



## GROUND FLOOR APARTMENT WITH 3 BEDROOMS

📍 Valle Romano

**REF# R4847593 – 250.000€**

IBI

676 €/YEAR

Garbage

128 €/YEAR

Community

1884 €/YEAR



3

Beds



2.5

Baths



90 m<sup>2</sup>

Built



15 m<sup>2</sup>

Terrace

Discover your dream home in this beautiful raised ground floor apartment located in the prestigious Valle Romano Golf & Resort. Surrounded by a beautiful golf course and just 2 km from the seaside, this property offers the perfect blend of tranquility and convenience. A short drive will take you to the vibrant Estepona

town center, making it an ideal spot for both relaxation and entertainment.

This south-facing apartment is bathed in natural light, featuring a spacious layout with 97 m<sup>2</sup> of living space. Enjoy the comfort of 3 bedrooms with fitted wardrobes, 2 bathrooms, and an additional toilet. The fully equipped kitchen and air conditioning system ensure modern convenience, while the sunny terrace of 15m<sup>2</sup> provides a picturesque view of the pool.

The gated complex boasts exceptional communal areas, including two swimming pools, landscaped pathways, and children's play areas. With 24-hour security, underground parking, and surface parking spaces, you'll have peace of mind and ample space for your vehicles. Built in 2009, this well-maintained property is suitable for individuals with reduced mobility and offers a warm, welcoming atmosphere for all residents.

The apartment has its tourism licence and already generates very good rental income.

Don't miss the opportunity to make this exquisite apartment your new home!

Airport: 50 min drive – Marbella: 20 min drive – Puerto Banús: 15 min drive – Golf Course: golf front – Closest Bar & Restaurant: 4 min walk – Beach: 5 min drive – Amenities: 6 min drive – Public Transports : 5 min drive

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