+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■■■■■ ■ Estepona

■■■■■■■■■■■■: R5337964

■■■■■■■■: ■■ ■■■■■■■■ ■■■■■■■: 1 M²: 46 ■■■■■: 181 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Beachfront Studio Apartment with Active Tourist Licence – 12,000€ Net Annual Income | 7% Net Yield – Guadalobón Beach, Estepona Excellent turnkey investment opportunity on the first line of Guadalobón Beach, Estepona. This bright and well-designed studio is sold fully furnished, equipped and decorated, ready to continue generating income from day one. It currently produces approximately €12,000 net per year (all expenses deducted) under professional holiday rental management – delivering a solid ≈7% net yield. Key Features 46 m² built | 30 m² useful Open-plan studio layout 1 modern bathroom Balcony with sea views South orientation – maximum natural light Fully equipped kitchen Air conditioning Ground floor exterior Investment Highlights Active tourist licence Professionally managed with high occupancy Turnkey product – no additional costs required Owner can reserve personal use periods Community & Location Quiet beachfront urbanisation with communal garden Just metres from the sea and promenade Short walk to supermarkets, restaurants, chiringuitos and services Close to Estepona marina, golf courses and all amenities A rare opportunity to acquire a fully operational, first-line beach studio with proven rental performance in one of Estepona's most desirable areas. Viewing highly recommended – contact us today for full income details and to arrange a private viewing!

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Beachfront, None, Beachfront, None, ■■■■■■■ ■ ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■■■■■■ ■■■■, None, Alarm system, ■■■■■■■■■■■■ ■■■■■■, Holiday Home