



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Estepona

**REF# R4881661 – 1.055.000€**

IBI

523 €/YEAR



4

Ložnice



4

Koupelny



224 m<sup>2</sup>

Built

TWO PROPERTIES IN ONE – PERFECT FOR INVESTORS OR FAMILIES.

Property 1: Ground Floor Apartment

Distributed on one level, ideal for people with reduced mobility, 2 bedrooms, 1 bathroom, kitchen with laundry room, and direct street access. While it needs some improvements, it's a great opportunity to personalize and increase its market value.

### Property 2: Renovated Duplex Apartment

Completely renovated with modern finishes, no need for additional work. Distributed over two floors with 3 spacious bedrooms, 2 modern bathrooms, a large kitchen, and a living-dining area with a fireplace.

Private Rooftop: Enjoy an outdoor space perfect for sunbathing or gatherings.

Located in the center of Estepona, this property enjoys a privileged location. Just five minutes from the beach and surrounded by essential services such as schools, sports centers, supermarkets, and public transportation, this area has become one of the most sought-after on the Costa del Sol for its blend of authenticity, family-friendly atmosphere, and proximity to the sea. Estepona, with its charming old town, vibrant plazas, and excellent gastronomy, is perfect for both living and renting.

Additional Benefits: with a single deed, you'll benefit from significant savings on IBI and other taxes, making this property an economical, low-maintenance option.



