



## Townhouse for sale in Estepona, Estepona

549.950 €

Referentie: R4905199 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 96m<sup>2</sup> Terras: 8m<sup>2</sup>





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## Costa del Sol, Estepona

Unbeatable location, 2 1 bedroom apartments for sale. Ground floor has been renovated to a high standard. The upper floor could be reformed to allow for more natural light. Located in the heart of Estepona old town. Walking distance to all amenities, with a wealth of superb restaurants, bars, boutiques, supermarkets and the beach at your finger tips. The property is not part of a community so no fees are applicable, obtaining a touristic licence for rentals would not be an issue the owners have confirmed. Both apartments boast a fully fitted kitchen, cosy living room, a bedroom with adjacent bathroom, and a small internal patio in the case of the ground floor unit, with space to hang laundry, and the washing machine and boiler. In the upper unit there a julienne balcony overlooking the charming old town street. Excellent opportunity for investors looking for a cash cow rental asset in the heart of Estepona Old town, with the bonus of benefiting from Estepona's year on year growth, and capital appreciation that comes with that. The owners have touristic licences in place. Changing them over to any prospective new owner would be very easy. The owners would like to sell both units together ideally, however offers are welcome for the individual apartments. The upper level is rented unit summer 2025 (long term tenant). The tenant is not tied into a 5 year contract however and is willing to vacate the property at the end of their tenancy should the new owners wish. Alternatively they could retain the tenant and accompanying income. The ground floor renovated unit is available for €289'950, and the 1st floor is available for €260'000. Please do not hesitate should you wish to obtain any more information. We are entirely at your disposal and able to show the apartment at your earliest convenience. We look forward to hearing from you. (the first 19 photos are of the ground floor renovated unit, the latter photos, 20 onwards, are of the upper level)



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Inbouwkasten  
Buurt van een kerk  
Access for people with reduced mobility

### Uitzicht

Urban Bekeken  
street Views

### Meubilering

optioneel Furniture

### Parkeergelegenheid

parkeren op straat

### Zonorientatie

Oosten

### Ligging

Dicht bij strand  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad  
Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### Klimaatbeheersing

Vooraf geïnstalleerde A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Tuin

private Garden

### Categorie

Vakantiehuis  
Investering  
Koopje  
Goedkoop  
Bestaande bouw  
Modern