



## Adosada en venta en Estepona, Estepona

549.950 €

Referencia: R4905199    Dormitorios: 2    Baños: 2    Construido: 96m<sup>2</sup>    Terraza: 8m<sup>2</sup>





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## Costa del Sol, Estepona

Unbeatable location, 2 1 bedroom apartments for sale. Ground floor has been renovated to a high standard. The upper floor could be reformed to allow for more natural light. Located in the heart of Estepona old town. Walking distance to all amenities, with a wealth of superb restaurants, bars, boutiques, supermarkets and the beach at your finger tips. The property is not part of a community so no fees are applicable, obtaining a touristic licence for rentals would not be an issue the owners have confirmed. Both apartments boast a fully fitted kitchen, cosy living room, a bedroom with adjacent bathroom, and a small internal patio in the case of the ground floor unit, with space to hang laundry, and the washing machine and boiler. In the upper unit there a julienne balcony overlooking the charming old town street. Excellent opportunity for investors looking for a cash cow rental asset in the heart of Estepona Old town, with the bonus of benefiting from Estepona's year on year growth, and capital appreciation that comes with that. The owners have touristic licences in place. Changing them over to any prospective new owner would be very easy. The owners would like to sell both units together ideally, however offers are welcome for the individual apartments. The upper level is rented unit summer 2025 (long term tenant). The tenant is not tied into a 5 year contract however and is willing to vacate the property at the end of their tenancy should the new owners wish. Alternatively they could retain the tenant and accompanying income. The ground floor renovated unit is available for €289'950, and the 1st floor is available for €260'000. Please do not hesitate should you wish to obtain any more information. We are entirely at your disposal and able to show the apartment at your earliest convenience. We look forward to hearing from you. (the first 19 photos are of the ground floor renovated unit, the latter photos, 20 onwards, are of the upper level)



## Características:

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Cerca de Transporte  
Terraza Privada  
Armarios Empotrados  
Cerca de una Iglesia  
Access for people with reduced mobility

### Vistas

Vistas Urbanas  
Vistas a Calle

### Muebles

Opcionales

### Aparcamiento

Parking en Calle

### Orientación

Este

### Posición

Lado de la Playa  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Cuidad  
Cerca de Colegios  
Ciudad  
Cerca de Marina

### Cocina

Cocina Equipada

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono

### Climatización

A/A Preinstalado

### Estado

Excelente estado de conservación  
Renovado Recientemente  
Reformado Recientemente

### Jardin

Jardín Privado

### Categoría

Casas de vacaciones  
Inversion  
Ganga  
Barato  
Reventa  
Contemporáneo