



## Middle Floor Apartment for sale in Estepona, Estepona

565,000 €

Reference: R5265280 Bedrooms: 2 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## Costa del Sol, Estepona

### Modern 2-Bed Apartment in Las Mesas with Sea View & Tourist License

Experience the best of Estepona living in this stunning, move-in-ready apartment located in the prestigious Las Mesas area. Completed in 2024, this contemporary home offers 82m<sup>2</sup> of bright interior living space complemented by a 15m<sup>2</sup> private terrace (108m<sup>2</sup> total built area). Sold fully furnished and including a valuable tourist license, it is an ideal high-yield investment or luxury holiday retreat.

#### Property Highlights:

- Interior space & Layout: Efficiently designed with 82m<sup>2</sup> usable interior space, featuring a master en-suite and high-end finishes throughout.
- Outdoor Living: 15m<sup>2</sup> private terrace with mountain, park, and lateral sea views—perfect for sunset dining.
- Prime Location: Just a 10-minute walk to Estepona Port, beaches, and local amenities.
- Turnkey Ready: Stylishly furnished and ready for immediate occupation or rental.
- Premium Facilities: Access to a modern communal pool and fully equipped gym.

#### Extras Included:

- Private underground parking and a dedicated storage room.
- Full elevator access and fitted wardrobes in both bedrooms.

#### Investment Potential:

This middle-floor gem in a sought-after modern development offers unmatched value on the Costa del Sol. Whether you are looking for a permanent residence or a profitable rental, the combination of the 2024 build quality and the included tourist license makes this a standout opportunity in Estepona.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Utility Room

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private

### Energy Rating

B

### Views

Sea Views  
Mountain  
Panoramic  
Garden  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

B