



## Ground Floor Apartment for sale in Estepona, Estepona

259,000 €

Reference: R5304904 Bedrooms: 2 Bathrooms: 2 Build Size: 83m<sup>2</sup>





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## Costa del Sol, Estepona

Commercial premises converted into a residential property, located in the quiet and charming Señorío de Cortes urbanization. The property has been fully renovated and features two bedrooms and two bathrooms, one of them en suite, as well as an open-plan kitchen connected to the living room, creating a modern and functional space. It also includes centralized air conditioning, an alarm system, and an open (non-covered) parking space within the residential complex.

The community offers a swimming pool, tennis courts, a park, and extensive green areas, all set in a pleasant and well-maintained environment.

Currently, the property is legally registered as commercial premises, meaning it does not have a residential license, and it is not possible to obtain a tourist rental license at this time. In order for it to be officially recognized as a residential property, a change-of-use process would be required. This procedure involves a technical project, municipal approval, and subsequent registration with the Cadastre and the Land Registry.

According to standard urban planning regulations in Spain, a change of use may be requested provided that municipal planning regulations allow it and the property meets the required habitability standards. Although it is not currently possible to obtain a residential license, this may be processed in the future, subject to the regulations in force at that time and compliance with the requirements established by the Town Hall and the homeowners' association.



## Features:

### Features

Near Transport  
Ensuite Bathroom

### Views

Garden  
Pool  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Commercial Area  
Urbanisation  
Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
Alarm System

### Energy Rating

E

### Climate Control

Central Heating

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Open  
Communal

### CO2 Emission Rating

E