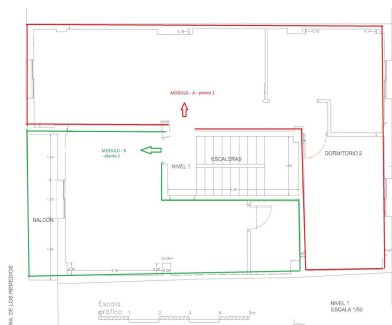


**Продажа - Апартамент - Estepona**  
**350.000€**

**www.mibgroup.es**  
**+34 661 89 71 88**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5462986**

**Estepona**

**Апартамент**

**ИБИ: 421 EUR / год**

**Мусор: 117 EUR / год**



**4**



**3**



**120 m2**

Investment Property with Three Rental Units in Central Estepona Located in the heart of Estepona, this property represents an interesting investment opportunity primarily suited to the long-term rental market. The property is currently configured into three separate rental units, with a registered area of 98 m² corresponding to the main apartment and an additional 22 m² rooftop structure. Unit A offers approximately 34 m² of built area and is arranged as a compact unit comprising a living area, kitchen, bedroom and bathroom. Unit B, with approximately 64 m² of built area, is the largest of the three and comprises a living area with kitchen, two bedrooms and a bathroom. On the upper floor, Unit C occupies the 22 m² rooftop structure recorded in the Land Registry and is currently arranged as a studio with living and sleeping area, kitchen and bathroom. It also benefits from a private terrace of approximately 21 m². The three spaces are currently fitted out for rental use, providing a configuration particularly suited to an investor seeking income from long-term lettings. According to the owner's estimates, the property has the potential to generate gross rental income in the region of €2,000 per month, subject to occupancy, rental agreements and prevailing market conditions. The property enjoys a well-established central Estepona location, with shops, services, restaurants and the main amenities of the town centre within walking distance. The property's current physical configuration does not correspond to a legal or Land Registry division into three independent properties. Buyers and their legal and technical advisers should review the documentation and planning status of the existing alterations prior to completing any purchase.

|                                                                                                                                                   |                                                                                        |                                                                                                                    |                                                                                                                                    |                                                                                                         |                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Город</li><li>✓ На побережье</li><li>✓ Деревня</li><li>✓ Рядом с магазинами</li></ul> | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Юг</li></ul>                 | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Хорошее</li></ul>                                         | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li></ul>                                               | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Панорамный</li><li>✓ Город</li><li>✓ Улица</li></ul> | <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Рядом с транспортом</li><li>✓ Приватная терраса</li></ul> |
| <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Полностью меблированный</li></ul>                                                           | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul> | <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li></ul> | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Выгодное предложение</li><li>✓ Инвестиции</li><li>✓ Перепродажа</li></ul> |                                                                                                         |                                                                                                                      |