

Sales - Apartment - Estepona

245.000€

Community: 1,152 EUR / year

IBI: 234 EUR / year



2



2



79 m2

Ground Floor Apartment with Terrace and Tourist License in Valle Romano - Estepona Excellent investment opportunity or permanent residence in the peaceful area of Valle Romano. This spacious ground floor apartment in Urbanización Capitolio stands out for its natural light, pleasant private terrace, and the added advantage of having a registered short-term tourist rental license, something increasingly difficult to find in the area. The property offers 83 m2 built with a comfortable and functional layout. It features a spacious open-plan living and dining area with fully equipped kitchen, creating a bright and welcoming space that connects directly to a private terrace, perfect for enjoying the Mediterranean climate all year round. The sleeping area includes two double bedrooms: the master bedroom with en-suite bathroom with bath and the second double bedroom; both with built-in wardrobes. The second bathroom has a big shower. The property also includes a private underground parking space, providing additional comfort and security. Just a few steps from the apartment you will find the communal swimming pool, ideal for relaxing in a quiet and well-maintained environment. Urbanización Capitolio is known for being a very quiet, clean, and beautifully maintained community, surrounded by nature and golf courses, while still offering easy access to Estepona town centre, its beaches, restaurants, and all essential services. Ideal for: Investment with tourist rental potential Second home on the Costa del Sol Permanent residence in a peaceful setting The sale price does not include purchase costs (notary, land registry, and property transfer tax - ITP). No additional real estate agency fees are charged to the buyer.

Setting

- ✓ Country
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Courtyard
- ✓ Urban

Garden

- ✓ Communal

Category

- ✓ Bargain
- ✓ Cheap
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

Condition

- ✓ Good

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Fiber Optic

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

Pool

- ✓ Communal

Furniture

- ✓ Fully Furnished

Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

































