CAVIARI ESTATES

Ground Floor Apartment for sale in Estepona, Estepona

155.000 €

Referenz: R4786081   **Schlafzimmer:** 1   **Badezimmer:** 1   **Garten:** 30m^2 **Terrasse:** 7m^2

Costa del Sol, Estepona

Small IS Beautiful

This studio offers the perfect launchpad for all that Estepona has to offer. The property is 37m2 as per cadastral including communal elements, and has been lovingly refurbished throughput.

The location on Calle 3 Banderas is literally 200m to the beach and the Mirador del Carmen Tower. It offers walkability to everything and as its on the first floor with a lift, it is also a great property for those with reduced mobility.

The property itself has been refurbished throughout thoughtfully to maximise the space. New kitchen, new bathroom, new wiring, new plumbing. It offers sea views from the closed terrace area and comes fully furnished. The building has been recently painted white, and all residents have access to a roof terrace to dry clothes or enjoy the views.

It is very economical to run with around €90/quarter in community fees including water as well as IBI under €150/year. Furthermore, with the Andalusia Tourist License in place this could be a great holiday rental home.

Ultimately, small can be beautiful, especially with a property this well located – it even has a charming cafe at the foot of the building.

Note: Viewings from 23/2/2025 with 48 hours notice. Tenant leaves May 2025

Eigenschaften:

Merkmale	**Orientierung**	**Klimakontrolle**
Aufzug	Südost	Klimaanlage
In der Nähe des Transports		Kalte a/c
Badezimmer		Heiße A/C.
Solarium		
W-lan		
Zugang für Menschen mit reduzierter Mobilität		

Ansichten	**Einstellung**	**Zustand**
Meer	Strand	Exzellent
Urban	In der Nähe des Hafens	Kürzlich renoviert
Straße	In der Nähe von Geschäften	Kürzlich renoviert
	In der Nähe der Stadt	
	In der Nähe von Schulen	
	In der Nähe von Marina	

Möbel	**Küche**	**Parken**
Voll eingerichtet	Voll ausgestattet	Offen
		Straße

Versorgungsunternehmen	**Kategorie**	
Strom	Ferienhäuser	
Trinkbares Wasser	Investition	
	Wiederverkauf	