



**Sales - Apartment - Estepona**  
**154.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**

**Ref.-ID: MIBGR5288092**

**Estepona**

**Apartment**

**Community: 1,848 EUR / year**

**IBI: 890 EUR / year**



**2**



**2**



**75 m<sup>2</sup>**

NOT SUITABLE FOR PERMANENT RESIDENCY - APARTHOTEL\* Valle Romano Golf & Resort - Estepona This property is located within an apartment complex, making it an attractive option for investors seeking a hands-off investment. The rental model offers an estimated annual return of around 5%, based on the overall performance of the hotel. Upon purchase, the new owner becomes part of the hotel exploitation system and receives annual profit distributions according to the assigned coefficient. Almost all apartments within the complex are uniform in layout, furniture, equipment, and finish, ensuring a consistent hotel standard and fair distribution of rental income across units. Owners may enjoy personal use of the apartment for a limited period each year, subject to availability and hotel conditions, and benefit from discounts on the Valle Romano Golf course, while paying only the corresponding usage costs. The property is professionally managed, with cleaning, maintenance, and day-to-day operations handled by the hotel, offering a truly hassle-free ownership experience. Set within the prestigious Valle Romano Golf & Resort, this bright 2-bedroom, 2-bathroom apartment enjoys a privileged Mediterranean setting. The complex offers private parking, storage rooms, a large swimming pool with mountain and sea views, and access to padel and tennis courts, as well as the renowned Valle Romano Golf course. Partial frontline golf views from the terrace enhance the resort lifestyle. The apartment is filled with natural light and features a master bedroom with ensuite bathroom and a comfortable second bedroom. An onsite restaurant serving Mediterranean cuisine completes the experience, perfectly suited for both relaxation and leisure. An ideal option for buyers looking for a managed investment combined with personal enjoyment, in one of the most established golf resorts on the Costa del Sol.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>
<input checked="" type="checkbox"/> Close To Port <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"/> Urbanisation	<input checked="" type="checkbox"/> South West <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Excellent	<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"/> Pre Installed A/C <input checked="" type="checkbox"/> Hot A/C <input checked="" type="checkbox"/> Cold A/C	<input checked="" type="checkbox"/> Panoramic <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> Street	<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Solarium <input checked="" type="checkbox"/> Satellite TV <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Gym <input checked="" type="checkbox"/> Paddle Tennis <input checked="" type="checkbox"/> Tennis Court <input checked="" type="checkbox"/> Guest Apartment <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Jacuzzi <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> 24 Hour Reception <input checked="" type="checkbox"/> Restaurant On Site	<input checked="" type="checkbox"/> Fully Furnished
<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"/> Electric Blinds <input checked="" type="checkbox"/> 24 Hour Security <input checked="" type="checkbox"/> Safe	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> Street <input checked="" type="checkbox"/> More Than One <input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Private
<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"/> Golf <input checked="" type="checkbox"/> Holiday Homes <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Resale		

































