Townhouse in Estepona

€552,000

Estepona, Málaga

Bedrooms: 5 | Bathrooms: 3 | Built: 223 m² | Terrace: 11 m²









Overview

INVESTMENT OPPORTUNITY – HOUSE WITH POTENTIAL FOR 4 APARTMENTS IN ESTEPONA

Property for sale at a reduced price due to special conditions: the owner, 92 years old and in delicate health, retains a lifetime usufruct only on the ground floor, where she currently resides.

This allows buyers to refurbish and exploit the upper floor immediately, with the possibility of converting it into two independent apartments, while securing full availability of the ground floor in the future.

Surface:

Plot: 121 m²

Construction: 223 m² distributed over two floors

Rooftop: 121 m², with potential to create a solarium, communal area

Current state:

Ground floor (usufruct): old but habitable property, currently occupied

Upper floor (available): requires renovation, with potential to be divided into two apartments

Development potential:
The property, with a single deed, can be reorganized into up to 4 independent apartments (two on the ground floor and two on the upper floor).
Estimated rental income: at least €1,100/month per apartment more than €4,000/month once the project is completed.

Prime location:
Located in the heart of Estepona, just a few minutes' walk from La Rada beach and the Old Town, surrounded by shops, restaurants, services and leisure. One of the most sought-after areas of the Costa del Sol, ideal for both long-term and holiday rentals. With over 300 days of sunshine per year, the rooftop becomes the perfect outdoor living space.

Investor advantages:

Reduced price thanks to partial usufruct

Immediate rental potential by refurbishing the upper floor

Single deed and single property tax (IBI)

Spacious rooftop for communal or leisure use

Strong demand in Estepona centre

Conclusion:
A unique property, partly under usufruct but partly free to exploit today. An excellent opportunity for investors seeking immediate income and strong medium-term capital appreciation.

Amenities

Setting: Town, Commercial Area, Close To Shops, Close To Town, Close To Schools
Orientation: North Facing
Condition: Renovation Required
Views: Street Views
Features: Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Utility Room
Furniture: Not Furnished
Kitchen: Fully Fitted Kitchen
Parking: Street Parking
Utilities: Electricity
Category: Investment

Energy certificate

Consumption: C

Emissions: C

Contact

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