

## Apartment for sale in Estepona, Costa del Sol

2 Bedrooms | 2 Bathrooms | 81 m<sup>2</sup> Interior | 26 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 325 IBI | € 99 Rubish tax | € 1,320 Community fees



### Property Description

APARTMENT WITH VALID TOURIST LICENSE. GROUND FLOOR WITH PRIVATE GARDEN. BEACHFRONT. CANCELADA (ESTEPONA)

**\*\*Tourist Rental Investment - Fully Operational\*\***

- \* Valid tourist rental license.
- \* Currently operating as a successful holiday rental with a 5-star rating.
- \* Fully booked until September.
- \* The new owner will receive all rental income generated from the completion date onwards.
- \* Excellent and demonstrable rental returns with proven income history.

**\*\*Property Features\*\***

- \* Fully renovated to a high standard using quality materials and designer furnishings.
- \* 2 bedrooms.
- \* 1 full bathroom + 1 guest toilet.
- \* Open-plan kitchen integrated with the living area.
- \* Interior patio providing natural light and ventilation.
- \* Bright, airy, and comfortable living spaces.
- \* Private garden with 2 terraces.

**\*\*Gated Beachfront Community\*\***

- \* Direct access to the beach.
- \* 4 swimming pools.
- \* Restaurant.
- \* Laundry facilities.
- \* Hair salon.
- \* Communal parking.

A unique opportunity to acquire a turnkey investment property with an established and profitable rental business already in place from day one.

**\*\*Viewings:\*\*** By appointment only, as the property is currently rented to guests.