

**Sales - Apartment - Benamara**  
**277.000€**

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



**Ref.-ID: R5367313**

**Benamara**

**Apartment**

**Community: 1,200 EUR / year**



**1**



**2**



**70 m2**

Bright Ground-Floor Apartment with Private Tree-Lined Patio & Tourist Licence – Benamara, Estepona VALID TOURIST LICENSE! Charming and luminous ground-floor apartment located in the quiet and well-maintained urbanización, just 200 metres from the sea. This cosy home features a lovely private patio with mature trees and greenery, offering a peaceful outdoor space rarely found in this area. The urbanisation is surrounded by beautiful gardens, a communal swimming pool and a chiringuito open all year round — unique in the neighbourhood. Key Features 70 m<sup>2</sup> built | 60 m<sup>2</sup> useful 1 double bedroom with en-suite bathroom Additional small room (ideal for office or storage) Spacious living room Separate kitchen Guest WC Private tree-lined patio Fitted wardrobes South orientation – very bright Ground floor exterior Community Amenities Communal swimming pool Beautiful landscaped gardens Chiringuito / bar open all year round Excellent Location Only 200 metres from the beach, close to bus stops, supermarkets, and the commercial centre. Great potential for holiday rentals with existing Tourist Licence. A perfect low-maintenance property ideal as a permanent home, holiday apartment or investment in a tranquil residential area of Estepona. Viewing highly recommended – contact us today to arrange a private viewing!

**Setting**

- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Views**

- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Street