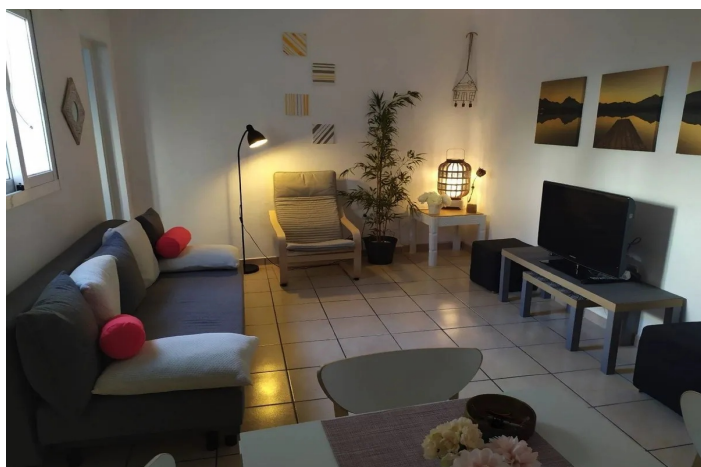




## Lejlighed i midten etage til salg i Estepona, Estepona

265.000 €

Reference: R5182273   Soveværelser: 1   Badeværelser: 1   Byg Størrelse: 50m<sup>2</sup>   Terrasse: 6m<sup>2</sup>





## Costa del Sol, Estepona

Charming First-Floor Flat in Estepona's Historic Heart – 150 Metres from the Beach with Original Features and Tourist Rental Potential! Immerse yourself in the enchanting old town of Estepona with this delightful first-floor flat on Calle Concepción, 50, in the Centro district – a pedestrianised street brimming with Andalusian charm, flower-filled plazas, and whitewashed facades. Spanning 50 m<sup>2</sup> built (48 m<sup>2</sup> usable), this ready-to-move-in property requires no renovations and preserves unique historical elements, making it perfect for year-round living or as a high-yield tourist rental in one of the Costa del Sol's most sought-after spots. Known as the "Garden of the Costa del Sol," Estepona's old town offers a vibrant yet tranquil atmosphere, with over 21 km of coastline and 17 beaches, including the golden sands of Playa de la Rada just 150 metres away. Key Features: Cosy Layout: One spacious bedroom with a stunning original hydraulic tiled floor – a decorative gem – plus one modern bathroom for comfortable living. Elegant Living Spaces: Bright open areas with individual cold/heat pump heating and air conditioning throughout for year-round comfort. Outdoor Charm: A Juliette-style balcony adding romantic appeal, ideal for soaking in the lively street ambiance without the noise of traffic. Ready to Enjoy: Fully equipped and in excellent condition, with no reforms needed – simply move in and start living the dream. Investment Opportunity: High rental potential for tourism, capitalising on the area's popularity with visitors drawn to nearby attractions like Plaza de las Flores, the historic Iglesia de los Remedios, and dolphin-watching cruises from the marina. Prime Location: Nestled in a quiet, car-free street in the historic centre, surrounded by banks, shops, restaurants, and cafes. A mere 150-metre stroll to the beach for sun-soaked days, with easy access to the promenade, beach bars, and water sports. Minutes from Estepona's old town plazas and just a short drive to Marbella (20 minutes) or Gibraltar Airport (45 minutes). The area boasts excellent public transport and proximity to golf courses and nature reserves. Unique Expansion Option: There's also the possibility to purchase the flat below, acquiring the entire building as two independent apartments – perfect for extended family living or maximising rental income. This unique property offers authentic Spanish living with modern comforts and superb investment appeal. Contact us today to arrange a viewing!



## Funktioner:

### Funktioner

I nærheden af transport  
Dobbeltvindue  
Monterede garderober  
I nærheden af kirken  
Fiberoptik

### Synspunkter

Urban  
Gade

### Møbel

Fuldt møbleret

### Parkering

Gade

### Orientering

Vest

### Indstilling

Kommercielt område  
Tæt på havn  
Tæt på havet  
Tæt på butikker  
By  
Tæt på marina

### Køkken

Fuldt monteret

### Klimakontrol

Aircondition

### Tilstand

For nylig renoveret  
For nylig renoveret

### Have

Kommunal