

Sales - Apartment - Estepona  
**181.000€**



**Ref.-ID: R5337964**

**Estepona**

**Apartment**

**Community: 540 EUR / year**



**1**



**46 m2**

Beachfront Studio Apartment with Active Tourist Licence - 12,000€ Net Annual Income | 7% Net Yield - Guadalobón Beach, Estepona Excellent turnkey investment opportunity on the first line of Guadalobón Beach, Estepona. This bright and well-designed studio is sold fully furnished, equipped and decorated, ready to continue generating income from day one. It currently produces approximately €12,000 net per year (all expenses deducted) under professional holiday rental management - delivering a solid ≈7% net yield. Key Features 46 m<sup>2</sup> built | 30 m<sup>2</sup> useful Open-plan studio layout 1 modern bathroom Balcony with sea views South orientation - maximum natural light Fully equipped kitchen Air conditioning Ground floor exterior Investment Highlights Active tourist licence Professionally managed with high occupancy Turnkey product - no additional costs required Owner can reserve personal use periods Community & Location Quiet beachfront urbanisation with communal garden Just metres from the sea and promenade Short walk to supermarkets, restaurants, chiringuitos and services Close to Estepona marina, golf courses and all amenities A rare opportunity to acquire a fully operational, first-line beach studio with proven rental performance in one of Estepona's most desirable areas. Viewing highly recommended - contact us today for full income details and to arrange a private viewing!

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Views**

- ✓ Garden
- ✓ Courtyard

**Parking**

- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Beachfront
- ✓ Holiday Homes