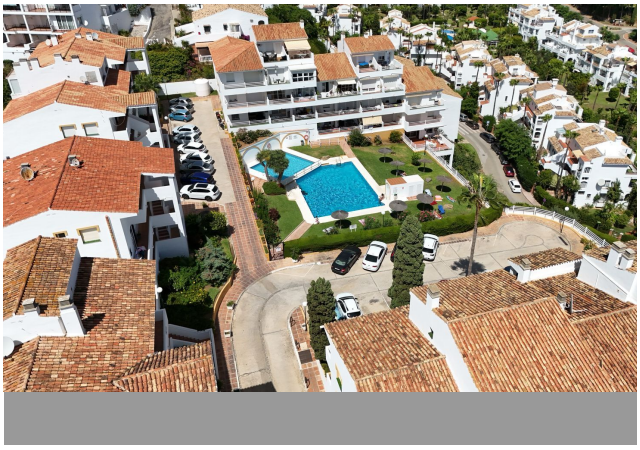
ALL IN real estates





Middle Floor Studio in Riviera del Sol

Bedrooms	0	Bathrooms	1	Built	40m2	Terrace	15m2

R5476933 **Middle Floor Studio** **Riviera del Sol** **225.000€**

Studio with panoramic sea views in Riviera del Sol A well-positioned studio apartment in Riviera del Sol with one feature that really stands out: the view. Set within an established and well-maintained urbanisation, the property enjoys an elevated position with wide open views across Riviera del Sol towards the Mediterranean and surrounding coastline. The apartment has a total constructed area of approximately 53m², including the enclosed terrace, and is currently arranged as an open-plan living and sleeping space, with a separate bathroom, compact kitchen and useful built-in storage. The original terrace has been enclosed to create an additional sun-room/living area directly in front of the panoramic glazing. This makes particularly good use of the outlook and also gives a future owner scope to rethink the space and create a more contemporary feel. The property is currently occupied by a reliable long-term tenant with a good payment history, which may appeal to an investor looking for an apartment already producing rental income. The tenant is aware that the property is being marketed for sale. A buyer may therefore have the option of continuing the existing rental arrangement, while vacant possession can be considered where required, subject to the terms of the tenancy and applicable notice requirements. The apartment is perfectly functional in its current condition, although it would benefit from some cosmetic updating and modernisation. For the right buyer, this provides an opportunity to improve the property to their own taste rather than paying a premium for somebody else's refurbishment. The

urbanisation itself is attractive and well maintained, with landscaped communal areas and swimming pools. Uncovered parking is available within the community, and the apartment is positioned towards the end of a quiet cul-de-sac. It could work particularly well as a Costa del Sol holiday base for someone who values views and a manageable property, or as a long-term rental investment with an existing tenant already in place. Key features: Approximately 53m² including enclosed terrace Panoramic views across Riviera del Sol towards the sea Currently rented to a reliable long-term ?tenant Enclosed ?terrace ?/ ?sun ?room Established, well-maintained community Communal ?swimming ?pools and gardens Parking within the ?urbanisation Built-in storage Quiet ?cul-de-sac position Scope ?to ?modernise and improve Suitable as ?a ?holiday ?home ?or ?long-term ?rental ?investment

Covered Terrace
Covered Terrace
Fitted Wardrobes
Tennis Court