ESTEPONA

sypialnie	■azienki	zbudowany m²
<---	1	41

POD■OGA W ESTEPONA

Charming Beachside Studio Apartment on the New Golden Mile – Ideal Holiday & Investment Opportunity Perfectly positioned within a front-line beach complex on the prestigious New Golden Mile, this delightful top-floor studio apartment offers an unbeatable lifestyle and investment opportunity on the Costa del Sol. Just steps from the beach and promenade, the property enjoys easy access to a wonderful selection of restaurants, cafés, beach bars and scenic walking and hiking trails. Estepona and Puerto Banús are both reachable in under 5 minutes, making this an exceptional location for holidays and rentals alike. The studio has been recently renovated and tastefully decorated, creating a bright, welcoming space that is fully furnished and ready to move into. With a well-designed layout, a fully fitted kitchen and a modern bathroom, the apartment maximises its space beautifully. Originally featuring an open balcony, this has been converted into a covered terrace, ideal for year-round use. For buyers who prefer outdoor sun exposure, it can easily be reverted back to an open terrace. The apartment benefits from west orientation, offering pleasant afternoon light along with lovely sea and garden views. Set within a secure, gated beachfront complex with communal gardens and lift access, the property also includes air conditioning, WiFi, an alarm system, and—crucially—a valid Tourist License, making it perfectly suited for short-term and high-season summer rentals. This is an excellent entry-level investment or affordable holiday home for younger buyers looking to step onto the property ladder in one of the most sought-after areas of the Costa del Sol. *KEYS IN OFFICE Community Fees: €50/month Garbage Tax: €60/year Property Tax (IBI): €100/year

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