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ESTEPONA

470 000 €

■■■■■■■■■■■■ ■ Estepona

■■■■■■■■ R5514643

3	2	169 m²	27 m²
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Exquisite 3-Bedroom Reformed Apartment with Tourist Licence in Vista Africa, Estepona Welcome to this stunning, fully reformed 3-bedroom apartment perfectly situated in the desirable Vista Africa urbanization of Estepona, overlooking the iconic Plaza de Toros. Combining modern living with coastal charm, this property offers partial sea views and an unbeatable location just a 2-minute walk to the Estepona marina and port, and a pleasant 15-minute walk to the historic Old Town. Key Features & Layout: • Complete Modern Infrastructure: When the apartment was fully reformed, all electrical wiring and plumbing systems were entirely replaced and are brand new, offering complete peace of mind. • Living & Dining Area: An open-plan kitchen seamlessly integrates into the spacious lounge and dining room, creating a bright and welcoming heart to the home. • Terrace Living: A large sliding glass door opens onto an expansive, southeast-facing terrace. Flooded with natural light, the terrace allows the sun to brighten the interior throughout the morning and well into the afternoon. • Master Suite: The private main bedroom features a large ensuite bathroom complete with both a bathtub and shower. The bedroom also includes a window facing southeast that opens directly onto the terrace. • Guest Quarters: Tucked away in a private hallway, two comfortable guest bedrooms overlook the community pool and gardens, sharing a well-appointed bathroom with a shower. • Practical Spaces: Conveniently located adjacent to the kitchen is an enclosed terrace that serves as a dedicated laundry area and houses the new water boiler. • Modern Comforts: Equipped with the latest air-conditioning system providing both cooling and heating for year-round comfort. • Extras & EV Readiness: Includes a private underground parking bay, a separate store room, and a fantastic added advantage—the owner has already pre-installed piping running directly from the electric meter to the private parking bay, allowing for the easy installation of an electric car charger with full legal compliance and community authorization. Urbanization Amenities: • 2 community swimming pools and lush, manicured gardens • On-site gym and sauna • Community entertainment room Prime Investment Opportunity: As a rare bonus, this property comes with an official touristic licence, permitting short-term holiday rentals. ■Whether ■you ■are ■searching for ■an ■ideal ■family ■home, ■a sun-filled ■holiday ■getaway, or ■a ■high-performing investment ■with ■an ■excellent ■return on investment ■(ROI), ■this ■apartment ■checks ■every ■box.

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