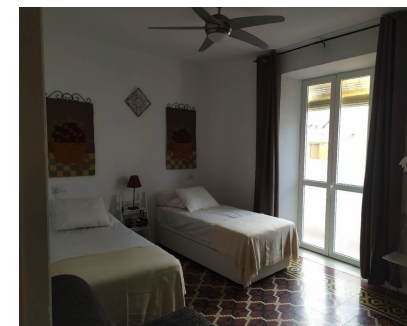
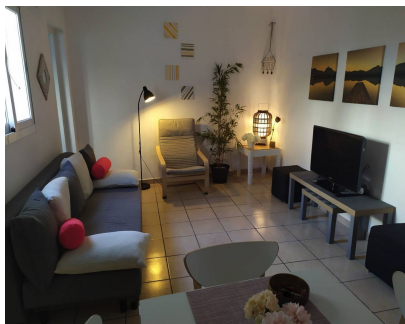


**Продажа - Апартамент - Estepona**  
**265.000€**



**Ref.-ID: R5182273**

**Estepona**

**Апартамент**



**1**



**1**



**50 m2**

Charming First-Floor Flat in Estepona's Historic Heart – 150 Metres from the Beach with Original Features and Tourist Rental Potential! Immerse yourself in the enchanting old town of Estepona with this delightful first-floor flat on Calle Concepción, 50, in the Centro district – a pedestrianised street brimming with Andalusian charm, flower-filled plazas, and whitewashed facades. Spanning 50 m² built (48 m² usable), this ready-to-move-in property requires no renovations and preserves unique historical elements, making it perfect for year-round living or as a high-yield tourist rental in one of the Costa del Sol's most sought-after spots. Known as the "Garden of the Costa del Sol," Estepona's old town offers a vibrant yet tranquil atmosphere, with over 21 km of coastline and 17 beaches, including the golden sands of Playa de la Rada just 150 metres away. Key Features: Cosy Layout: One spacious bedroom with a stunning original hydraulic tiled floor – a decorative gem – plus one modern bathroom for comfortable living. Elegant Living Spaces: Bright open areas with individual cold/heat pump heating and air conditioning throughout for year-round comfort. Outdoor Charm: A Juliette-style balcony adding romantic appeal, ideal for soaking in the lively street ambiance without the noise of traffic. Ready to Enjoy: Fully equipped and in excellent condition, with no reforms needed – simply move in and start living the dream. Investment Opportunity: High rental potential for tourism, capitalising on the area's popularity with visitors drawn to nearby attractions like Plaza de las Flores, the historic Iglesia de los Remedios, and dolphin-watching cruises from the marina. Prime Location: Nestled in a quiet, car-free street in the historic centre, surrounded by banks, shops, restaurants, and cafes. A mere 150-metre stroll to the beach for sun-soaked days, with easy access to the promenade, beach bars, and water sports. Minutes from Estepona's old town plazas and just a short drive to Marbella (20 minutes) or Gibraltar Airport (45 minutes). The area boasts excellent public transport and proximity to golf courses and nature reserves. Unique Expansion Option: There's also the possibility to purchase the flat below, acquiring the entire building as two independent apartments – perfect for extended family living or maximising rental income. This unique property offers authentic Spanish living with modern comforts and superb investment appeal. Contact us today to arrange a viewing!

|                                                                                                                                                                                                                |                                                                                        |                                                                                                                           |                                                                                      |                                                                                    |                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Город</li><li>✓ Коммерческая зона</li><li>✓ Рядом с портом</li><li>✓ Рядом с магазинами</li><li>✓ Рядом с морем</li><li>✓ Рядом с портом</li></ul> | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Запад</li></ul>              | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Недавно отремонтированная</li><li>✓ Недавно отделанная</li></ul> | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li></ul> | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Город</li><li>✓ Улица</li></ul> | <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Встроенные шкафы</li><li>✓ Рядом с транспортом</li><li>✓ Двойные стеклопакеты</li><li>✓ Возле церкви</li><li>✓ Оптическое волокно</li></ul> |
| <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Полностью меблированный</li></ul>                                                                                                                        | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul> | <b>Сад</b> <ul style="list-style-type: none"><li>✓ Общественный</li></ul>                                                 | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ Улица</li></ul>              |                                                                                    |                                                                                                                                                                                                        |