



## TOP FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN ESTEPONA

Estepona

**REF# R4974754 – 250.000€**

1  
Beds

1  
Baths

48 m<sup>2</sup>  
Built

4 m<sup>2</sup>  
Terrace

Location, Location, Location! Tourist license in place! If you're searching for a property in the heart of Old Town Estepona, just steps from the sandy beaches and surrounded by shops, bars, and restaurants, this is the one for you. This unique upper-floor apartment offers the privacy and feel of a house, with your own street-level entrance and a private staircase leading up to the bright, sunny living space. The west-facing property features: - One bedroom with a Juliette balcony overlooking a quiet, picturesque street - Spacious walk-in wardrobe and charming original ceramic flooring - Open-plan living room with a modern kitchen - Potential to reconfigure into a large open-plan unit, maximizing space and natural light - Possibility to add a mezzanine floor (subject to project approval) Key Advantages: - Prime Old Town Estepona location—everything on your doorstep - No community fees, offering total independence and lower running costs - Perfect for investment or holiday letting - Easy to obtain the new tourist license as the property is not part of a community - Modern images show how it could look with simple cosmetic updates This property is a rare find—ideal for investors, holiday home seekers, or anyone wanting to live in the vibrant heart of Estepona. Arrange a viewing today and discover the potential for yourself!

