# ESTEPONA

| sypialnie | ■azienki | zbudowany m² | taras m² |
|---|---|---|---|
| 2 | 1 | 38 | 10 |

## POD■OGA W ESTEPONA

Premium location, urban improvements underway and a tourist licence: buying here today means securing tomorrow's value Wake up to sunshine and walk to the sea in under five minutes. This corner apartment, located next to Cristo Beach and Estepona's marina, offers everything buyers want: peace, convenience and strong investment potential. It features two bedrooms, a full bathroom and a bright living room with an open-plan kitchen. The south-facing terrace is ideal for sunny breakfasts and warm Mediterranean evenings. Thanks to its corner position, every room enjoys natural light and ventilation, enhancing privacy and comfort. Set within a quiet residential complex, it also benefits from something rare in the area: easy parking right at the door. It is sold fully furnished and ready to move in — or to start earning income immediately with its approved tourist licence. Furthermore, the complex has a full renovation project approved and the Town Hall is already refurbishing Seghers Park nearby with new pathways, playgrounds, urban furniture and expansive green spaces. These improvements will elevate the neighbourhood and boost property values. A smart opportunity in a high-demand location by the sea. Your next investment is waiting. Would you like to view it?

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 218 000 € |