

## **Sales - Apartment - Estepona**

# **319.000€**

**Estepona**

**Apartment**

**Community: 1,080 EUR / year**

**IBI: 626 EUR / year**



**4**



**2**



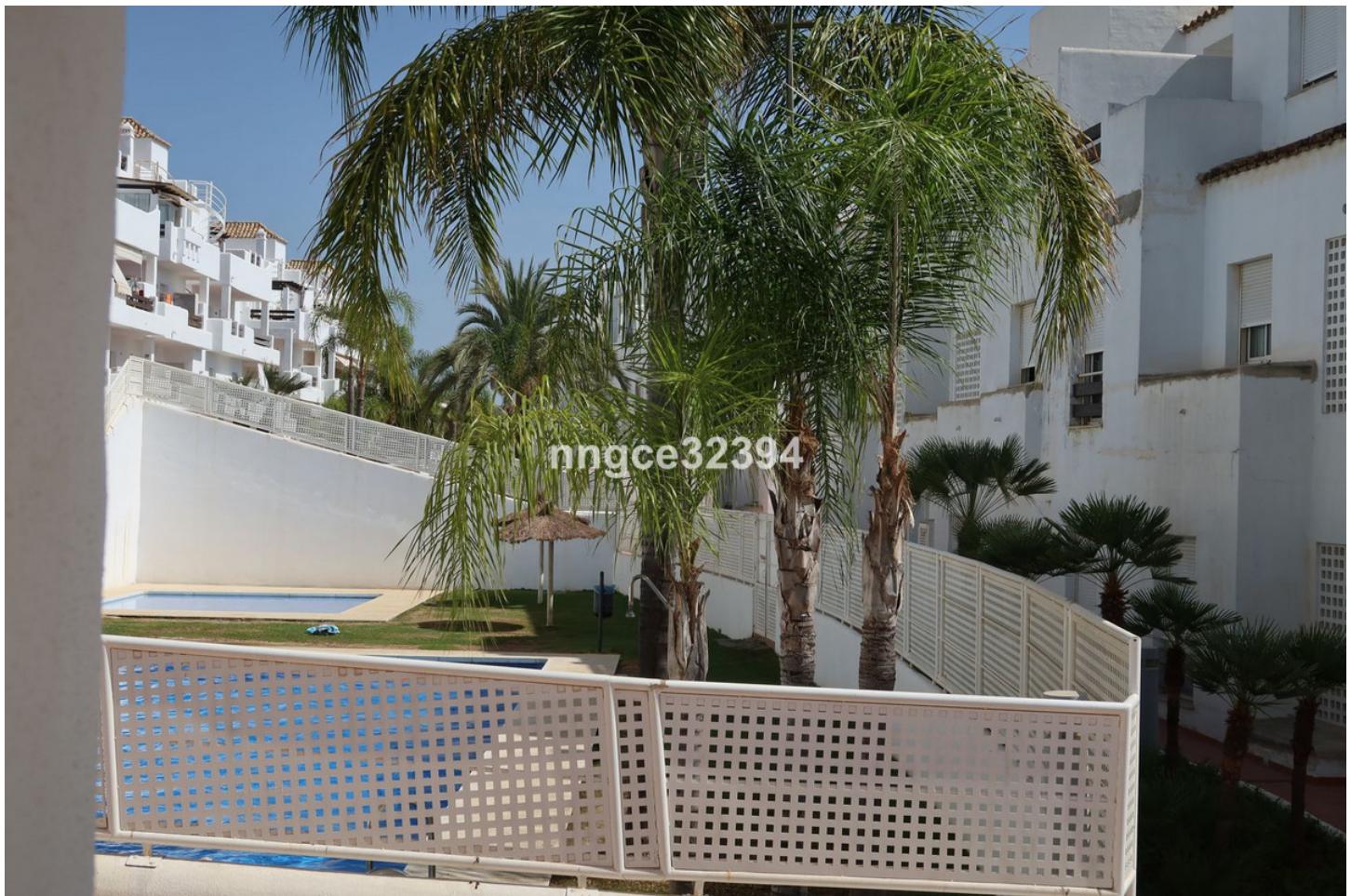
**132 m2**

Rare 3-4 Bedroom Apartment WITH Tourist License - Valle Romano Golf Resort, Estepona The first photo is a concept to illustrate how the space could look once updated. A rare opportunity to own a large 3-4 bedroom apartment with a fully approved tourist license inside the highly popular Valle Romano Golf Resort- Privately owned allowing for full time living, flexibility or renting (not restricted or hotel managed) — allowing immediate short-term rental income in one of Estepona's strongest year-round rental areas. Located in peaceful West Estepona, this spacious home offers one of the largest layouts in the community. Currently arranged as a 3-bedroom, the separate dining room can be easily enclosed to create a true 4th bedroom or private office, ideal for families, golf groups, or holiday rentals seeking extra space. The open-plan living area opens to a sunny terrace with views over the pool and community, with the option to extend the living room by integrating part of the terrace (a common upgrade within the resort). The interior has not been updated, and any modern décor images shown are design ideas only, giving buyers a chance to personalise the home and increase future rental value. The entire community is currently being repainted, the pools are being refreshed, and the resort offers excellent amenities: 18-hole golf course & driving range Clubhouse with restaurant, café & pro shop Sauna-equipped locker rooms On-site hotel & spa 24h gated security Event / community center A private underground parking space is included. Just minutes from Estepona's beaches, marina, and charming old town, this property stands out as a high-demand rental investment, spacious holiday home, or future upgraded residence with strong income potential.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>
<input checked="" type="checkbox"/> Town <input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Close To Forest <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South <input checked="" type="checkbox"/> South West	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Children's Pool
<b>Climate Control</b>	<b>Views</b>	<b>Features</b>	<b>Furniture</b>
<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Sauna <input checked="" type="checkbox"/> Games Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Barbeque <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> 24 Hour Reception <input checked="" type="checkbox"/> Restaurant On Site <input checked="" type="checkbox"/> Staff Accommodation <input checked="" type="checkbox"/> Near Church <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Fully Furnished <input checked="" type="checkbox"/> Optional
<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Entry Phone <input checked="" type="checkbox"/> 24 Hour Security	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> EV charge point
<b>Utilities</b>	<b>Category</b>		
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Bargain <input checked="" type="checkbox"/> Cheap <input checked="" type="checkbox"/> Golf <input checked="" type="checkbox"/> Holiday Homes <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Reduced <input checked="" type="checkbox"/> Resale <input checked="" type="checkbox"/> Contemporary		











