



**Sales - Apartment - Estepona  
270.000€**

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Community: 1,140 EUR / year IBI: 170 EUR / year

Rubbish: 81 EUR / year



2



2



75 m2

Capitolio, Valle Romano is a luxurious residential development located in Estepona. It is set amidst 150 hectares of land overlooking the Mediterranean Sea. The development offers a range of amenities, such as swimming pools, landscaped pathways, children's play areas, and an underground car park. The apartment is equipped with air conditioning, fully equipped kitchen, and terrace with a partial sea view and a partial mountain view. Capitolio is also conveniently located near the Valle Romano Golf & Resort, making it an ideal choice for golf enthusiasts and those seeking a serene coastal retreat. The lounge - Dining area with overhead fan and air conditioning throughout the apartment, horizontal blinds, internal and external Mosquito mesh, external roller shutter, windows also have UV tint with privacy reflection. 2 bedrooms both double with fitted wardrobes with plenty of storage, both rooms with overhead fan, internal horizontal blinds, internal and external Mosquito mesh, external roller shutters, windows also have UV tint with privacy reflection. 1 bathroom ensuite has an enclosed bath with shower, double vanity unit with loose under sink storage cabinet, toilet, bidet, separate bidet shower hose, extra large mirror. 1 guest bathroom with shower cubical glassed, small sink with under cabinet, bidet, towel rack, tall medicine or cosmetic cabinet, with extractor fan. Kitchen including fridge freezer, 1 place setting dishwasher, washing machine, induction hob, fan assisted oven. Balcony enclosed with glass giving extra living space, also gives additional storage with cupboards and work surface, with overhead fan, external roller awning, small side window small horizontal blind. All windows top and bottom sliding windows have UV tint with privacy reflection. Bottom sliding window has Mosquito mesh. Mountain view to the right, Sea view to the left. Access to the apartment which is on the first floor via a lift or stairs which takes you down to the underground parking bay, number 71 owned by this apartment. Third block from swimming pool. The apartment is SW facing. This is an extremely quiet block. The neighbours are really nice. All furniture & TV's negotiable. EXCLUDING super king bed in main bedroom, fridge/freezer on balcony and pictures on the walls.

**Setting**

- ✓ 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

**Garden**

- ✓ Communal
- ✓ Landscaped

**Category**

- ✓ Contemporary

**Orientation**

- ✓ South West

**Views**

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

**Security**

- ✓ Entry Phone
- ✓ 24 Hour Security
- ✓ Safe

**Condition**

- ✓ Excellent

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Communal

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity























