



## Middle Floor Apartment for sale in Estepona, Estepona

**309,000 €**

Reference: R5302996   Bedrooms: 1   Bathrooms: 1   Build Size: 88m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Estepona

This sophisticated one-bedroom, one-bathroom apartment has been fully renovated and offers an excellent combination of comfort, open views, and a strategic location. The property has a total built area of 88 m<sup>2</sup>, including a generous 25 m<sup>2</sup> terrace, ideal for enjoying the Mediterranean lifestyle year-round.

The bright living and dining area opens directly onto the terrace, offering pleasant views of La Concha mountain and the sea. The kitchen is modern, functional, and well integrated. The bedroom is spacious and peaceful with built-in wardrobes, while the bathroom is complete and well laid out.

The terrace is one of the property's standout features, providing an ideal space for outdoor dining, relaxation, and enjoying open views.

The apartment holds a tourist rental license and achieves an approximate annual occupancy of 85%, making it an excellent opportunity for investors seeking strong rental returns. At the same time, its comfort and location make it equally suitable for those looking for a permanent residence in Marbella, close to all amenities.

The beach can be reached in approximately 7 minutes via Guadalmina Baja, with shops, restaurants, and golf courses nearby.



## Features:

Features	Orientation	Climate Control
Near Transport	South	Air Conditioning
WiFi		
Wood Flooring		
Views	Setting	Condition
Sea Views	Close To Port	Excellent
Mountain	Close To Sea	Recently Renovated
Panoramic	Close To Shops	
Country	Close To Town	
Garden	Close To Schools	
Pool		
Golf Views		
Pool	Furniture	Garden
Communal	Fully Furnished	Communal
Security	Parking	Category
Gated Complex	Communal	Golf
24 Hour Security		Luxury
Entry Phone		
Energy Rating	CO2 Emission Rating	
A	A	