



R5182528

📍 Estepona

REF# R5182528 552.000 €

BEDS

5

BATHS

3

BUILT

223 m<sup>2</sup>

TERRACE

11 m<sup>2</sup>

## 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 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

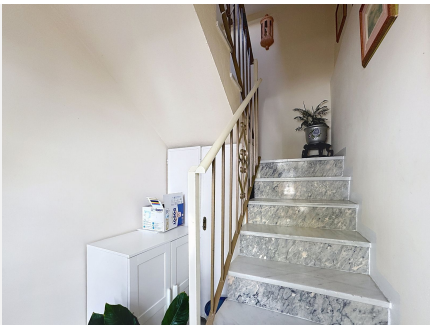
Strong demand in Estepona centre

## 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.

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