EK
ARBAT ESTATES

**Sales - Apartment - Estepona**

**430.000€**

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**Ref.-ID: R5506267** **Estepona** **Apartment**

**Community: 2,364 EUR / year** **IBI: 690 EUR / year** **2** **2** **90 m2**

Magnificent ground-floor apartment with a spacious terrace and a valid tourist licence, offering excellent potential as an investment for holiday rentals. Located in an attractive development with distinctive architecture, just 200 metres from the beach, the property has been built and fitted with high-quality materials and finishes, offering a combination of comfort, functionality and quality. The apartment has an east-facing orientation and pleasant views over the beautifully landscaped gardens. Its location offers the tranquillity of a residential setting while being just a 5-minute drive from Estepona and the attractive Puerto de la Duquesa, where you will find a wide range of shops, restaurants and amenities. Málaga Airport is approximately 50 minutes away by car, while Gibraltar is around 40 minutes away. An excellent opportunity both as a holiday home and as an investment property with strong rental potential. The property also includes a private parking space in the garage and a storage room. Highly recommended for viewing.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

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

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Resale