

**Sales - Apartment - Estepona**  
**749.000€**



**Ref.-ID: R4989442**

**Estepona**

**Apartment**

**Community: 36,432 EUR / year**

**IBI: 1,142 EUR / year**

**Rubbish: 162 EUR / year**



**5**



**4**



**158 m2**

This newly renovated apartment is located in the exclusive Hotel and Spa Bluebay Paraíso Beach complex, a place offering all the amenities and services of a luxury resort. Enjoy exceptional facilities such as the swimming pool, restaurants, private beach, and other premium amenities, all at your fingertips. With a total area of 180 m<sup>2</sup>, oriented from north to south, this property is situated on the first floor of a building with an elevator. It is divided into two separate apartments, offering versatility and privacy. The first unit features 3 bedrooms, 2 bathrooms, a spacious living room with excellent natural lighting, and is fully furnished and tastefully decorated. The kitchen, equipped with high-end Bosch appliances, is fully stocked, and from the living room, you can access a balcony and a south-facing terrace with stunning views. The second unit includes 2 bedrooms and 2 bathrooms, a bright and modern living room with access to a sunny terrace that also offers beautiful views. Like the first unit, it is fully furnished, and the kitchen is equipped with Bosch appliances. This property, with two separate units and a total of 5 bedrooms, is perfectly designed for generating income through short-term rentals since it has a first occupancy license and a tourist license, making it an excellent investment opportunity. Just 3 minutes on foot from the beach, and with easy access to shopping centers, hospitals, schools, and bus stations, this property enjoys a privileged location that combines convenience and accessibility. An excellent opportunity to acquire a luxury property in a high-demand area. Don't miss out on this unique chance!

**Setting**

- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent
- ✓ Good
- ✓ Recently Renovated

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal

**Category**

- ✓ Investment

**Climate Control**

- ✓ Air Conditioning

**Features**

- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Bar