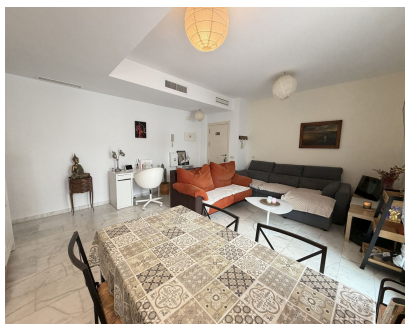
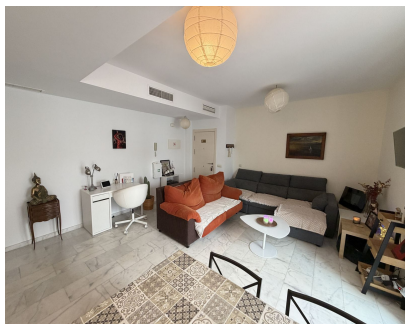


## Продажа - Апартамент - Estepona 245.000€



**Ref.-ID: MIBGR5367277**

**Estepona**

**Апартамент**

**Коммунальные: 1,152 EUR / год**

**ИБИ: 234 EUR / год**



**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.

**Расположение**

- ✓ Загородный
- ✓ Рядом с портом
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Ресторан на территории
- ✓ Оптическое волокно

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Выгодное предложение
- ✓ Дешевая
- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

**Состояние**

- ✓ Хорошее

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Охрана 24 часа

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Двор
- ✓ Город

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Приватная