



## Middle Floor Studio for sale in Estepona, Estepona

216,000 €

Reference: R5288140 Bedrooms: 1 Bathrooms: 1 Build Size: 43m<sup>2</sup> Terrace: 6m<sup>2</sup>





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## Costa del Sol, Estepona

Middle Floor Studio on the Beachfront in El Pirata, Estepona — Renovated, with Tourist License and NRU Attractive middle floor studio apartment of approximately 40 m<sup>2</sup>, fully renovated and furnished, located frontline beach in the exclusive and peaceful area of El Pirata, Estepona, just a few steps from the sea and with direct access to the seaside promenade. The property stands out for its modern design, excellent use of space, and bright interior. It offers an open-plan living and sleeping area, a fully equipped kitchen, a renovated bathroom, and lateral sea views, making it ideal both for personal use and as an investment. The studio holds a tourist rental license (VUT) and NRU, with proven high rental yield throughout the year. The area is highly sought after by tourists thanks to its tranquil setting, beachfront location, and the wide selection of restaurants and services just a short walk away. Situated on a middle floor, exterior-facing apartment with lift access, in a building constructed in 1981, the property is in excellent condition and equipped with air conditioning and individual heating. An excellent opportunity as a secure investment, holiday home, or second residence in one of the most desirable locations on the Costa del Sol.



## Features:

### Features

Covered Terrace

Lift

Near Transport

### Views

Sea

Panoramic

Garden

Beach

Port

Courtyard

### Orientation

West

### Climate Control

Air Conditioning

### Setting

Close To Port

Urbanisation

Close To Sea

Close To Shops

Close To Town

Beachfront

Port

Marina

Close To Marina

### Kitchen

Fully Fitted

### Utilities

Electricity

Drinkable Water

Telephone

### Condition

Good

Excellent

Recently Refurbished

### Furniture

Fully Furnished

### Security

Gated Complex

### Garden

Communal

### Category

Investment