# Townhouse in Estepona

## €370,000

Estepona, Málaga

Bedrooms: 2 | Bathrooms: 1 | Built: 75 m² | Terrace: 3 m²











## Overview

Andalusian House in the Heart of Estepona

A true gem located on one of the most picturesque streets in Estepona's old town, perfectly combining traditional Andalusian charm with Mediterranean style.

This property is situated in one of the fastest-growing areas of the Costa del Sol, making it an excellent investment as a turnkey holiday rental or second home. It boasts a valid tourist license, direct road access, a south-facing orientation (very sunny and bright), and a recent, comprehensive renovation that optimizes every square meter.

Its 75 m² of living space are distributed over three floors: an open-plan living and dining room with a kitchen on the

main floor, a bedroom with a balcony and en-suite bathroom on the first floor, and a second bedroom with a double bed and access to a lovely south-facing terrace on the second floor.

Just steps from the seafront promenade and beach, this home also benefits from all essential amenities: shops, restaurants, public parking, the Town Hall, medical centers, and the new boulevard. A property ready to move into or start generating income from day one, combining a prime location, Andalusian charm, and a complete renovation with a carefully selected range of materials that guarantees comfort and high occupancy rates for holiday rentals.

In compliance with Decree 218/2005 of October 11th of the Regional Government of Andalusia, the client is informed that notary fees, registration fees, and property transfer tax (ITP) are not included in the price. Real estate brokerage fees are included.

The consumer has the right to receive a copy of the corresponding Abbreviated Information Document (DIA) for the property.

## Amenities

Setting: Town, Village, Close To Port, Close To Shops, Close To Sea, Close To Schools
Orientation: South Facing
Condition: Excellent Condition, Recently Renovated
Climate Control: Air Conditioning
Features: Near Transport, Private Terrace, Satellite TV, WiFi, Near Church
Furniture: Fully Furnished
Kitchen: Fully Fitted Kitchen
Utilities: Electricity, Drinkable Water, Telephone, Gas
Category: Investment, Resale

## Taxes & Fees

IBI: €260 per year
Rubbish: €102 per year

## Energy certificate

Consumption: E
Emissions: E

## Contact

**Purcell Properties**
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5318137_townhouse-estepona/