



## GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN ESTEPONA

Estepona

**REF# R5218504 – 265.000€**

1  
Beds

1  
Baths

50 m<sup>2</sup>  
Built

8 m<sup>2</sup>  
Terrace

Your New Seaside Haven... and a Guaranteed Investment Success! Imagine residing on a serene, pedestrian-only street brimming with Andalusian charm, just 150 metres from the golden sands of Playa de la Rada, right in the heart of Estepona's historic old town—affectionately known as the 'Garden of the Costa del Sol' for its flower-adorned lanes, whitewashed facades, and vibrant plazas like Plaza de las Flores. This tranquil enclave offers a relaxed coastal lifestyle, surrounded by essential amenities: banks, boutique shops, authentic tapas restaurants, public parking, pharmacies, and supermarkets, all within a short stroll. With over 300 sunny days a year, enjoy effortless access to the bustling promenade, the lively Puerto Deportivo marina, and nearby hiking trails in Sierra Bermeja, while the A-7 motorway provides swift connections to Marbella (15 minutes) or Málaga Airport. This fully renovated ground-floor apartment boasts a beautiful, cosy design, ready for immediate occupancy or rental income from day one. Spanning 50 m<sup>2</sup>, it features one spacious bedroom, a modern bathroom, high-quality finishes, and an inviting living space perfect for unwinding. As a prime investment opportunity, it promises high returns through tourist rentals—capitalising on Estepona's year-round demand from visitors and expats, with average yields of 4-7% annually and potential for even higher short-term lets in this sought-after historic centre. Why You'll Fall in Love: A peaceful pedestrian street, free from traffic noise, enveloped in floral beauty and historic allure.

Mere steps from the beach, with all services at your fingertips in a cherished, authentic setting. A secure investment, primed for profitability from the outset. There's also the option to purchase the upstairs apartment, creating a complete house divided into two independent units—ideal for extended family living or maximising rental potential. This is your chance to own a slice of Mediterranean paradise; contact us today for a viewing.

