



Ref.-ID: R5422081

Estepona

Apartment

Community: 1,320 EUR / year IBI: 325 EUR / year

Rubbish: 99 EUR / year



2



2



81 m2



15 m2

APARTMENT WITH VALID TOURIST LICENSE. GROUND FLOOR WITH PRIVATE GARDEN. BEACHFRONT. CANCELADA (ESTEPONA) **\*\*Tourist Rental Investment - Fully Operational\*\*** \* Valid tourist rental license. \* Currently operating as a successful holiday rental with a 5-star rating. \* Fully booked until September. \* The new owner will receive all rental income generated from the completion date onwards. \* Excellent and demonstrable rental returns with proven income history. **\*\*Property Features\*\*** \* Fully renovated to a high standard using quality materials and designer furnishings. \* 2 bedrooms. \* 1 full bathroom + 1 guest toilet. \* Open-plan kitchen integrated with the living area. \* Interior patio providing natural light and ventilation. \* Bright, airy, and comfortable living spaces. \* Private garden with 2 terraces. **\*\*Gated Beachfront Community\*\*** \* Direct access to the beach. \* 4 swimming pools. \* Restaurant. \* Laundry facilities. \* Hair salon. \* Communal parking. A unique opportunity to acquire a turnkey investment property with an established and profitable rental business already in place from day one. **\*\*Viewings:\*\*** By appointment only, as the property is currently rented to guests.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Access for people with reduced mobility
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Restaurant On Site

**Orientation**

- ✓ South East

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Recently Renovated

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Room For Pool
- ✓ Children's Pool

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Views**

- ✓ Garden

**Parking**

- ✓ Street
- ✓ Communal