



## Top Floor Studio for sale in Estepona, Estepona

**199,000 €**

Reference: R5255776 Bathrooms: 1 Build Size: 41m<sup>2</sup>





## Costa del Sol, Estepona

Charming Beachside Studio Apartment on the New Golden Mile – Ideal Holiday & Investment Opportunity

Perfectly positioned within a front-line beach complex on the prestigious New Golden Mile, this delightful top-floor studio apartment offers an unbeatable lifestyle and investment opportunity on the Costa del Sol.

Just steps from the beach and promenade, the property enjoys easy access to a wonderful selection of restaurants, cafés, beach bars and scenic walking and hiking trails. Estepona and Puerto Banús are both reachable in under 5 minutes, making this an exceptional location for holidays and rentals alike.

The studio has been recently renovated and tastefully decorated, creating a bright, welcoming space that is fully furnished and ready to move into. With a well-designed layout, a fully fitted kitchen and a modern bathroom, the apartment maximises its space beautifully.

Originally featuring an open balcony, this has been converted into a covered terrace, ideal for year-round use. For buyers who prefer outdoor sun exposure, it can easily be reverted back to an open terrace. The apartment benefits from west orientation, offering pleasant afternoon light along with lovely sea and garden views.

Set within a secure, gated beachfront complex with communal gardens and lift access, the property also includes air conditioning, WiFi, an alarm system, and—crucially—a valid Tourist License, making it perfectly suited for short-term and high-season summer rentals.

This is an excellent entry-level investment or affordable holiday home for younger buyers looking to step onto the property ladder in one of the most sought-after areas of the Costa del Sol.

\*KEYS IN OFFICE

Community Fees: €50/month

Garbage Tax: €60/year

Property Tax (IBI): €100/year



## Features:

### Features

Covered Terrace

Lift

WiFi

### Views

Sea

Garden

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes

Beachfront

Resale

### Orientation

West

### Setting

Beachside

Urbanisation

Front Line Beach Complex

### Kitchen

Fully Fitted

### Parking

Open

Street

Communal

### Climate Control

Air Conditioning

### Condition

Good

Recently Renovated

### Garden

Communal

### Utilities

Electricity

Drinkable Water