



# Middle Floor Apartment in Estepona

Price € 565,000

Bedrooms	2
Bathrooms	2
Build Size	97 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Plot Size	112 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Close To Shops
- ✓ Close To Schools

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Mountain
- ✓ Street
- ✓ Panoramic

## FEATURES

- ✓ Lift
- ✓ WiFi
- ✓ Utility Room
- ✓ Fitted Wardrobes
- ✓ Gym
- ✓ Ensuite Bathroom
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
- 

### Modern 2-Bed Apartment in Las Mesas with Sea View & Tourist License

Experience the best of Estepona living in this stunning, move-in-ready apartment located in the prestigious Las Mesas area. Completed in 2024, this contemporary home offers 82m<sup>2</sup> of bright interior living space complemented by a 15m<sup>2</sup> private terrace (108m<sup>2</sup> total built area). Sold fully furnished and including a valuable tourist license, it is an ideal high-yield investment or luxury holiday retreat.

#### Property Highlights:

- Interior space & Layout: Efficiently designed with 82m<sup>2</sup> usable interior space, featuring a master en-suite and high-end finishes throughout.
- Outdoor Living: 15m<sup>2</sup> private terrace with mountain, park, and lateral sea views—perfect for sunset dining.
- Prime Location: Just a 10-minute walk to Estepona Port, beaches, and local amenities.
- Turnkey Ready: Stylishly furnished and ready for immediate occupation or rental.
- Premium Facilities: Access to a modern communal pool and fully equipped gym.

#### Extras Included:

- Private underground parking and a dedicated storage room.
- Full elevator access and fitted wardrobes in both bedrooms.

#### Investment Potential:

This middle-floor gem in a sought-after modern development offers unmatched value on the Costa del Sol. Whether you are looking for a permanent residence or a profitable rental, the combination of the 2024 build quality and the included tourist license makes this a standout opportunity in Estepona.

[View Property Online](#)

# GALLERY



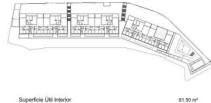






**MESAS HOMES II**  
 PARCELA R-19 DEL SECTOR SUP.R-4  
 ESTEPONA, MÁLAGA

	SUP. UTIL	EXTINT
Habitador	2,21 m <sup>2</sup>	m <sup>2</sup>
Salón Comedor Cocina	38,92 m <sup>2</sup>	m <sup>2</sup>
Dormitorio principal	12,74 m <sup>2</sup>	m <sup>2</sup>
Dormitorio 2	12,89 m <sup>2</sup>	m <sup>2</sup>
Baño principal	4,73 m <sup>2</sup>	m <sup>2</sup>
Baño 2	4,37 m <sup>2</sup>	m <sup>2</sup>
W.C. Invitado	1,93 m <sup>2</sup>	m <sup>2</sup>
Terraza Muebles	8,91 m <sup>2</sup>	m <sup>2</sup>
Terraza	15,26 m <sup>2</sup>	m <sup>2</sup>



Superficie Útil Interior	89,80 m <sup>2</sup>
Superficie Útil Exterior	15,26 m <sup>2</sup>
Superficie Construida con p.p. en.	105,07 m <sup>2</sup>
<b>DECRETO 218/2018</b>	
Superficie Útil Decreto 218/2018 del B.O.J.A.	89,18 m <sup>2</sup>
Superficie Construida Decreto 218/2018 del B.O.J.A.	110,75 m <sup>2</sup>

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