



## Dobbeltvilla til salg i Estepona, Estepona

565.000 €

Reference: R4841119   Soveværelser: 5   Badeværelser: 3   Byg Størrelse: 271m<sup>2</sup>   Terrasse: 25m<sup>2</sup>





## Costa del Sol, Estepona

**D¡ UNIQUE INVESTMENT OPPORTUNITY! TWO PROPERTIES IN ONE – IDEAL FOR INVESTORS OR FAMILIES!** For sale: Two homes in one building, each with its own separate entrance, offering great flexibility for different uses, and all under a single property deed! This is the perfect opportunity to save on property taxes, as both properties are registered as one, reducing costs like the IBI (property tax). Ideal for those looking to live in one home and rent out the other, or for families wanting extra space without additional legal or tax complications. **PROPERTY 1: GROUND FLOOR APARTMENT** • Total accessibility: Perfect for people with reduced mobility, as it's all on one level. • Layout: 2 bedrooms, 1 bathroom, a kitchen with a laundry area, and direct street access. • Renovation potential: Requires some updates, offering the chance to customize and increase its value. **PROPERTY 2: DUPLEX APARTMENT IN CENTRAL ESTEPONA** • Completely renovated: Move-in ready with no need for further work. • Spacious layout: Spread over two floors, it boasts 3 large bedrooms, 2 modern bathrooms, a spacious kitchen, and a cozy living-dining area with a fireplace. • Private rooftop terrace: A sunny outdoor space perfect for relaxing, sunbathing, or hosting friends and family. • Prime location: In the heart of Estepona, just 5 minutes from the beach, with schools, sports centers, and all amenities close by. **THE BIG OPPORTUNITY** Since both properties are under one deed, you'll only pay a single IBI (property tax), offering significant savings. This makes it a fantastic investment for those looking to rent out one of the properties while living in the other, or for families seeking a versatile home with low maintenance costs. Don't miss out on this unique opportunity to acquire two properties in one, in a prime location with high rental potential!



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Satellit -tv  
Monterede garderober  
Værktøjsrum  
Restaurant på stedet  
I nærheden af moskeen  
I nærheden af kirken

### Synspunkter

Urban  
Gade

### Møbel

Valgfri

### Hjælpeprogrammer

Elektricitet  
Telefon  
Fotovoltaiske solcellepaneler  
CO2 -emissionsklassificering  
C

### Orientering

Nord  
Syd

### Indstilling

Kommercielt område  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
By  
Havn  
Landsby

### Køkken

Fuldt monteret

### Kategori

Investerings

### Klimakontrol

Aircondition  
Ildsted

### Tilstand

Fremragende  
For nylig renoveret

### Parkering

Gade

### Energi rating

C