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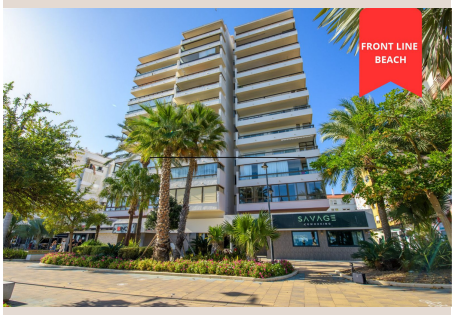
ESTEPONA

649 000 €

■■■■■■■■■■■■ ■ Estepona

■■■■■■■■ R5532019

3	2	125 m²
■■■■■■■	■■■■■■	■■■■■■■













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Sea view apartment – Avenida de España, Estepona Located on the prestigious Avenida de España, in the heart of Estepona, this apartment enjoys an absolutely privileged location, on the beachfront, directly facing the Mediterranean and along the famous promenade. A rare opportunity on the Estepona real estate market, combining two particularly sought-after criteria: an exceptional frontline sea position and a location in the heart of the city centre. Situated on the first floor of the building, this south-facing apartment benefits from excellent natural light throughout the day as well as pleasant sea views. It consists of three bedrooms, two bathrooms, a large living room offering a beautiful living space and a fully equipped kitchen. The apartment also offers interesting potential for improvement. In particular, there is the possibility of restoring the terrace space to its original form by reopening it. The apartment was renovated a few years ago. Thanks to its exceptional location, everything is within walking distance: restaurants, shops, boutiques, cafes, services and, of course, the beach. A car is not necessary to fully enjoy the life and atmosphere of central Estepona. Although the apartment does not currently have an open terrace or a private parking space, its many assets—notably its frontline beach location, south-facing orientation, sea views and three-bedroom layout—make it a particularly attractive opportunity. A property with multiple possibilities: ideal as a second home to enjoy the Costa del Sol, as a long-term real estate investment, or to generate attractive rental income, particularly on the long-term rental market, where properties with a central location and immediate ■proximity ■to ■the ■beach are ■in ■high ■demand. A ■rare ■opportunity to ■acquire ■a frontline ■sea ■apartment in ■the ■heart ■of ■Estepona, with genuine ■potential ■for ■renovation ■and ■value ■enhancement.

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