



## Adosada en venta en Estepona, Estepona

549.950 €

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





## 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 is 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:

<b>Características</b>	<b>Orientación</b>	<b>Climatización</b>
Transporte cercano	Este	A/C pre instalado
Terraza		
Armarios ajustados		
Cerca de la iglesia		
Acceso para personas con movilidad reducida		
<b>Vistas</b>	<b>Posición</b>	<b>Estado</b>
Vistas Urbanas	Junto a la playa	Excelente
Calle	Cerca del puerto	Renovado Recientemente
	Cerca del mar	Reformado Recientemente
	Cerca de las tiendas	
	Cerca de la ciudad	
	Cerca de las escuelas	
	Ciudad	
	Cerca de Marina	
<b>Muebles</b>	<b>Cocina</b>	<b>Jardín</b>
Opcional	Cocina Equipada	Jardín Privado
<b>Aparcamiento</b>	<b>Servicios Públicos</b>	<b>Categoría</b>
Calle	Electricidad	Casas de vacaciones
	Agua potable	Inversión
	Teléfono	Negociar
		Barato
		Reventa
		Contemporáneo