



## Middle Floor Apartment for sale in Diana Park, Estepona

295,000 €

Reference: R5265520 Bedrooms: 3 Bathrooms: 2 Build Size: 117m<sup>2</sup> Terrace: 4m<sup>2</sup>





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## Costa del Sol, Diana Park

### 3 Bedroom Apartment – Rare Reform Opportunity with Private Parking and Sea Views

This spacious three-bedroom apartment is a genuine opportunity for both investors and families alike. Properties like this are rarely available at this price in such a central location, with sea views and private parking. The apartment has been traditionally rented for Sprint and summer season on a medium term rental contract, with a repeat client wishing to rent again this year. That means instant income is possible from day one, even before any cosmetic reform or modernisation.

The layout is bright and versatile, offering a generous living and dining area with direct access to a small balcony and seaviews from all living room windows. All three bedrooms are well-proportioned, and the interiors enjoy plenty of natural light. There is a modern shower room with walk in shower and in addition there is a second bathroom however the shower tray has been removed however can easily be replaced by removing the bidet to create an all important 2nd bathroom. The kitchen is very large with views of the mountains behind. It is functional and working but it does need updating.

The property is on the second floor (NO LIFT)! Please note that there is a photo of the internal communal stairs to show you that there is no lift in the building and its located on the second floor so is not ideal for the elderly or infirm.

The community gardens are well maintained and create a pleasant, green outlook with well established mediterranean plants and trees. There is a communal pool behind secure gates with a grassed area. The community is gated and secure and in addition there is an allocated parking space outside and not under cover.

Location is a real highlight. You are opposite the local shops, restaurants, and amenities of Diana Park including a bus stop and over the bridge to Aldi, local school and the beach. Just minutes by car to San Pedro de Alcántara, Puerto Banús, Estepona and Marbella, making this an attractive option for permanent living, holiday use, or rental investment.

This is an ideal property for anyone looking to add value through renovation, or for those who want to let immediately in its current condition. With strong rental demand, especially for three-bedroom properties with sea views, this is a rare find and an excellent investment.

Contact us today to arrange a viewing or for more details.



## Features:

### Features

Near Transport  
Fitted Wardrobes  
WiFi  
Wood Flooring  
Restaurant On Site  
Near Church

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Suburban

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Orientation

South

### Condition

Good  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Parking

Private

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Category

Investment  
Bargain  
Cheap  
Resale