## Sales - Apartment - Estepona 218.000€













Ref.-ID: R4929307 Estepona Apartment

Community: 480 EUR / year

IBI: 204 EUR / year

Rubbish: 78 EUR / year





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38 m2

Your New Home in Estepona, just steps from Playa del Cristo Wake up every morning with the sun on your terrace and the sea just a five-minute walk away. This bright corner apartment offers the very best of Mediterranean living: natural light, peace and quiet, and the comfort of having Playa del Cristo beach and Estepona's lively marina just around the corner. Set within a peaceful residential area, the property features two bedrooms, a full bathroom and a spacious living room with an open-plan kitchen. The south-facing terrace is the perfect spot for sunny breakfasts, afternoon reading, or romantic dinners under the stars. Thanks to its corner position, you'll also enjoy extra privacy and a wonderful sense of space. In addition, as a bonus, all rooms have natural light and ventilation. Although the apartment does not include private parking, you'll always find a place to park right in front of the building – a real bonus in this area. It is sold fully furnished, so you can move in straight away without any hassle. This property is not only ideal as a permanent home or holiday getaway, but also as a smart investment: it comes with a tourist rental licence, allowing you to generate income from day one through holiday lets. In short, a home with a prime location, authentic charm, and excellent investment potential. Your Mediterranean lifestyle starts here. Would you like to come and see it?

## Orientation **Climate Control** Setting Beachside Close To Port South Air Conditioning Close To Shops Close To Sea Close To Town Close To Schools Urbanisation Parking Category Utilities ✓ Street Electricity Moliday Homes ✓ Drinkable Water Investment Telephone Resale



Kitchen

Fully Fitted

Views

Courtyard