



Townhouse for sale in Estepona, Estepona

535,000 €

Reference: R5182528 Bedrooms: 5 Bathrooms: 3 Build Size: 223m² Terrace: 11m²





Costa del Sol, Estepona

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 lifetime 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 m² Construction: 223 m² distributed over two floors Rooftop: 121 m², 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.



Features:

Features

Near Transport
Private Terrace
Fitted Wardrobes
Solarium
WiFi
Utility Room

Setting

Commercial Area
Close To Shops
Close To Town
Close To Schools
Town

Kitchen

Fully Fitted

Category

Investment

Orientation

North

Views

Street

Condition

Renovation Required

Furniture

Not Furnished

Parking

Street

Utilities

Electricity