



Sales - Apartment - Estepona
298.000€

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Ref.-ID: MIBGR5367262

Estepona

Apartment

Community: 1,536 EUR / year

IBI: 529 EUR / year



2



2



80 m2



10 m2

Huge Price Drop! Frontline Golf Investment Opportunity with tourist license - Panoramic Sea & Golf Views Visit Now Before the Summer Rental Season Starts Experience the perfect blend of tranquility, views, and convenience in this exceptional frontline golf property located on Hole 9 of Valle Romano Golf. This beautifully maintained apartment offers two well-positioned bedrooms: one overlooking the golf course and the other facing the garden, ensuring privacy and comfort. With both a golf-facing terrace and a garden area by the kitchen, you'll enjoy sunlight from morning through to evening. The property features: 2 spacious bedrooms and 2 bathrooms (one en-suite) Bright living spaces with panoramic golf and sea views Fully equipped kitchen with a separate utility room (including electric water boiler and washing machine) Hot and cold air conditioning throughout Immaculate condition - ready to move in Additional highlights include: Private underground parking space Lift access - no stairs required Communal swimming pool within a closed urbanisation Peaceful surroundings with guaranteed open views (no future construction in front) Just steps away from the golf club and its restaurant A rare opportunity for both personal enjoyment and investment: the property comes with a tourist license, making it ideal for short-term rentals. Enjoy silence, sunshine, and spectacular views in one of the Costa del Sol's most sought-after golf locations.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Country ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ East ✓ South East ✓ South ✓ South West ✓ West | <p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent | <p>Pool</p> <ul style="list-style-type: none"> ✓ Communal | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C | <p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Golf ✓ Country ✓ Panoramic ✓ Garden |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Marble Flooring ✓ Double Glazing ✓ Fiber Optic | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Communal ✓ Private ✓ Easy Maintenance | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ 24 Hour Security | <p>Parking</p> <ul style="list-style-type: none"> ✓ Underground ✓ Garage ✓ Private |
| <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water ✓ Telephone ✓ Solar water heating | <p>Category</p> <ul style="list-style-type: none"> ✓ Golf ✓ Investment ✓ Resale ✓ Contemporary | | | | |