



## Bedrooms Middle Floor Studio in Estepona

Estepona

**R5474815 – 189.000 €**



1



49 m<sup>2</sup>



m<sup>2</sup>

Beachfront Studio — Renovated, with Tourist Licence and NRU – El Pirata, Estepona

Charming fully renovated and equipped studio of 39–40 m<sup>2</sup> in the exclusive El Pirata area of Estepona, front line to the beach and just a few steps from the sea.

Modern design, excellent use of space and a privileged location. Lateral sea views, equipped kitchen, renovated bathroom and a bright living-sleeping area.

Key Features

40 m<sup>2</sup> built

Studio layout (no separate bedroom)

1 bathroom

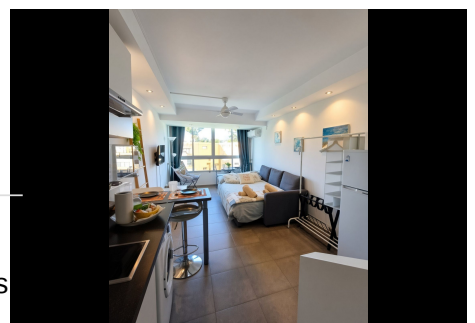
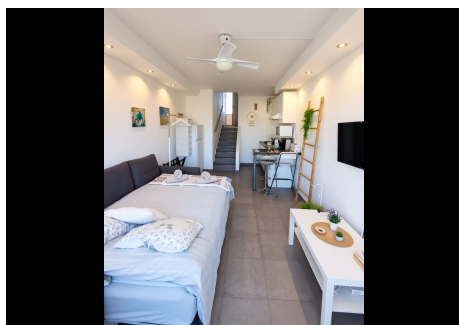
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West orientation  
Lateral sea views  
Fully renovated and furnished  
Equipped kitchen  
Individual electric heating  
Air conditioning  
2nd floor exterior with lift  
Communal garden  
Holiday rental licence (VUT) and NRU

## Location & Lifestyle

Quiet, highly sought-after area with tourists. Direct access to the promenade and beaches. Restaurants and services just a few metres away.  
Ideal both as an investment — with demonstrable year-round rental income — and as a personal holiday home.  
Viewing highly recommended.



Homes - Camino de Carmona, 10, 41013 San Juan Center Office  
951 543 462 — Email: info@homenes.es — Web: <https://homenes.es>

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