licence already in place are increasingly rare in this area. ???? Enquire now — before someone else locks in the returns.

Setting ✓ Close To Sea ✓ Urbanisation	Orientation ✓ South West	Condition ✓ Excellent	Pool ✓ Communal
Climate Control ✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C ✓ Central Heating	Views ✓ Sea ✓ Mountain ✓ Golf ✓ Country ✓ Panoramic ✓ Pool ✓ Urban	Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Barbeque ✓ Double Glazing ✓ Near Mosque	Furniture ✓ Fully Furnished
Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ 24 Hour Security ✓ Safe	Parking ✓ Underground ✓ Covered ✓ Street ✓ Private
Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone	Category ✓ Bargain ✓ Golf ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale		





