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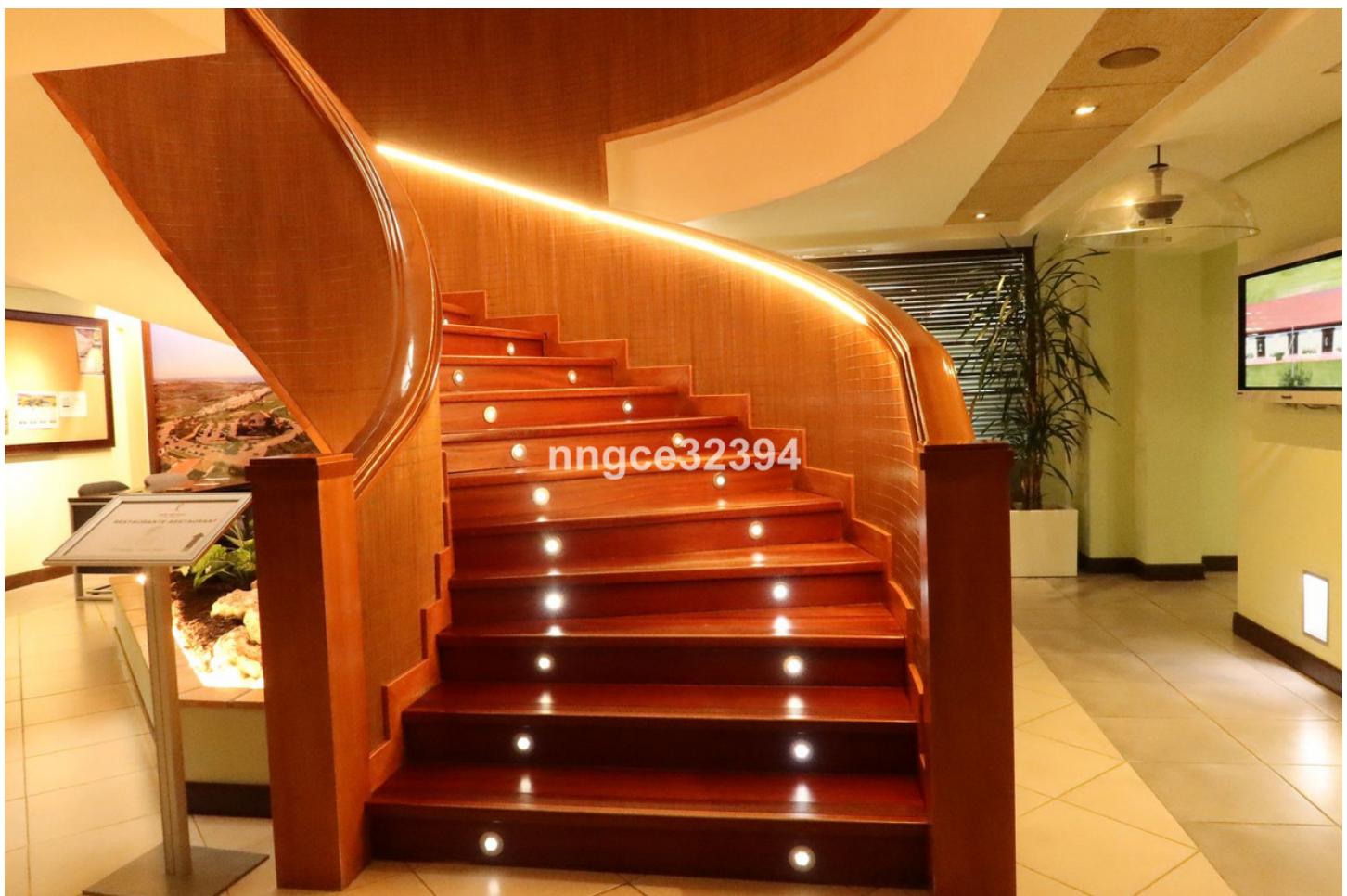


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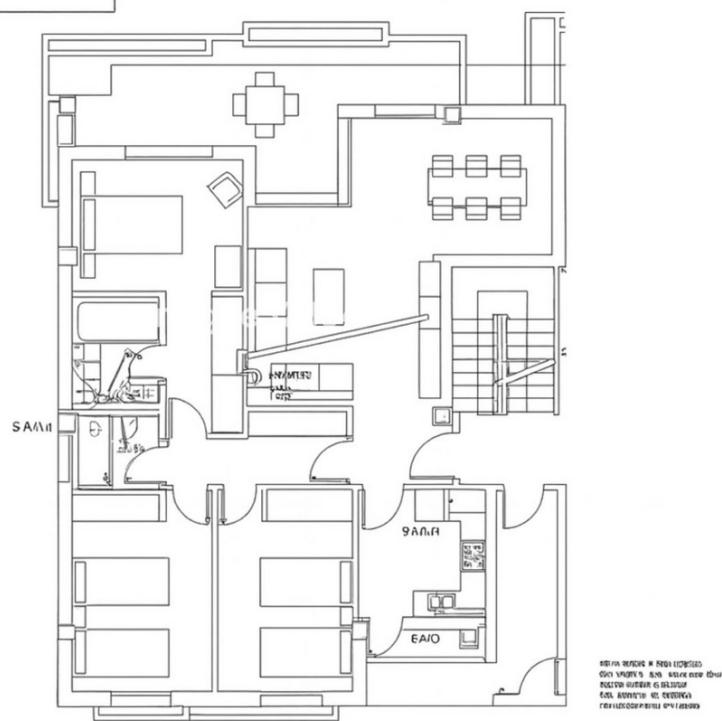
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PLANO DE SANEAMIENTO