



**Middle Floor Apartment for sale in Estepona, Estepona**

**309,000 €**

Reference: R5302996 Bedrooms: 1 Bathrooms: 1 Build Size: 88m<sup>2</sup> Terrace: 25m<sup>2</sup>





## Costa del Sol, Estepona

This sophisticated one-bedroom, one-bathroom apartment has been fully renovated and offers an excellent combination of comfort, open views, and a strategic location. The property has a total built area of 88 m<sup>2</sup>, including a generous 25 m<sup>2</sup> terrace, ideal for enjoying the Mediterranean lifestyle year-round.

The bright living and dining area opens directly onto the terrace, offering pleasant views of La Concha mountain and the sea. The kitchen is modern, functional, and well integrated. The bedroom is spacious and peaceful with built-in wardrobes, while the bathroom is complete and well laid out.

The terrace is one of the property's standout features, providing an ideal space for outdoor dining, relaxation, and enjoying open views.

The apartment holds a tourist rental license and achieves an approximate annual occupancy of 85%, making it an excellent opportunity for investors seeking strong rental returns. At the same time, its comfort and location make it equally suitable for those looking for a permanent residence in Marbella, close to all amenities.

The beach can be reached in approximately 7 minutes via Guadalmina Baja, with shops, restaurants, and golf courses nearby.



## Features:

### Features

Near Transport  
WiFi  
Wood Flooring

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden

Pool

Golf

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### CO2 Emission Rating

A

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Parking

Communal

### Energy Rating

A

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Garden

Communal

### Category

Golf  
Luxury