



## Ground Floor Apartment for sale in Estepona, Estepona

585,000 €

Reference: R5422081 Bedrooms: 2 Bathrooms: 2 Plot Size: 15m<sup>2</sup> Build Size: 81m<sup>2</sup> Terrace: 26m<sup>2</sup>





## Costa del Sol, Estepona

APARTMENT WITH VALID TOURIST LICENSE. GROUND FLOOR WITH PRIVATE GARDEN. BEACHFRONT. CANCELADA (ESTEPONA)

### \*\*Tourist Rental Investment – Fully Operational\*\*

- \* Valid tourist rental license.
- \* Currently operating as a successful holiday rental with a 5-star rating.
- \* Fully booked until September.
- \* The new owner will receive all rental income generated from the completion date onwards.
- \* Excellent and demonstrable rental returns with proven income history.

### \*\*Property Features\*\*

- \* Fully renovated to a high standard using quality materials and designer furnishings.
- \* 2 bedrooms.
- \* 1 full bathroom + 1 guest toilet.
- \* Open-plan kitchen integrated with the living area.
- \* Interior patio providing natural light and ventilation.
- \* Bright, airy, and comfortable living spaces.
- \* Private garden with 2 terraces.

### \*\*Gated Beachfront Community\*\*

- \* Direct access to the beach.
- \* 4 swimming pools.
- \* Restaurant.
- \* Laundry facilities.
- \* Hair salon.
- \* Communal parking.

A unique opportunity to acquire a turnkey investment property with an established and profitable rental business already in place from day one.

\*\*Viewings:\*\* By appointment only, as the property is currently rented to guests.



## Features:

### Features

Private Terrace  
 Double Glazing  
 Fitted Wardrobes  
 Barbeque  
 WiFi  
 Restaurant On Site  
 Access for people with reduced mobility

### Orientation

South East

### Climate Control

Air Conditioning  
 Central Heating

### Views

Garden

### Setting

Beachside  
 Urbanisation  
 Close To Sea  
 Beachfront  
 Front Line Beach Complex

### Condition

Recently Renovated

### Pool

Communal  
 Room for Pool  
 Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
 Private

### Security

Gated Complex  
 24 Hour Security

### Parking

Communal  
 Street