



# Begane grond appartement te koop in Estepona, Estepona

259.000 €

Referentie: R5304904 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 83m<sup>2</sup>





## 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.



## Kenmerken:

### Extra's

Nabij transport  
Ensuite badkamer

### Uitzicht

Tuin  
Pool  
Straat

### Zwembad

Gemeenschappelijk

### Tuin

Gemeenschappelijk

### Voorzieningen

Elektriciteit  
Drinkbaar water

### Zonorientatie

West

### Ligging

Commercieel gebied  
Verstedelijking  
Dicht bij scholen

### Meubilering

Deels ingericht

### Beveiliging

Gated Complex  
Alarmsysteem

### Energiebeoordeling

E

### Klimaatbeheersing

Centrale verwarming

### Huidige Staat

Onlangs gerenoveerd

### Keuken

Volledig passend

### Parkeergelegenheid

Open

Gemeenschappelijk

### CO2 Emission Rating

E