



Ground Floor Apartment for sale in Estepona, Estepona

155,000 €

Reference: R4786081 Bedrooms: 1 Bathrooms: 1 Build Size: 30m<sup>2</sup> Terrace: 7m<sup>2</sup>



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## Costa del Sol, Estepona

Small IS Beautiful

This studio offers the perfect launchpad for all that Estepona has to offer. The property is 37m<sup>2</sup> as per cadastral including communal elements, and has been lovingly refurbished throughout.

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



## Features:

### Features

Lift  
Near Transport  
Ensuite Bathroom  
Solarium  
WiFi  
Access for people with reduced mobility

### Views

Sea  
Urban  
Street

### Furniture

Fully Furnished

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Beachside  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Parking

Open  
Street