

Apartment in Estepona

Reference: R5182273



Bedrooms: 1

Bathrooms: 1

M² Build size: 50

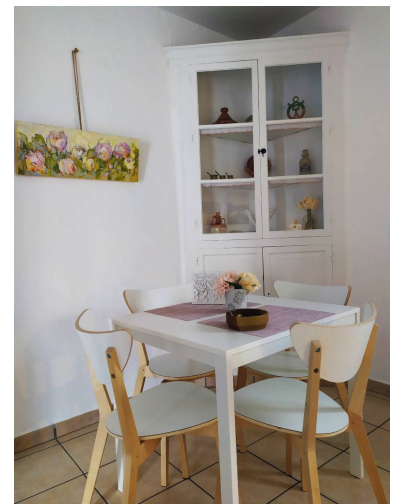
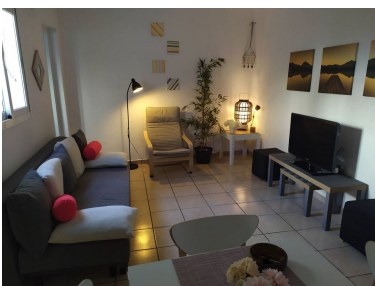
Price: 265,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:





Overview: Charming First-Floor Flat in Estepona's Historic Heart – 150 Metres from the Beach with Original Features and Tourist Rental Potential! Immerse yourself in the enchanting old town of Estepona with this delightful first-floor flat on Calle Concepción, 50, in the Centro district – a pedestrianised street brimming with Andalusian charm, flower-filled plazas, and whitewashed facades. Spanning 50 m² built (48 m² usable), this ready-to-move-in property requires no renovations and preserves unique historical elements, making it perfect for year-round living or as a high-yield tourist rental in one of the Costa del Sol's most sought-after spots. Known as the "Garden of the Costa del Sol," Estepona's old town offers a vibrant yet tranquil atmosphere, with over 21 km of coastline and 17 beaches, including the golden sands of Playa de la Rada just 150 metres away. **Key Features:** **Cosy Layout:** One spacious bedroom with a stunning original hydraulic tiled floor – a decorative gem – plus one modern bathroom for comfortable living. **Elegant Living Spaces:** Bright open areas with individual cold/heat pump heating and air conditioning throughout for year-round comfort. **Outdoor Charm:** A Juliette-style balcony adding romantic appeal, ideal for soaking in the lively street ambiance without the noise of traffic. **Ready to Enjoy:** Fully equipped and in excellent condition, with no reforms needed – simply move in and start living the dream. **Investment Opportunity:** High rental potential for tourism, capitalising on the area's popularity with visitors drawn to nearby attractions like Plaza de las Flores, the historic Iglesia de los Remedios, and dolphin-watching cruises from the marina. **Prime Location:** Nestled in a quiet, car-free street in the historic centre, surrounded by banks, shops, restaurants, and cafes. A mere 150-metre stroll to the beach for sun-soaked days, with easy access to the promenade, beach bars, and water sports. Minutes from Estepona's old town plazas and just a short drive to Marbella (20 minutes) or Gibraltar Airport (45 minutes). The area boasts excellent public transport and proximity to golf courses and nature reserves. **Unique Expansion Option:** There's also the possibility to purchase the flat below, acquiring the entire building as two independent apartments – perfect for extended family living or maximising rental income. This unique property offers authentic Spanish living with modern comforts and superb investment appeal. Contact us today to arrange a viewing!

Features:

None, Air conditioning, Private garden, Parking