+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

595 000 €

■■■■■■■■ ■ Estepona

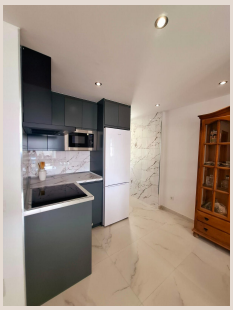
■■■■■■■■ R5526013

3	2	137 m²	12 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

An exceptional opportunity to acquire a spacious property in the very centre of Estepona, one of the Costa del Sol's most desirable destinations, combining Mediterranean lifestyle with exciting investment potential. With 149 m² of built area, this property currently offers three bedrooms and two bathrooms, providing generous space and an excellent foundation for creating a stylish home or an attractive holiday rental investment. A PROPERTY WITH EXCITING POTENTIAL One of the key highlights is the potential to further enhance the property's layout and value, with the possibility of creating an additional terrace and converting the property into a four-bedroom, three-bathroom residence, subject to the necessary planning permissions, technical feasibility and community approvals. The property also benefits from community approval for tourist rental use, making it an interesting opportunity for investors seeking a property in a central location with potential for holiday accommodation, subject to applicable licensing requirements. PROPERTY HIGHLIGHTS 149 m² built area 3 bedrooms 2 bathrooms Potential to create a 4-bedroom, 3-bathroom layout Potential for an additional terrace, subject to approval Community approval for tourist rental use Prime central Estepona location Walking distance to restaurants, cafés, shops and the charming old town Close to the beach and Mediterranean promenade Excellent potential for a personalised renovation or investment project A SMART INVESTMENT IN ESTEPONA Estepona's charming old town, vibrant atmosphere and Mediterranean lifestyle make it an appealing destination for both residents and visitors. The combination of a ■generous ■interior, ■central ■location and ■potential ■for ■further ■development ■makes this ■property ■an opportunity ■worth ■exploring. A spacious ■property ■with ■vision, ■flexibility and investment ■potential ■in ■the ■heart ■of ■Estepona.

■■■■■■

■■■■■■■■	R5526013	■■■ ■■■■■■■■	■■■■■■■■
■■■■■■■	■■■■■■■	■■■■	595 000 €
■■■■■■■■	3	■■■■■■■	2
■■■■■■■■	137 m²	■■■■■■■■	–
■■■■■■■■	12 m²	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■

■■■■■■■■■■■, ■■■ ■■ ■■■■■, ■■■ ■■ ■■■■■, ■■■■■, ■■■■■■■■■■■■■, ■■■■■■■ ■■■■■■, ■■■ ■■■■■■■, ■■■■■■■■■■■, ■■■■■■■■■

■■■■■■■ ■■■■■■■■■■■■■■■

■■■■■■■■■■ ■■■■■■■■■■■ ■■■■ ■■■■■■■■
■■■■■■■■■ — ■■■■■■ ■■■■ ■■ ■■■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella