EK
ARBAT ESTATES

Sales - Apartment - Estepona

535.000€

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Ref.-ID: R5514643 **Estepona** **Apartment**

Community: 1,524 EUR / year **IBI: 692 EUR / year** **Rubbish: 147 EUR / year** **3** **2** **169 m2**

Exquisite 3-Bedroom Reformed Apartment with Tourist Licence in Vista Africa, Estepona Welcome to this stunning, fully reformed 3-bedroom apartment perfectly situated in the desirable Vista Africa urbanization of Estepona, overlooking the iconic Plaza de Toros. Combining modern living with coastal charm, this property offers partial sea views and an unbeatable location just a 2-minute walk to the Estepona marina and port, and a pleasant 15-minute walk to the historic Old Town. Key Features & Layout: Living & Dining Area: An open-plan kitchen seamlessly integrates into the spacious lounge and dining room, creating a bright and welcoming heart to the home. Terrace Living: A large sliding glass door opens onto an expansive, southeast-facing terrace. Flooded with natural light, the terrace allows the sun to brighten the interior throughout the morning and well into the afternoon. Master Suite: The private main bedroom features a large ensuite bathroom complete with both a bathtub and a separate shower. It also includes a window facing southeast that opens directly onto the terrace. Guest Quarters: Tucked away in a private hallway, two comfortable guest bedrooms overlook the community pool and gardens, sharing a well-appointed bathroom with a shower. Practical Spaces: Conveniently located adjacent to the kitchen is an enclosed terrace that serves as a dedicated laundry area and houses the new water boiler. Modern Comforts: Equipped with the latest air-conditioning system providing both cooling and heating for year-round comfort. Extras: Includes a private underground parking bay and a separate store room. Urbanization Amenities: 2 community swimming pools and lush, manicured gardens On-site gym and sauna Community entertainment room Prime Investment Opportunity: As a rare bonus, this property comes with an official touristic licence, permitting short-term holiday rentals. Whether you are searching for an ideal family home, a sun-filled holiday getaway, or a high-performing investment with an excellent return on investment (ROI), this apartment checks every box.

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

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

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

Views
- ✔ Sea Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ Contemporary