

# House in Estepona – 5 bedrooms – 3 baths

Bedrooms

5

Bathrooms

3

Built

223m2

Plot

0m2

**R5182528**

**property**

**Estepona**

**552.000€**

INVESTMENT OPPORTUNITY – HOUSE WITH POTENTIAL FOR 4 APARTMENTS IN

ESTEPONA Property for sale at a reduced price due to special conditions: the owner, 92 years old

and in delicate health, retains a usufruct only on the ground floor, where she currently

resides. This allows buyers to refurbish and exploit the upper floor immediately, with the possibility of

converting it into two independent apartments, while securing full availability of the ground floor in

the future. Surface: Plot: 121 m<sup>2</sup> Construction: 223 m<sup>2</sup> distributed over two floors Rooftop: 121 m<sup>2</sup>,

with potential to create a solarium, communal area Current state: Ground floor (usufruct): old but

habitable property, currently occupied Upper floor (available): requires renovation, with potential to

be divided into two apartments Development potential: The property, with a single deed, can be

reorganized into up to 4 independent apartments (two on the ground floor and two on the upper

floor). Estimated rental income: at least €1,100/month per apartment ? more than €4,000/month

once the project is completed. Prime location: Located in the heart of Estepona, just a few minutes'

walk from La Rada beach and the Old Town, surrounded by shops, restaurants, services and

leisure. One of the most sought-after areas of the Costa del Sol, ideal for both long-term and holiday

rentals. With over 300 days of sunshine per year, the rooftop becomes the perfect outdoor living

space. Investor advantages: Reduced price thanks to partial usufruct Immediate rental potential by

refurbishing the upper floor Single deed and single property tax (IBI) Spacious rooftop for communal

or leisure ?use Strong ?demand ?in ?Estepona ?centre Conclusion: A unique property, partly under

?usufruct ?but ?partly free to ?exploit today. An excellent ?opportunity for investors seeking

?immediate ?income ?and ?strong ?medium-term ?capital ?appreciation.

Fitted Wardrobes

Fitted Wardrobes

Near Transport

Private Terrace

Solarium

Utility Room

WiFi