



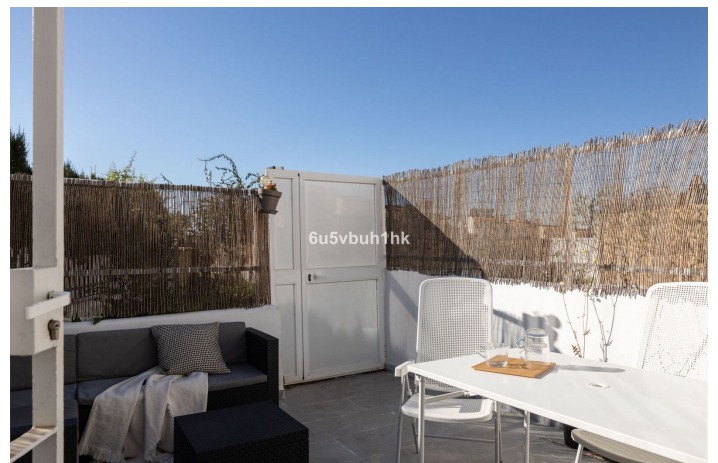
## Ground Floor Studio for sale in Estepona, Estepona

218,000 €

Reference: R4929307 Bedrooms: 2 Bathrooms: 1 Build Size: 38m<sup>2</sup> Terrace: 10m<sup>2</sup>



SIZES ARE APPROXIMATE, ACTUAL MAY VARY.





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## Costa del Sol, Estepona

Premium location, urban improvements underway and a tourist licence: buying here today means securing tomorrow's value. Wake up to sunshine and walk to the sea in under five minutes. This corner apartment, located next to Cristo Beach and Estepona's marina, offers everything buyers want: peace, convenience and strong investment potential. It features two bedrooms, a full bathroom and a bright living room with an open-plan kitchen. The south-facing terrace is ideal for sunny breakfasts and warm Mediterranean evenings. Thanks to its corner position, every room enjoys natural light and ventilation, enhancing privacy and comfort. Set within a quiet residential complex, it also benefits from something rare in the area: easy parking right at the door. It is sold fully furnished and ready to move in – or to start earning income immediately with its approved tourist licence. Furthermore, the complex has a full renovation project approved and the Town Hall is already refurbishing Seghers Park nearby with new pathways, playgrounds, urban furniture and expansive green spaces. These improvements will elevate the neighbourhood and boost property values. A smart opportunity in a high-demand location by the sea. Your next investment is waiting. Would you like to view it?



## Features:

### Features

Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes

### Views

Courtyard

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Resale

### Orientation

South

### Setting

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

### Parking

Street

### Energy Rating

G

### Climate Control

Air Conditioning

### Condition

Excellent

### Utilities

Electricity  
Drinkable Water  
Telephone  
CO2 Emission Rating  
G