

**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>



## 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	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift		
Near Transport		
Views	Setting	Condition
Sea	Close To Port	Good
Panoramic	Urbanisation	Excellent
Garden	Close To Sea	Recently Refurbished
Port	Close To Shops	
Beach	Close To Town	
Courtyard	Close To Marina	
	Beachfront	
	Port	
	Marina	
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Utilities	Category
Gated Complex	Electricity	Investment
	Drinkable Water	
	Telephone	