



Appartement op de begane grond te koop in Estepona

259.000 €

Referentie: R5304904 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 83m²





Costa del Sol, Estepona (town)

Commercial premises converted into a residential property, located in the quiet and charming Señorío de Cortes urbanization. The property has been fully renovated and features two bedrooms and two bathrooms, one of them en suite, as well as an open-plan kitchen connected to the living room, creating a modern and functional space. It also includes centralized air conditioning, an alarm system, and an open (non-covered) parking space within the residential complex.

The community offers a swimming pool, tennis courts, a park, and extensive green areas, all set in a pleasant and well-maintained environment.

Currently, the property is legally registered as commercial premises, meaning it does not have a residential license, and it is not possible to obtain a tourist rental license at this time. In order for it to be officially recognized as a residential property, a change-of-use process would be required. This procedure involves a technical project, municipal approval, and subsequent registration with the Cadastre and the Land Registry.

According to standard urban planning regulations in Spain, a change of use may be requested provided that municipal planning regulations allow it and the property meets the required habitability standards. Although it is not currently possible to obtain a residential license, this may be processed in the future, subject to the regulations in force at that time and compliance with the requirements established by the Town Hall and the homeowners' association.



Kenmerken:

Kenmerken	Oriëntatie	Klimaatcontrole
Nabij transport	West	Centrale verwarming
Ensuite badkamer		
Keer bekeken	Instelling	Voorwaarde
Tuin	Winkel gebied	Recentelijk gerenoveerd
Pool	Verstedelijking	
Straat	Dicht bij scholen	
Pool	Meubilair	Keuken
Gemeenschappelijk	Deels ingericht	Geheel op maat gemaakt
Tuin	Beveiliging	Parkeergelegenheid
Gemeenschappelijk	Gated Complex	Open
	Alarmsysteem	Gemeenschappelijk
Nutsvoorzieningen		
Elektriciteit		
Drinkbaar water		