

Ref: R5414146

Price: 825,000€



**Apartment - Ground Floor**

**New Golden Mile**

**3**

**2**

**110m<sup>2</sup> Build Size**

**Pool: Yes**

Beachfront 3-Bedroom Apartment with Active Tourist Licence | New Golden Mile, Estepona

Located within an exclusive gated beachfront development on the highly sought-after New Golden Mile, between Marbella and Estepona, this spacious three-bedroom apartment combines luxury, comfort, and an exceptional coastal lifestyle. The property benefits from a registered and transferable Andalusian tourist licence, permitting legal short-term rentals for up to six guests, making it an outstanding opportunity for both private buyers and investors. Current estimated rental income ranges between €45,000 and ... (Ask for More Details!)





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Located on the ground floor, the apartment enjoys a tranquil setting amidst beautifully landscaped tropical gardens on the Mediterranean shoreline. A welcoming entrance hall leads into a bright and spacious open-plan living and dining area, thoughtfully designed for both everyday living and entertaining. Large sliding doors open onto an expansive private terrace, seamlessly blending indoor and outdoor living with direct access to the communal gardens.

The property offers three generously sized bedrooms, two full bathrooms, a fully equipped kitchen, and a practical, well-balanced layout. Offering approximately 110 m<sup>2</sup> of internal living space, complemented by a terrace of over 41 m<sup>2</sup>, the apartment provides ample room to enjoy the Costa del Sol's enviable climate year-round.

Located in a prestigious five-star residential community renowned for its resort-style ambience and exceptional amenities, the Residents enjoy direct beach access, landscaped gardens, a large outdoor swimming pool, heated indoor pool, spa facilities, a fully equipped gymnasium, and concierge services. The development is ideally positioned close to the Kempinski Hotel, Estepona town centre, and Puerto Banús, as well as some of the region's finest beach clubs and restaurants, offering the perfect balance of relaxation and convenience.

The sale of this property also includes two private underground parking spaces and a storage room.

Whether as a luxurious holiday home, a high-performing investment property, or a permanent residence, this exceptional apartment presents a rare opportunity to experience the very best of Mediterranean living in one of the Costa del Sol's most desirable beachfront locations.

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