



## Semi-Detached House for sale in Estepona, Estepona

565.000 €

Referencia: R4841119    Dormitorios: 5    Baños: 3    Construido: 271m<sup>2</sup>    Terraza: 25m<sup>2</sup>





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## Costa del Sol, Estepona

**D; UNIQUE INVESTMENT OPPORTUNITY! TWO PROPERTIES IN ONE – IDEAL FOR INVESTORS OR FAMILIES!**

For sale: Two homes in one building, each with its own separate entrance, offering great flexibility for different uses, and all under a single property deed! This is the perfect opportunity to save on property taxes, as both properties are registered as one, reducing costs like the IBI (property tax). Ideal for those looking to live in one home and rent out the other, or for families wanting extra space without additional legal or tax complications.

### PROPERTY 1: GROUND FLOOR APARTMENT

- Total accessibility: Perfect for people with reduced mobility, as it's all on one level.
- Layout: 2 bedrooms, 1 bathroom, a kitchen with a laundry area, and direct street access.
- Renovation potential: Requires some updates, offering the chance to customize and increase its value.

### PROPERTY 2: DUPLEX APARTMENT IN CENTRAL ESTEPONA

- Completely renovated: Move-in ready with no need for further work.
- Spacious layout: Spread over two floors, it boasts 3 large bedrooms, 2 modern bathrooms, a spacious kitchen, and a cozy living-dining area with a fireplace.
- Private rooftop terrace: A sunny outdoor space perfect for relaxing, sunbathing, or hosting friends and family.
- Prime location: In the heart of Estepona, just 5 minutes from the beach, with schools, sports centers, and all amenities close by.

### THE BIG OPPORTUNITY

Since both properties are under one deed, you'll only pay a single IBI (property tax), offering significant savings. This makes it a fantastic investment for those looking to rent out one of the properties while living in the other, or for families seeking a versatile home with low maintenance costs.

Don't miss out on this unique opportunity to acquire two properties in one, in a prime location with high rental potential!



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
TV Satélite  
Armarios Empotrados  
Lavadero  
Restaurant  
Cerca de la Mezquita  
Cerca de una Iglesia

### Vistas

Vistas Urbanas  
Vistas a Calle

### Muebles

Opcionales

### Servicios Públicos

Electricidad  
Teléfono  
Paneles solares fotovoltaicos

### CO2 Emission Rating

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### Orientación

Norte  
Sur

### Posición

Área Comercial  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Ciudad  
Puerto  
Pueblo

### Cocina

Cocina Equipada

### Categoría

Inversion

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Aparcamiento

Párking en Calle

### Calificación energética

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