















## Middle Floor Apartment in Estepona

Estepona

€ 565.000

 Estate type:	<b>apartment</b>	 Area:	<b>97 m2</b>
 Terrace:	<b>15 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>2</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>Yes</b>

## Modern 2-Bed Apartment in Las Mesas with Sea View & Tourist License

Experience the best of Estepona living in this stunning, move-in-ready apartment located in the prestigious Las Mesas area. Completed in 2024, this contemporary home offers 82m<sup>2</sup> of bright interior living space complemented by a 15m<sup>2</sup> private terrace (108m<sup>2</sup> total built area). Sold fully furnished and including a valuable tourist license, it is an ideal high-yield investment or luxury holiday retreat.

### Property Highlights:

- Interior space & Layout: Efficiently designed with 82m<sup>2</sup> usable interior space, featuring a master en-suite and high-end finishes throughout.
- Outdoor Living: 15m<sup>2</sup> private terrace with mountain, park, and lateral sea views—perfect for sunset dining.
- Prime Location: Just a 10-minute walk to Estepona Port, beaches, and local amenities.
- Turnkey Ready: Stylishly furnished and ready for immediate occupation or rental.
- Premium Facilities: Access to a modern communal pool and fully equipped gym.

### Extras Included:

- Private underground parking and a dedicated storage room.
- Full elevator access and fitted wardrobes in both bedrooms.

### Investment Potential:

This middle-floor gem in a sought-after modern development offers unmatched value on the Costa del Sol. Whether you are looking for a permanent residence or a profitable rental, the combination of the 2024 build quality and the included tourist license makes this a standout opportunity in Estepona.



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