

## Продажа - Апартамент - Estepona

# 289.000€

Estepona

Апартамент

Коммунальные: 1,800 EUR / год

ИБИ: 612 EUR / год

Мусор: 133 EUR / год



2



2



96 m2

Discover this beautifully renovated 2-Bed 2-Bath apartment, ideally located on the front line of Valle Romano Golf in a peaceful and sought-after residential area close to Estepona town. Bright and comfortable, the property enjoys panoramic views over the golf course and the Sea, complemented by a generous 20m<sup>2</sup> terrace the perfect spot to enjoy the Mediterranean lifestyle. Move-in ready, this apartment is an excellent opportunity as a permanent residence, holiday home, or rental investment. KEY FEATURES: • Golf & Sea Views: Prime front-line golf position with beautiful views from the living room, terrace and master bedroom. • 20 m<sup>2</sup> Terrace: Spacious SE-facing outdoor area, partially covered, ideal for enjoying the sunshine and surrounding views. • Bright Living Area: Open and light-filled living and dining room with direct access to the terrace. • Independent Kitchen: Fully equipped kitchen with an adjoining utility/laundry room. • 2 Spacious Bedrooms: Both bedrooms feature generous built-in wardrobes. • 2 Bathrooms: One en-suite bathroom and a separate family bathroom. • Modern Comfort: Hot and cold air conditioning, double glazing, electric shutters, fibre-optic internet, ... • Private Parking: Large underground parking space with direct lift access to the apartment. • Secure Residence: Well-maintained gated development with two communal swimming pools. LOCATION: The property enjoys a privileged location just a short walk from Valle Romano Golf Club, as well as nearby restaurants and local shops. Estepona town centre and marina, beaches, supermarkets, shops, schools, and the hospital are all less than 10 minutes away by car, offering the perfect balance between peace and convenience. With its recent renovation, panoramic Golf and Sea Views, and highly desirable location, this apartment offers an exceptional quality of life on the Costa del Sol and represents an attractive opportunity in Estepona.

### Расположение

- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

### Климат-контроль

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

### Кухня

- ✓ Полностью оборудованная

### Категория

- ✓ Гольф
- ✓ Перепродажа

### ОРИЕНТАЦИЯ

- ✓ Юго-восток
- ✓ Юг

### ВИД

- ✓ Море
- ✓ Гольф
- ✓ Панорамный

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

### Парковка

- ✓ Подземная
- ✓ Приватная

### бассейн

- ✓ Общий
- ✓ Детский бассейн

### Мебель

- ✓ Полностью меблированный

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Газ























