## Sales - Apartment - Estepona

# 420.000€











**Ref.-ID: R5494900** **Estepona** **Apartment**

**Community: 2,412 EUR / year** **IBI: 488 EUR / year** **Rubbish: 120 EUR / year** **2** **2** **73 m2**

Modern 2-Bedroom Apartment with Sea Views, Terrace and Tourist Licence in Estepona West Located in the sought-after area of Estepona West, just a short distance from the sea and the charming centre of Estepona, this beautiful and fully furnished new-build apartment offers 2 bedrooms, 2 bathrooms and a lovely terrace with sea views. The property has been beautifully and modernly furnished and is sold fully furnished, making it completely ready for immediate use or rental. Upon entering, you are welcomed by a hallway providing access to the different areas of the property. At the rear are the two bedrooms and two modern bathrooms. At the front is the spacious and bright living area, consisting of a modern open-plan kitchen, dining area and living room. The open-plan kitchen forms a seamless connection with the living room and features a modern design and all the necessary appliances. Thanks to the open layout and large windows, both the kitchen and living room enjoy beautiful, unobstructed views towards the Mediterranean Sea. The terrace can be accessed directly from the living room. It is the perfect place to dine outdoors, relax and enjoy the views and the wonderful climate of Estepona. Ideal Investment Opportunity In addition to its attractive location and high-quality finish, this property is particularly interesting for investors. The apartment comes with a valid tourist rental licence and there are currently existing bookings in place. These bookings may potentially be transferred to the new owner, subject to agreement. This means the property can be used for short-term rental immediately after completion of the purchase, without the need for any additional investment in furniture or finishing. Location: Estepona West The property is located in Estepona West, an area that is experiencing significant development and offers excellent connections to the beach, Estepona town centre and the surrounding coastline. Both the beach and the centre of Estepona are easily accessible, making the property attractive for both holiday rentals and private use. Restaurants, shops, amenities and the promenade are all within close proximity. Key Features • 2 bedrooms • 2 bathrooms • Modern open-plan kitchen • Spacious and bright living room • Sea views from the living room and kitchen • Beautiful terrace • New-build property • High-quality, modern furnishings • Sold fully furnished • Tourist rental licence in place • Private parking space included • Private storage room included • Existing bookings that may potentially be transferred • Attractive location in Estepona West • Close to the sea and Estepona town centre • Turnkey property, ready for immediate renta l An excellent opportunity for anyone looking for a modern property on the Costa del Sol, combining private use, sea views and immediate rental potential.

**Setting**
- ✔ Beachfront
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Underground Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale