

Продажа - Апартамент - Estepona

649.000€

Estepona

Апартамент

Коммунальные: 3,000 EUR / год ИБИ: 870 EUR / год Мусор: 129 EUR / год

 2

 2

 138 m2

 40 m2

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment – Just 50 Metres from the Beach | Park Beach, Estepona An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach. The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately. A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential. Key Features: • Park Beach, near Cancelada, Estepona • Only 50 metres from the beach • Ground floor apartment • 2 bedrooms & 2 bathrooms • Direct access to the communal pool and gardens • Private terrace • Fully furnished • Potential to convert into a 3-bedroom apartment • Excellent investment or holiday home Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7-8 minutes by car, offering the perfect balance of tranquillity and convenience. Energy Performance Certificate (EPC): • Energy Rating: E – 72.7 kWh/m²/year • CO₂ Emissions: D – 13.2 kg CO₂/m²/year

Расположение ✓ Рядом с магазинами ✓ Рядом с морем ✓ Близко к школам	ОРИЕНТАЦИЯ ✓ Юг	Состояние ✓ Отличное ✓ Хорошее	бассейн ✓ Общий
Климат-контроль ✓ Кондиционер ✓ Камин	ВИД ✓ Сад	Особенности ✓ Крытая терраса ✓ Приватная терраса ✓ Мраморные полы	Мебель ✓ Полностью меблированный
Кухня ✓ Полностью оборудованная	Сад ✓ Общественный ✓ Приватный	меры безопасности ✓ Огражденный комплекс ✓ Электрические жалюзи	Парковка ✓ Улица
Коммунальные услуги ✓ Питьевая вода	Категория ✓ Первая линия пляжа ✓ Гольф ✓ Дома для отдыха ✓ Инвестиции		

















































