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Luxury Realty
real estate

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Apartment in Estepona

Reference: R5340880



Bedrooms: 2
Bathrooms: 2
M² Build size: 97
Price: 380,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents a unique and compelling investment opportunity: a Middle Floor Apartment nestled in the vibrant heart of Estepona, a jewel of the Costa del Sol in Southern Spain. This prime property, spanning 97 square meters and featuring two well-proportioned bedrooms and two bathrooms, is more than just a residence; it is a blank canvas awaiting transformation into a bespoke luxury haven or a highly lucrative asset within one of Spain's most sought-after coastal destinations. Positioned for discerning investors and visionary homeowners alike, this apartment offers unparalleled potential in a location celebrated for its charm, amenities, and idyllic Mediterranean lifestyle.

Estepona, often referred to as the 'Garden of the Costa del Sol,' epitomizes the quintessential Andalusian dream. Its charming old town, a labyrinth of white-washed streets adorned with vibrant flowers, creates an enchanting backdrop to a modern, thriving community. The strategic setting of this apartment is truly exceptional, boasting proximity to every conceivable convenience and leisure pursuit. It sits comfortably within the bustling town, yet moments from the serene beachside, the vibrant commercial areas, and the picturesque port and marina. Whether your interests lie in exploring quaint village shops, enjoying the sophisticated dining options of the marina, or having world-class schools within easy reach, this location delivers. Living here means immersing oneself in a dynamic environment where the azure Mediterranean Sea, the lively port, and all essential amenities are just a stroll away, making it an ideal spot for both permanent residency and high-yield holiday rentals.

The apartment's orientation to the North, while offering specific advantages such as reduced direct sun exposure during the intense summer months, still ensures ample natural light and provides captivating views. From its vantage point, residents can enjoy picturesque vistas of the majestic mountains, the dynamic urban landscape, and the lively street scenes below, offering a constant connection to the vibrant life of Estepona. This blend of natural beauty and urban energy contributes significantly to the property's unique appeal and its future value.

One of the most exciting aspects of this listing is its current condition: "Restoration Required." For the astute investor or the creative individual, this is not a drawback but an unparalleled opportunity. Imagine acquiring a property in a stellar location and having the freedom to redesign, modernize, and personalize every square meter to your exact specifications. This 97 m² apartment offers a generous footprint for a stunning renovation, allowing for the integration of contemporary design, high-end finishes, and state-of-the-art amenities that will undoubtedly elevate its market value significantly. This is a chance to create a truly bespoke luxury residence, tailor-made to your desires, in a market where fully renovated properties command premium prices.

Beyond its transformative potential, the apartment already boasts a number of desirable features designed to enhance comfort and convenience. A covered terrace provides a private outdoor retreat, ideal for year-round enjoyment of the Mediterranean climate, while an additional private terrace offers further scope for al-fresco living or creating a charming green space. The presence of a lift ensures easy access to all floors, a vital amenity for comfort and accessibility. A dedicated utility room adds practicality, while the proximity to transport links ensures seamless connectivity to the wider region. Furthermore, its location near a church adds a touch of traditional charm and local character. Although currently offered unfurnished, this again presents a blank slate, enabling new owners to select furnishings that perfectly align with their newly renovated interior design vision.

Comfort is assured with existing air conditioning, providing climate control during all seasons. Security is addressed with an entry phone system, offering peace of mind. Essential utilities, including electricity, drinkable water, and telephone services, are already connected, simplifying the renovation process. This property is unequivocally categorized as an "Investment" – and for good reason. Given Estepona's burgeoning popularity, its status as a year-round destination, and the significant uplift in value expected post-restoration, this apartment represents a strategic acquisition. Whether for capital appreciation, generating substantial rental income from the robust holiday let market, or establishing a luxurious personal retreat in Southern Spain, the return on investment here is poised to be exceptionally strong.

Luxury Realty invites you to explore this extraordinary chance to acquire a prominent stake in Estepona's thriving real estate market. This is more than just an apartment; it is an invitation to craft a dream home, a profitable venture, and a piece of the coveted Costa del Sol lifestyle. Do not miss this rare opportunity to bring your vision to life in one of Spain's most enchanting coastal towns. Contact us today to learn more about how you can unlock the immense potential of this exquisite investment.

Features:

None, Air conditioning, Mountain views, Lift, None, Investment