



## GARTENAPARTMENT MIT 1 SCHLAFZIMMER

📍 Estepona

**REF# R4786081 – 155.000€**

IBI

136 €/JAHR

Wohngeld

384 €/JAHR



1

Schlafzimmer



1

Bäder



30 m<sup>2</sup>

Built



7 m<sup>2</sup>

Terrace

Small IS Beautiful

This studio offers the perfect launchpad for all that Estepona has to offer. The property is 37m<sup>2</sup> as per cadastral including communal elements, and has been lovingly refurbished throughout.

The location on Calle 3 Banderas is literally 200m to the beach and the Mirador del Carmen Tower. It offers walkability to everything and as its on the first floor with a lift, it is also a great property for those with reduced mobility.

The property itself has been refurbished throughout thoughtfully to maximise the space. New kitchen, new bathroom, new wiring, new plumbing. It offers sea views from the closed terrace area and comes fully furnished. The building has been recently painted white, and all residents have access to a roof terrace to dry clothes or enjoy the views.

It is very economical to run with around €90/quarter in community fees including water as well as IBI under €150/year. Furthermore, with the Andalusia Tourist License in place this could be a great holiday rental home.

Ultimately, small can be beautiful, especially with a property this well located – it even has a charming cafe at the foot of the building.

