Sales - Apartment - Estepona

649.995€

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Ref.-ID: MIBGR5516152 **Estepona** **Apartment**

Community: 3,240 EUR / year **IBI: 350 EUR / year**

2 **2** **110 m2**

TWO RENOVATED APARTMENTS CONNECTED BY A SHARED TERRACE, WITH TOURIST LICENCES AND BEACHFRONT LOCATION – ESTEPONA Located directly on the beachfront in the Buenas Noches area of Estepona, this property enjoys a peaceful residential setting, just a short drive from Estepona town centre and approximately 25 minutes from Marbella. With easy access to the A-7, it is conveniently situated close to restaurants, supermarkets, golf courses and all the amenities needed to enjoy life on the Costa del Sol. One of the most interesting features of this property is that it consists of two independent apartments whose terraces have been joined together, creating a spacious shared outdoor area that allows direct access between both homes. This layout offers the flexibility to enjoy the apartments as one combined property, as they are currently arranged, or to reinstate the terrace partition and have two completely separate apartments. Together, the property offers two bedrooms, two bathrooms and independent living areas. Both apartments were renovated between 2022 and 2025, providing bright, updated interiors ready to move into. The southeast-facing terrace, featuring a Lumon glass enclosure, is one of the property's main highlights. Its exceptional position, practically above the sea, offers spectacular panoramic and uninterrupted views of the Mediterranean, creating the sensation of being suspended over the water. The glazing system allows this wonderful space to be enjoyed throughout the year while maintaining natural light and a unique connection with the surroundings. The property also benefits from air conditioning and a gas fireplace, ensuring comfort throughout the year. Both apartments have TOURIST RENTAL LICENCES, offering an attractive opportunity for those looking to combine the enjoyment of a seaside home with the potential to generate income through holiday rentals. The development is located in a peaceful residential area with no through traffic, offering tranquillity and privacy. In addition, the property benefits from two private, numbered parking spaces located directly in front of the building, providing convenience and easy access to both apartments. The development is located in a peaceful residential area with no through traffic, offering tranquillity and privacy. In addition, the property benefits from 2 private, numbered parking spaces located directly in front of the building, providing convenience and easy access to both apartments. From the building, there is direct access to the seafront promenade, which connects to the Senda Litoral coastal pathway, a scenic route along the Mediterranean, ideal for walking, exercising or simply enjoying the coastal surroundings. This access also allows residents to reach the nearby beaches easily without needing a car. A property that stands out for its beachfront location, open Mediterranean views and the versatility of having two apartments that can be enjoyed together or independently. An excellent choice as a holiday home, family residence or property investment on the Costa del Sol.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ East
- ✔ South

Condition
- ✔ Good
- ✔ Recently Renovated
- ✔ Recently Refurbished

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea
- ✔ Beach
- ✔ Panoramic

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace

Furniture
- ✔ Optional

Kitchen
- ✔ Fully Fitted

Parking
- ✔ Street
- ✔ Private

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale