**Sales - Apartment - Estepona**

# 295.000€

**Estepona** **Apartment**

**Community: 1,800 EUR / year** **IBI: 612 EUR / year** **Rubbish: 133 EUR / year**

 **2**  **2**  **96 m2**

Beautifully renovated 2-bed, 2-bath apartment, ideally located on the front line of Valle Romano Golf, with panoramic Golf and Sea Views, in a peaceful residential area close to Estepona town. Move-in ready and sold fully furnished, this apartment is an excellent opportunity as a permanent residence, holiday home or rental investment. KEY FEATURES: • Panoramic Golf & Sea Views: Prime front-line position, with views from the living room, terrace and master bedroom. • 20m² Terrace: Spacious outdoor area, partially covered, ideal for enjoying the sunshine and the view. • Bright Living Area: Open, light-filled living and dining room with direct access to the terrace. • Independent Kitchen: Large, fully equipped, with an adjoining utility/laundry room. • 2 Spacious Bedrooms: Both with generous built-in wardrobes. • 2 Bathrooms: One en-suite and a separate family bathroom. • Modern Comfort: Hot and cold air conditioning, double glazing, electric shutters, fibre-optic internet, alarm system, lot of storage, ... • Private Parking: Large underground parking space with direct lift access to the apartment. • Secure Residence: Gated development with two communal swimming pools, and Valle Romano's 24/7 private security service. The community is currently undergoing a complete renovation of its facades and swimming pools, an improvement that will enhance the image and appeal of the development. LOCATION: Set in a quiet, green residential area on the western side of Estepona, the apartment is a short walk from Valle Romano Golf Club and nearby restaurants and local shops. Mornings on the terrace, with the fairway below and the sea on the horizon, are what make living here so special. Estepona town centre and marina, beaches, supermarkets, schools and the hospital are all less than 10 minutes away by car: the perfect balance between peace and convenience. RENTALS: The apartment does NOT currently have a Tourist Rental Licence (VUT). The community neither prohibits nor generally authorises tourist rentals. Therefore a future owner who wishes to apply could submit the request at a General Meeting of owners, although we cannot guarantee the outcome. In the meantime, all other types of rental are possible: long-term, seasonal (temporada), or lets that do not go through tourist booking channels. With its recent renovation, Panoramic Golf and Sea Views and sought-after location, this apartment offers an exceptional quality of life on the Costa del Sol. Visit highly recommended!

**Setting**
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Golf Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

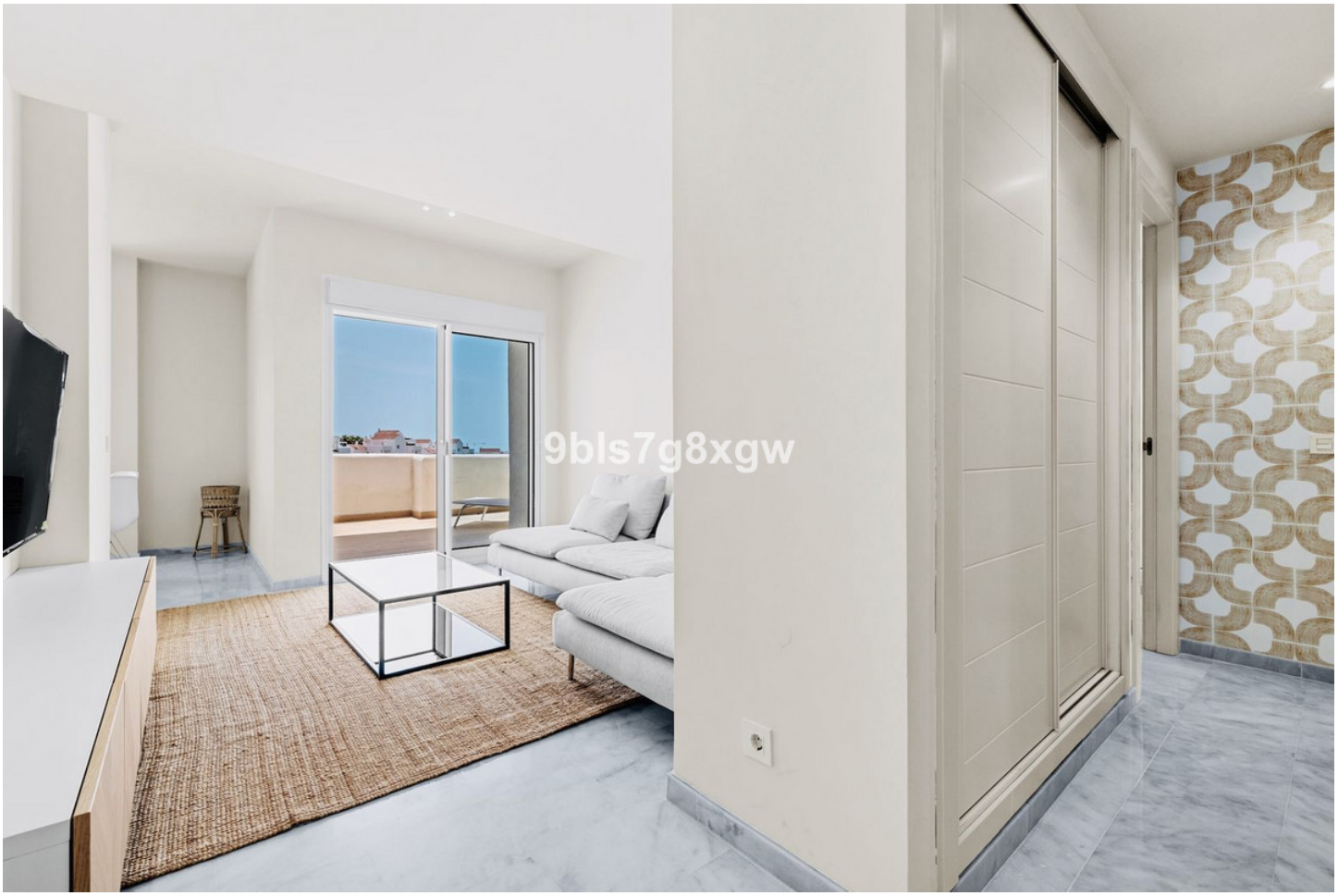
**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

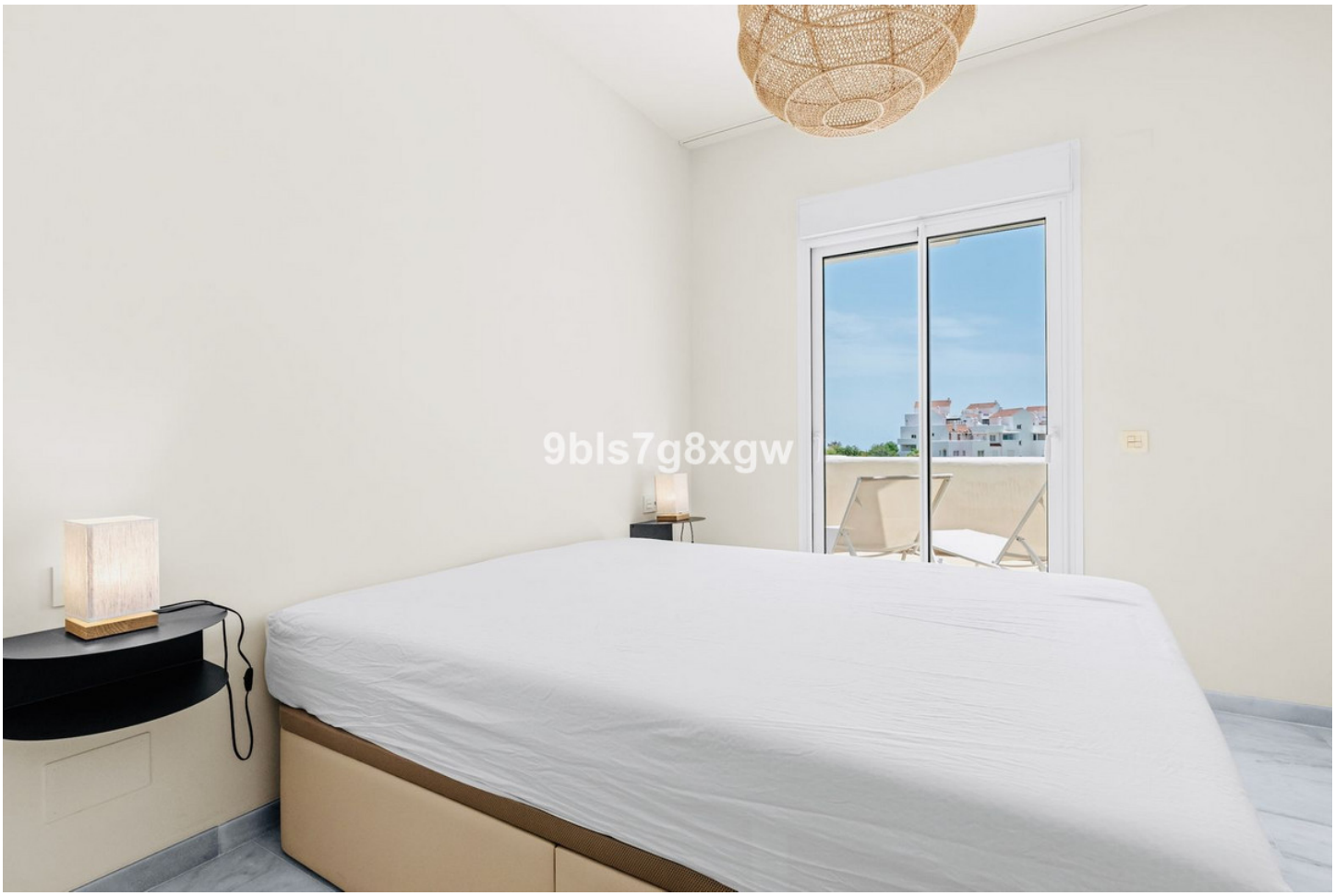
**Category**
- ✔ Golf
- ✔ Resale


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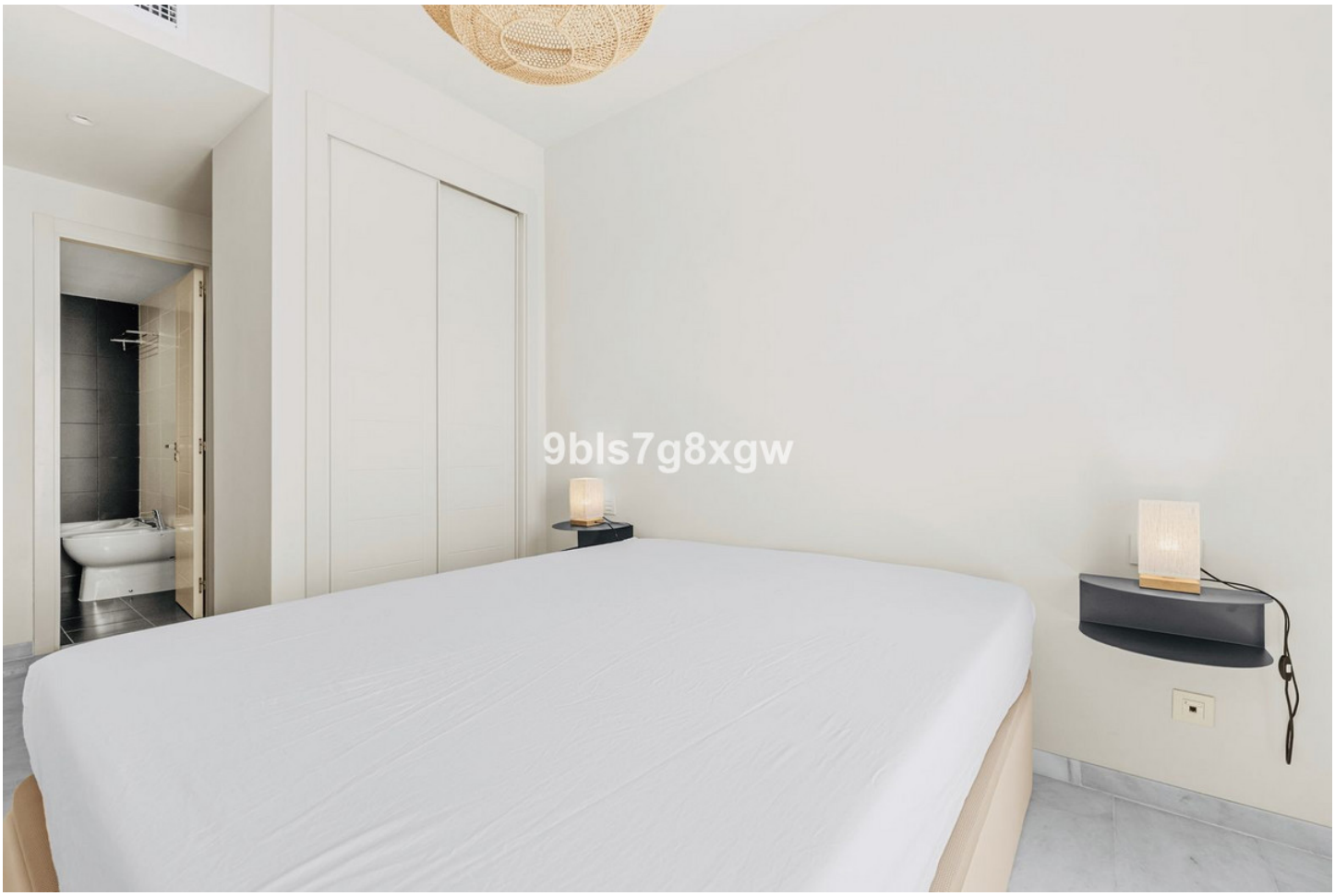

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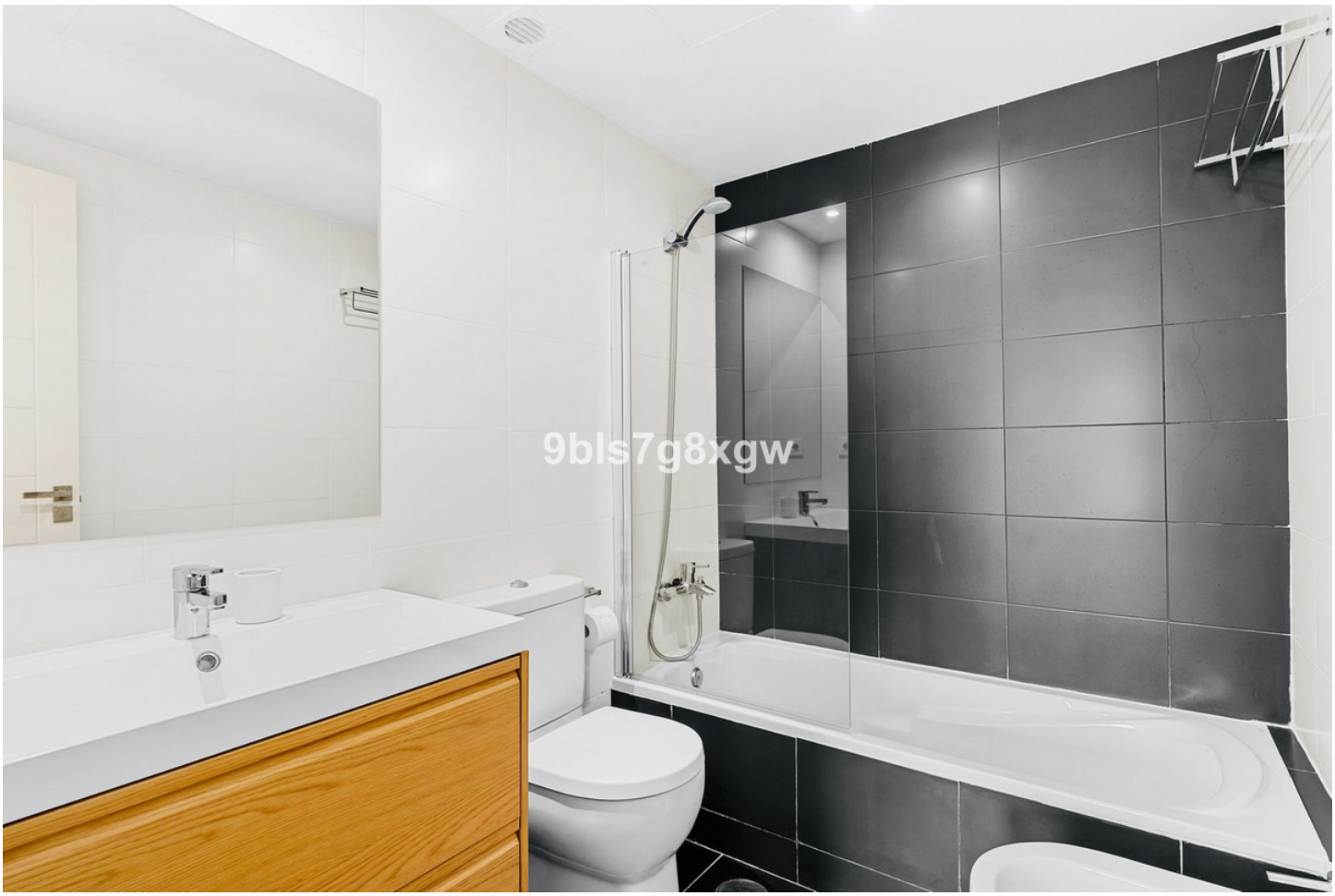

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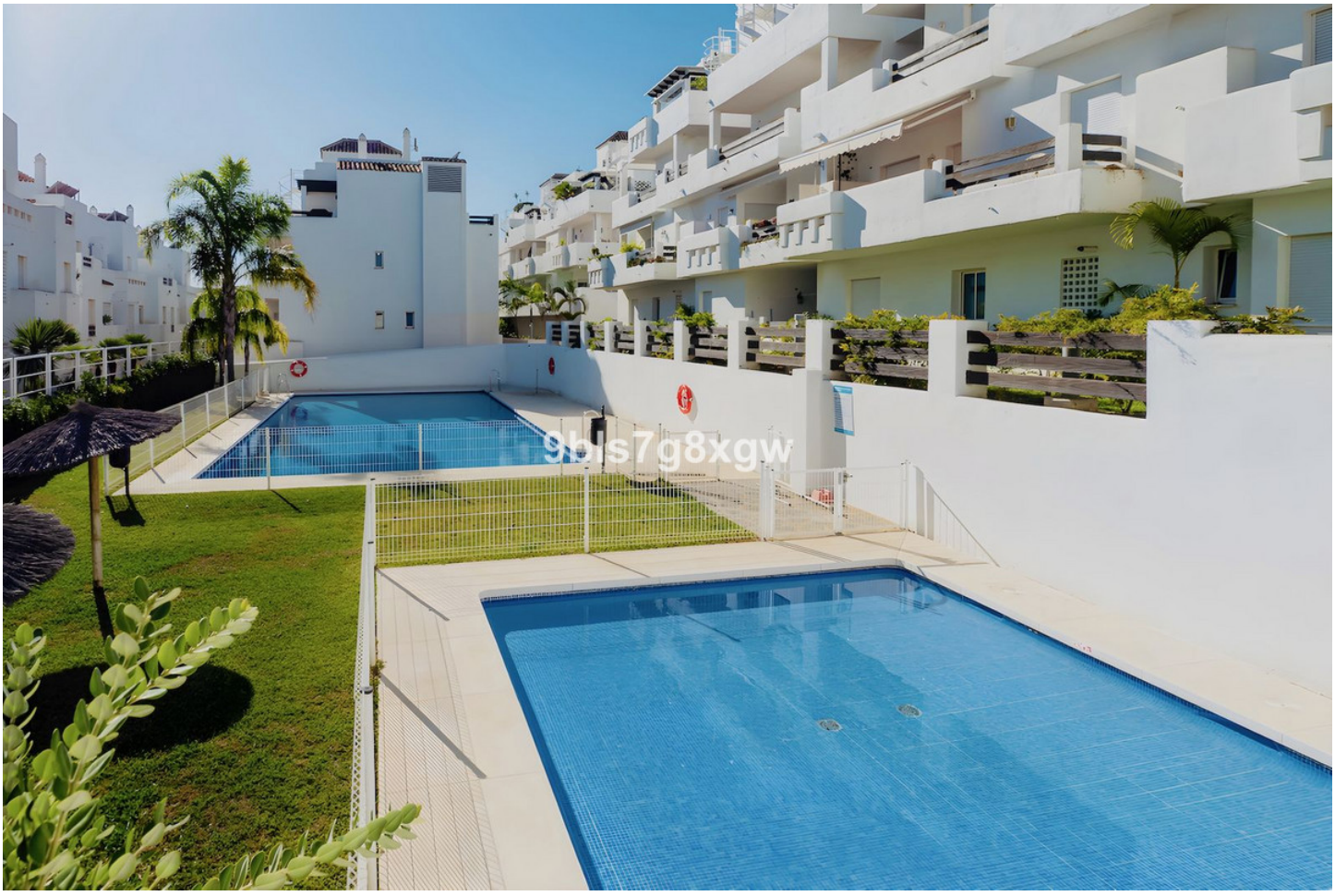

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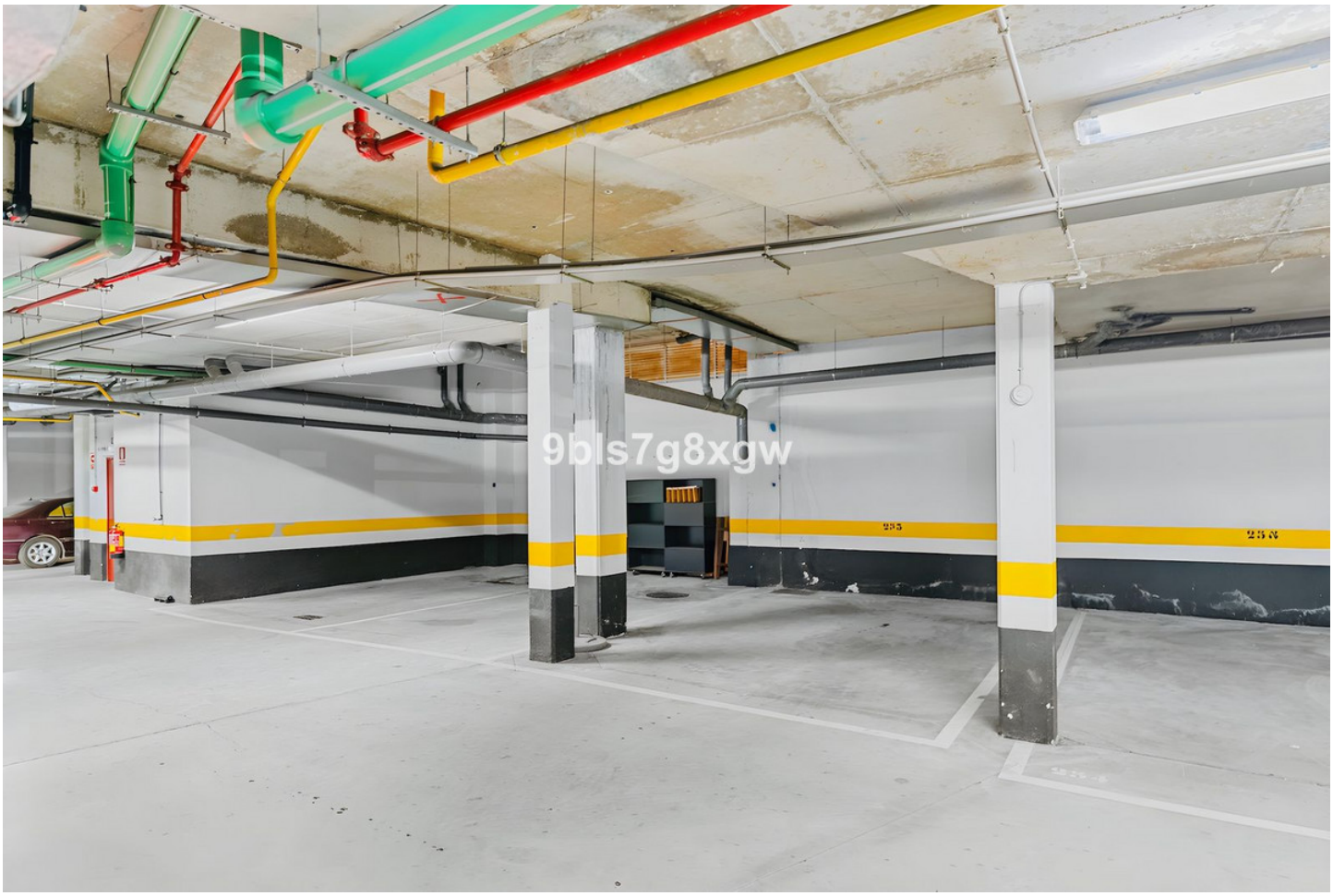

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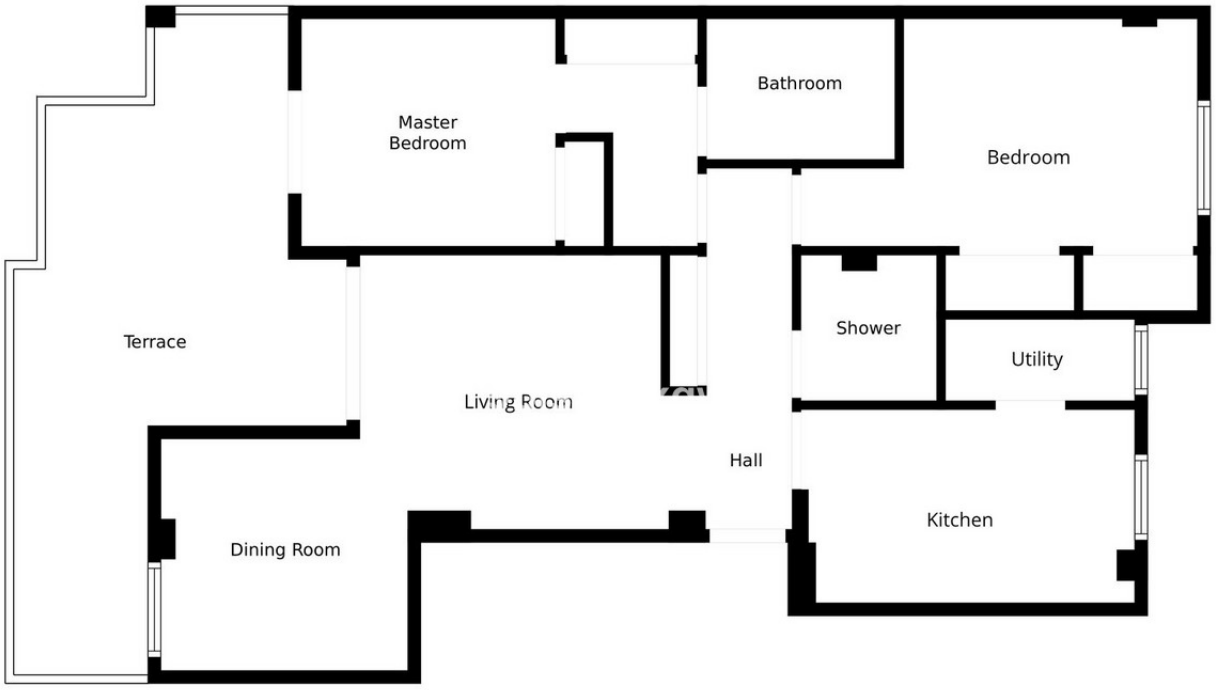

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Master
Bedroom
Bathroom
Bedroom
Terrace
Shower
Utility
Living Room
Hall
Kitchen
Dining Room