

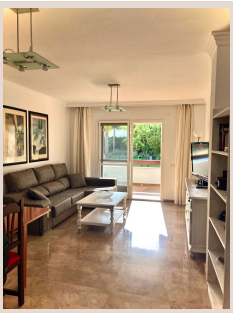
ESTEPONA

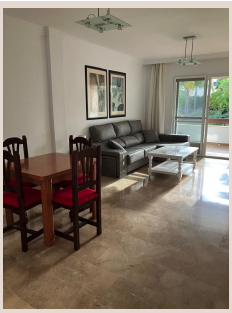
318,000 €

REFERENCE R5378338

Experience Elevated Living: A Sun-Drenched Semi-Detached Villa with Garden & Pool in Estepona's La Concha-Resina Golf

2	2	90 m²	25 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

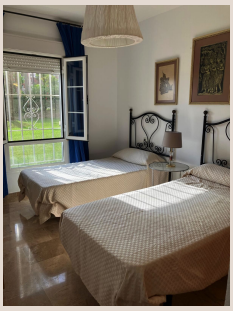












Description

Experience Elevated Living: A Sun-Drenched Semi-Detached Villa with Garden & Pool in Estepona's La Concha-Resina Golf

Welcome to an exceptional opportunity presented by Luxury Realty, where refined living meets unparalleled investment potential in one of Southern Spain’s most desirable locations. Nestled within the tranquil and prestigious La Concha - Resina Golf area of Estepona, this charming semi-detached villa, known locally as an 'adosado,' offers a perfect blend of comfort, convenience, and Mediterranean allure. Beyond its inherent beauty and practical design, this property boasts a crucial advantage for discerning investors: a **VALID TOURIST LICENSE!** This permits immediate and legal short-term rentals, ensuring a robust income stream from day one.

Estepona, often celebrated as the 'Garden of the Costa del Sol,' provides a breathtaking backdrop for this residence. Situated in the well-established Urbanisation Arroyo las Cañas, just a stone's throw from the renowned Selwo Adventure Park, the location effortlessly combines serene golf course vistas with immediate access to a vibrant array of amenities. Imagine waking up to the gentle sounds of nature, surrounded by lush fairways and natural landscapes, yet knowing that the sun-drenched beaches, charming marina, and bustling town centre of Estepona, with its exquisite gastronomy and cultural offerings, are just a short drive away. This prime positioning ensures a lifestyle of peaceful indulgence without sacrificing connectivity to essential services, boutique shops, and world-class leisure facilities.

A Home Designed for Comfort and Elegance

This exquisite 2-bedroom, 2-bathroom single-storey property spans a generous 90 m² of built area, presenting a practical and exceptionally comfortable layout. Its thoughtful design makes it an ideal sanctuary for couples seeking a tranquil retreat, small families desiring a safe and engaging environment, or as a shrewd investment property poised for high rental demand. The residence has been meticulously maintained, offering a bright and inviting atmosphere with everything already in place for you to move in and immediately begin enjoying the famed Spanish lifestyle.

Step inside to discover interiors bathed in natural light, a direct benefit of its optimal south orientation. The fully equipped kitchen, a hub for culinary creativity, flows seamlessly into the spacious living room, creating an open and welcoming communal area perfect for relaxation and entertaining. Both bedrooms are generously proportioned, featuring elegantly integrated fitted wardrobes that provide ample storage without compromising on style. The two modern bathrooms are designed for both convenience and comfort, ensuring privacy and ease for residents and guests alike. For year-round climate control, the property is equipped with efficient air conditioning and electric heating, guaranteeing a pleasant indoor environment regardless of the season.

Outdoor Oasis and Essential Amenities

The allure of this property extends beyond its inviting interiors to its private outdoor spaces. A charming private terrace offers the perfect setting for al fresco dining, morning coffee, or evening drinks under the stars. Adjacent to this, a beautifully maintained private garden provides a serene oasis, ideal for unwinding, gardening, or simply basking in the Mediterranean sun. Residents also benefit from access to a pristine communal swimming pool, offering a refreshing escape during warmer months and a wonderful space for socializing with neighbours. Practical considerations are also impeccably met with a dedicated private parking space, ensuring convenience and security for your vehicle.

Constructed in 2006, the property combines modern build quality with the benefits of a well-established community. Furthermore, a highly valuable feature is the exterior access adapted for reduced mobility, enhancing its appeal and accessibility for a wider range of individuals, underscoring its thoughtful and inclusive design. Every detail has been considered to provide a lifestyle of ease and enjoyment.

Investment Prowess and Unique Flexibility

Beyond its charm as a permanent residence, this semi-detached villa represents an outstanding investment opportunity in the thriving Costa del Sol market. The coveted **VALID TOURIST LICENSE** positions this property as a high-performing asset for short-term holiday rentals, catering to the ever-increasing demand for quality accommodation in Estepona. Investors can anticipate a reliable and attractive income stream, capitalizing on the region's popularity among international tourists and golfers.

Adding to its exceptional value proposition, the owner presents a truly unique and flexible opportunity: they are open to a property exchange (permuta) for an apartment located in the bustling metropolitan hubs of Málaga or Madrid. This remarkable flexibility offers an unparalleled advantage for those looking to diversify their property portfolio or transition their lifestyle between city and coast, making this an even more enticing and adaptable acquisition. Representing excellent value for money, this property stands as a genuine bargain in a location that continues to see significant appreciation.

This is more than just a home; it's a gateway to the unparalleled Mediterranean lifestyle and a solid, lucrative investment. We at Luxury Realty highly recommend a personal viewing to fully appreciate the charm, quality, and immense potential this property holds. Do not miss this exceptional chance to secure your piece of paradise in Southern Spain. Contact us today for more information or to arrange your exclusive visit.

Details

Reference	R5378338	Property Type	Apartment
Status	Sale	Price	318,000 €
Bedrooms	2	Bathrooms	2
Build size	90 m²	Plot Size	–
Terrace	25 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking