



## Ground Floor Apartment for sale in Estepona, Estepona

260,000 €

Reference: R4974757    Bedrooms: 1    Bathrooms: 1    Build Size: 48m<sup>2</sup>





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## Costa del Sol, Estepona

Location, Location, Location! If you are looking for a property in the heart of Old Town Estepona, just yards away from the sandy beaches with all shops, bars and restaurants on the doorstep then this is the property for you!

The property has a feeling of a house because you enter your own front door at street level which is ideal if you have children or are elderly as there are no stairs to conquer. You enter into the living accommodation where you will find a bright and sunny West facing property consisting of 1 bedroom, 1 bathroom with an open plan living room and a nice modern kitchen. The bedroom has a door leading to an Andalucian Patio which gives natural light to the rear of the property including the bathroom which is modern with a large walk in shower.

The property has potential to be reconfigured to be 1 large open plan unit which would flood the property with natural light and give the property a more spacious modern feeling.

The property has a tourist license in place and would work very well as a holiday rental due to its amazing central location.

In addition, the property upstairs which has its own entrance door from the street is also for sale at 285,000€ and the vendors would look at offers for both properties if purchased together. In addition there is the potential to construct another mezzanine floor on the roof subject to project. A very interesting property indeed for end users and investors alike.



## Features:

### Features

Near Transport  
Double Glazing  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Street

### Orientation

West

### Climate Control

Pre Installed A/C

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

Town

### Kitchen

Fully Fitted

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Furniture

Not Furnished

### Category

Holiday Homes  
Investment  
Bargain  
Cheap  
Luxury  
Resale  
Contemporary