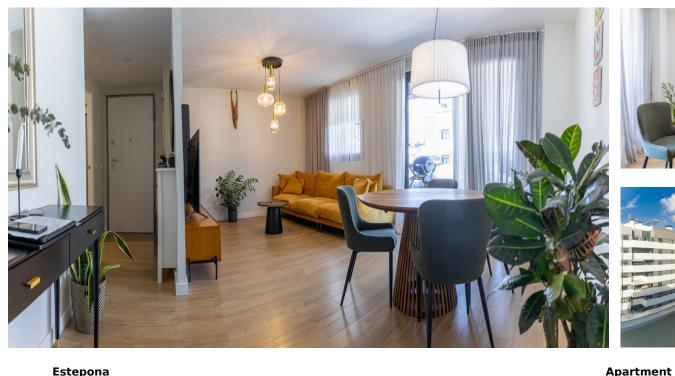


## Sales - Apartment - Estepona 420.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com











Ref.-ID: R5080579 Estepona

Community: 1,188 EUR / year IBI: 500 EUR / year

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111 m2

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Modern and Fully Furnished Apartmenin Estepona Centre 3 Bedrooms · 2 Bathrooms · Built 111 m² · Terrace 16 m² · Private Parking Located in the vibrant heart of Estepona town, this fully furnished modern apartment offers a rare combination of style, comfort and urban convenience. Just steps from local shops, cafés, schools, the promenade and the beach, this is a perfect opportunity for both lifestyle buyers and investors. The apartment features 3 spacious bedrooms and 2 bathrooms, including a master suite, all finished with sleek interiors and high-quality materials. A fully equipped kitchen, comfortable living space and a 16 m² west-facing private terrace complete the layout. Extras include an advanced AirZone A/C system with room-by-room temperature control, washing machine and dryer, lift access, wheelchair accessibility, and a private underground parking space. The building is part of a gated community with 24-hour security and surveillance. The apartment is currently rented long-term at 1,800 euros per month, generating stable income. It can be sold with the tenants in place, making it an ideal purchase for investors seeking immediate rental return. Whether used as a permanent residence or a buy-to-let investment, this apartment represents a strong opportunity in one of the Costa del Sol's most active and walkable town centres.

## Setting Orientation Condition **Climate Control** Views **Features** Close To Port West Good **✓** Garden Lift Air Conditioning Close To Shops Recently Renovated Urban Fitted Wardrobes Street Close To Town ✓ Near Transport Close To Schools ✓ Private Terrace ✓ Satellite TV **✓** WiFi Storage Room Ensuite Bathroom Barbeque ✓ Double Glazing Basement Fiber Optic Furniture Parking Utilities Kitchen Garden Security Fully Furnished ✓ Partially Fitted Electricity Communal ✓ Gated Complex Communal Electric Blinds Telephone Entry Phone ✓ 24 Hour Security Category ✓ New Development