



## Middle Floor Apartment for sale in Diana Park, Estepona

**295,000 €**

Reference: R5265520   Bedrooms: 3   Bathrooms: 2   Build Size: 117m<sup>2</sup>   Terrace: 4m<sup>2</sup>





## Costa del Sol, Diana Park

3 Bedroom Apartment – Rare Reform Opportunity with Private Parking and Sea Views This spacious three-bedroom apartment is a genuine opportunity for both investors and families alike. Properties like this are rarely available at this price in such a central location, with sea views and private parking. The apartment has been traditionally rented for Sprint and summer season on a medium term rental contract, with a repeat client wishing to rent again this year. That means instant income is possible from day one, even before any cosmetic reform or modernisation. The layout is bright and versatile, offering a generous living and dining area with direct access to a small balcony and seaviews from all living room windows. All three bedrooms are well-proportioned, and the interiors enjoy plenty of natural light. There is a modern shower room with walk in shower and in addition there is a second bathroom however the shower tray has been removed however can easily be replaced by removing the bidet to create an all important 2nd bathroom. The kitchen is very large with views of the mountains behind. It is functional and working but it does need updating. The property is on the second floor (NO LIFT)! Please note that there is a photo of the internal communal stairs to show you that there is no lift in the building and its located on the second floor so is not ideal for the elderly or infirm. The community gardens are well maintained and create a pleasant, green outlook with well established mediterranean plants and trees. There is a communal pool behind secure gates with a grassed area. The community is gated and secure and in addition there is an allocated parking space outside and not under cover. Location is a real highlight. You are opposite the local shops, restaurants, and amenities of Diana Park including a bus stop and over the bridge to Aldi, local school and the beach. Just minutes by car to San Pedro de Alcántara, Puerto Banús, Estepona and Marbella, making this an attractive option for permanent living, holiday use, or rental investment. This is an ideal property for anyone looking to add value through renovation, or for those who want to let immediately in its current condition. With strong rental demand, especially for three-bedroom properties with sea views, this is a rare find and an excellent investment. Contact us today to arrange a viewing or for more details.



## Features:

Features	Orientation	Views
Near Transport	South	Sea Views
Fitted Wardrobes		Mountain
WiFi		Panoramic
Wood Flooring		Garden
Restaurant On Site		Pool
Near Church		
Setting	Condition	Pool
Close To Golf	Good	Communal
Urbanisation	Renovation Required	
Close To Sea	Restoration Required	
Close To Shops		
Close To Town		
Close To Schools		
Suburban		
Furniture	Kitchen	Garden
Not Furnished	Fully Fitted	Communal
Security	Parking	Category
Gated Complex	Private	Investment
Entry Phone		Bargain
		Cheap
		Resale