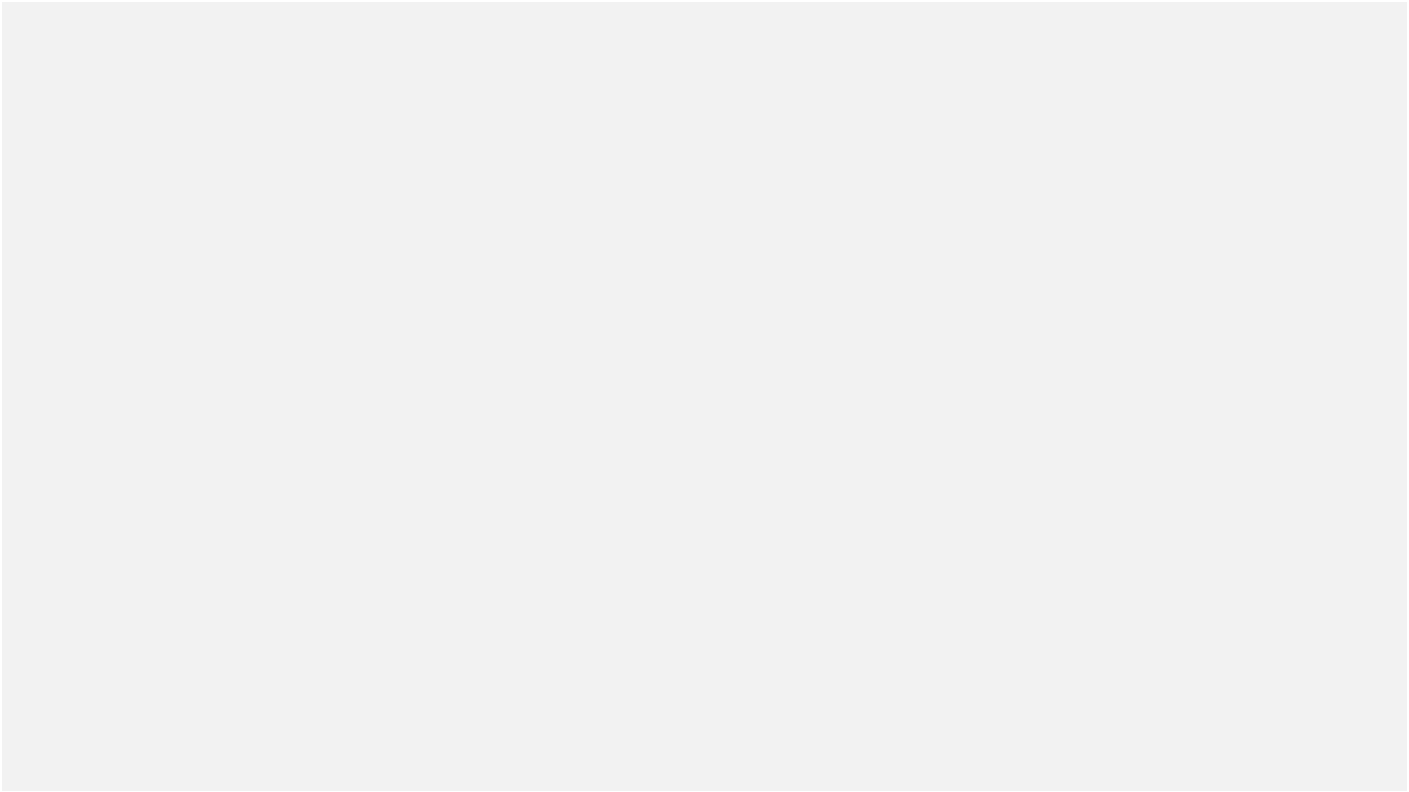




**169.000 €**

**MIDDLE FLOOR STUDIO IN SELWO**

Selwo

REF# BRE13052026

|      |       |                   |
|------|-------|-------------------|
|      | 1     | 40 m <sup>2</sup> |
| Beds | Baths | Built             |

? INVESTMENT OPPORTUNITY STEPS FROM THE SEA IN ESTEPONA

If you are looking for a property that combines immediate profitability, modern design, and an enviable location on the Costa del Sol, this studio is for you. Located in the exclusive and highly sought-after urbanization El Pirata, in Estepona, this property is ready to generate income from day one

With approximately 40 m<sup>2</sup> perfectly optimized, the property has been fully renovated with a modern, bright, and very cozy style—ideal for enjoying the Mediterranean lifestyle or acting as the perfect magnet for tourists

? PROPERTY HIGHLIGHTS:

- ? Active Tourist License (VUT) with high, demonstrable annual profitability.
- ? Prime Location: Just a few steps from the beach in a peaceful yet highly connected area.
- ? Excellent Connectivity: Seconds away from the A7 highway, offering quick access to Marbella, Puerto Banús, and downtown Estepona....









