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ESTEPONA

450,000 €

REFERENCE R5511406

# An Exquisite Turn-Key Investment Opportunity: Stylish Apartment with Tourist Licence in Estepona, Costa del Sol

| 2 | 2 | 80 m² | 16 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Discover an exceptional opportunity to own a piece of paradise on the coveted Costa del Sol. Situated within the prestigious Ática Homes development in Estepona, this meticulously designed, fully furnished apartment presents the perfect fusion of contemporary elegance and the serene Mediterranean lifestyle. It represents an ideal acquisition for discerning investors and those seeking a luxurious, ready-to-enjoy second home in Southern Spain.

## Estepona: The Jewel of the Costa del Sol

Nestled on the sun-drenched shores of Southern Spain, Estepona is renowned for its authentic Andalusian charm, vibrant cultural scene, and breathtaking natural beauty. Often referred to as the "Garden of the Costa del Sol," its picturesque old town boasts flowering streets, charming plazas, and a rich history. Residents and visitors alike revel in its pristine Blue Flag beaches, world-class golf courses, exquisite gastronomy, and a lively marina. The town offers a perfect balance of traditional Spanish allure and modern amenities, making it an increasingly sought-after destination for tranquil living and lucrative property investment.

## Ática Homes: A Sanctuary of Modern Living

Ática Homes stands as a testament to sophisticated residential design, offering residents a peaceful retreat without sacrificing convenience. This well-established and meticulously maintained community provides a harmonious living environment. Despite its tranquil atmosphere, the development benefits from an enviable location, placing Estepona's charming town centre – with its bustling streets, array of restaurants, boutique shops, and inviting beaches – all within a comfortable walking distance. This ensures that every amenity and leisure pursuit is effortlessly accessible.

## Exquisite Interiors: Modern Luxury Meets Mediterranean Charm

Step inside this beautifully appointed apartment and be captivated by its refined aesthetic and thoughtful layout. Every detail has been curated to create a warm, stylish, and luxurious boutique feel that immediately impresses.

The heart of the home is a bright, open-plan living and dining area, sumptuously decorated with high-quality furnishings. Bathed in natural light, this inviting space offers seamless direct access to the expansive private terrace, blurring the lines between indoor comfort and outdoor serenity. It’s an ideal setting for relaxation or entertaining guests.

The modern kitchen is a chef's delight, fully equipped with integrated appliances and sleek cabinetry, ensuring both functionality and style. From morning coffee to gourmet dinners, it provides everything needed for a contemporary culinary experience.

The apartment features two comfortable, generously sized bedrooms, each offering a tranquil haven for rest. These are complemented by two modern bathrooms, designed with contemporary fixtures and finishes, providing both elegance and practicality for residents and guests alike.

## The Alluring Outdoor Space: Your Private Retreat

Extending over 16 m², the private terrace serves as a magnificent extension of the living space. This generous outdoor sanctuary is perfect for savouring al fresco dining, enjoying a morning coffee, or simply unwinding with a book while basking in the glorious Costa del Sol climate. It’s an ideal spot to soak up the sun and embrace the relaxed Mediterranean lifestyle.

## Exclusive Community Lifestyle

Residents of Ática Homes benefit from access to exceptional communal amenities designed for leisure and enjoyment. The development boasts a sparkling communal swimming pool, perfect for refreshing dips on warm days, complemented by a

separate children's pool for younger residents to safely enjoy. A dedicated children's playground further enhances the family-friendly appeal, creating a vibrant community atmosphere where comfort and recreation are paramount.

### A Prime Investment Opportunity with Immediate Returns

One of the most compelling advantages of this property is the existing and fully active tourist rental licence. This significant feature positions the apartment as an outstanding investment for holiday rentals, allowing for immediate income generation. The strong demand for quality accommodation in Estepona ensures excellent rental yields. Furthermore, the property is sold completely turn-key, including all exquisite furniture, modern appliances, and comprehensive contents, making it ready for immediate personal use or to be listed on the rental market without any additional investment or effort.

### Effortless Living: Convenience at Your Fingertips

Adding to the unparalleled convenience and comfort, this exceptional apartment includes a private underground parking space, ensuring secure and hassle-free vehicle storage. A dedicated storage room also provides valuable extra space for personal belongings, contributing to a clutter-free and organised living environment.

### Key Features Redefined: Your Dream Property Awaits

This exquisite property delivers on every front: a spacious two-bedroom, two-bathroom layout spanning approximately 60 m² of refined interior living. The generous 16 m² terrace offers a superb outdoor escape. It's truly move-in ready, being sold fully furnished with all contents, and boasts an invaluable existing tourist rental licence for immediate income potential. The convenience of a private parking space and storage room perfectly complements the superb communal amenities, including adult and children's pools, and a playground. All this is set within a peaceful yet connected location, merely a stroll away from Estepona's vibrant heart.

### Your Gateway to the Costa del Sol Lifestyle

Whether your aspiration is a comfortable and stylish second home under the Spanish sun, a cherished holiday retreat for your family, or a robust and attractive property investment with proven rental potential, this apartment offers an unbeatable combination. It seamlessly blends a prime location in Estepona, Southern Spain, with contemporary comfort, luxurious finishes, and significant income-generating capabilities. This is more than just an apartment; it's an opportunity to embrace the quintessential Costa del Sol lifestyle.

## Details

| | | | |
|---|---|---|---|
| Reference | R5511406 | Property Type | Apartment |
| Status | Sale | Price | 450,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 80 m² | Plot Size | – |
| Terrace | 16 m² | Parking places | by request |

# Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Lift, Private garden, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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