



	Wohnung
	449.000€
	Estepona
	3
	2
	120m <sup>2</sup>
	0m <sup>2</sup>

Located in the highly sought-after urbanisation of Atica Homes in Estepona, this elegant 3-bedroom, 2-bathroom apartment offers the perfect blend of comfort, convenience, and investment potential. The property features three spacious bedrooms, including a master bedroom with en-suite bathroom, and a bright open-plan living area that benefits from a desirable west-facing orientation, allowing you to enjoy afternoon sun and beautiful sunsets. One of the standout features of this home is its exceptional location — within comfortable walking distance to both Estepona town centre and the beach, making it ideal for full-time living, holiday use, or rentals. All amenities including supermarkets, restaurants, cafés, schools, and transport links are just moments away. Atica Homes is a modern, gated community offering residents privacy and security, as well as access to a well-maintained communal swimming pool and landscaped gardens. The property also comes with a valid rental license already in place, making it a turnkey investment opportunity with excellent rental potential in one of Estepona's most desirable areas. Whether you are looking for a stylish permanent residence, a holiday home, or a high-performing rental investment, this property ticks all the boxes.

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

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# Estepona

Ref. R5315488



## Lage

Nähe Hafen  
Nähe Geschäfte  
Nähe Meer  
Nähe Stadt  
Nähe Schule

## Orientierung

West

## Zustand

Ausgezeichnet  
Neubau Tag

## Pool

Gemeinschaftlich

## Klimakontrolle

Klimaanlage

## Aussicht

Städtisch

## Merkmale

Überdachte Terrasse  
Fahrstuhl  
Verkehrsanschluss  
Private Terrasse  
Abstellraum  
Bad en Suite

## Möbel

Möbliert

Verhandelbar

## Küche

Teilweise Montiert

## Garten

Gemeinschaftlich

## Bewachung

Voll Eingezäunt  
Alarm

## Parkmöglichkeit

Privat

## Kategorie

Luxus

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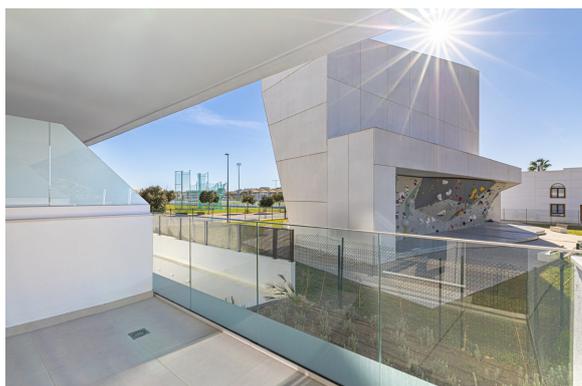
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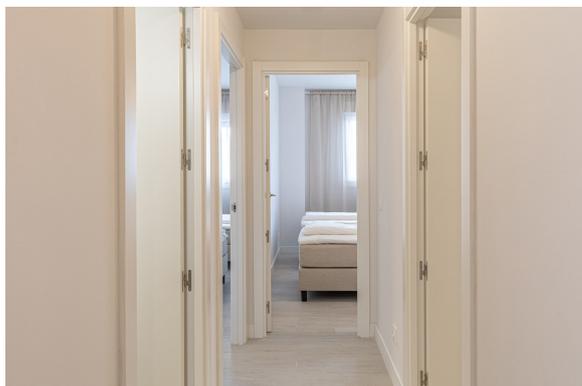
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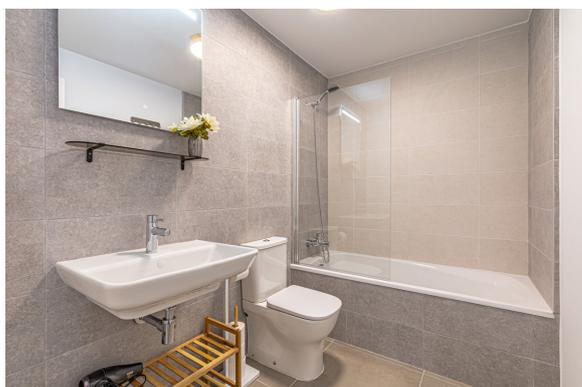
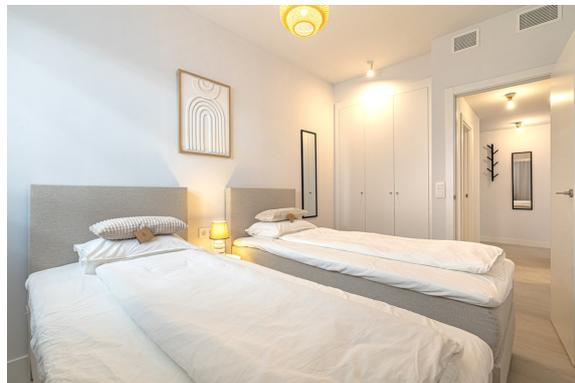
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