



## Studie på midterste etage til salg i Estepona, Estepona

216.000 €

Reference: R5288140   Soveværelser: 1   Badeværelser: 1   Byg Størrelse: 43m<sup>2</sup>   Terrasse: 6m<sup>2</sup>





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## Costa del Sol, Estepona

Middle Floor Studio on the Beachfront in El Pirata, Estepona – Renovated, with Tourist License and NRU

Attractive middle floor studio apartment of approximately 40 m<sup>2</sup>, fully renovated and furnished, located frontline beach in the exclusive and peaceful area of El Pirata, Estepona, just a few steps from the sea and with direct access to the seaside promenade.

The property stands out for its modern design, excellent use of space, and bright interior. It offers an open-plan living and sleeping area, a fully equipped kitchen, a renovated bathroom, and lateral sea views, making it ideal both for personal use and as an investment.

The studio holds a tourist rental license (VUT) and NRU, with proven high rental yield throughout the year. The area is highly sought after by tourists thanks to its tranquil setting, beachfront location, and the wide selection of restaurants and services just a short walk away.

Situated on a middle floor, exterior-facing apartment with lift access, in a building constructed in 1981, the property is in excellent condition and equipped with air conditioning and individual heating.

An excellent opportunity as a secure investment, holiday home, or second residence in one of the most desirable locations on the Costa del Sol.



## Funktioner:

### Funktioner

Dækket terrasse

Elevator

I nærheden af transport

### Synspunkter

Hav

Panoramisk

Have

Strand

Havn

Gårdsplads

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks

### Orientering

Vest

### Indstilling

Tæt på havn

Urbanisering

Tæt på havet

Tæt på butikker

Tæt på byen

Beachfront

Havn

Marina

Tæt på marina

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet

Drikkeligt vand

Telefon

### Klimakontrol

Aircondition

### Tilstand

God

Fremragende

For nylig renoveret

### Have

Kommunal

### Kategori

Investering