



## Ground Floor Apartment for sale in Valle Romano, Estepona

**235.000 €**

Reference: R5018119   Bedrooms: 2   Bathrooms: 3   Build Size: 99m<sup>2</sup>   Terrace: 16m<sup>2</sup>





## Costa del Sol, Valle Romano

This ground floor apartment is located in Valle Romano, in the west of Estepona. With a surface area of 99m<sup>2</sup>, of which 83m<sup>2</sup> is interior and a terrace of 16m<sup>2</sup>, this property offers a perfect balance between comfort, coziness and space. The property has two spacious bedrooms and two fully equipped bathrooms, one of which is en-suite. The interior features marble and stone floors, built-in wardrobes and an open kitchen that is fully equipped. The combination of air conditioning and double glazing ensures a pleasant indoor climate, while the electric shutters and an armoured door provide extra security. The apartment has a spacious private terrace with views of the urbanisation and the mature gardens. Its location within a golf resort makes it ideal for golf enthusiasts, while the proximity to all amenities provides extra convenience. The property is pet friendly and accessible for disabled people, making it suitable for a wide range of residents. A private parking space in the underground car park is included in the price and the lift takes you to the apartment without having to climb a single flight of stairs. You can also enjoy one of the two communal swimming pools in the urbanisation. This apartment is in excellent condition and offers an opportunity to live affordably in a serene environment, close to the golf courses, the centre and the nature of Estepona. It also has a proven income from short and long term rentals via AirBnB which makes this a good investment option but the space, location and convenience of the apartment also make it an ideal place to live permanently. The urbanization Capitolio is located in Valle Romano and is ideally situated, just under 5 km from the lively port of Estepona, 2.5 km from the beach and 3 km from Aldi, Mercadona, Burger King etc.. this urbanization offers peace and quiet and is still in the immediate vicinity of the city, beach, restaurants and shopping facilities. The airport is a 50-minute drive away.



## Features:

Özellikler	Oryantasyon	İklim kontrolü
Kapalı teras	Doğu	Klima
Kaldırmak		
Özel teras		
Ensuite Banyo		
Mermer döşeme		
Çift cam		
Takılmış gardiroplar		
Wifi		
Fiber optik		
Görüşler	Ayar	Durum
Dağ	Golf'e yakın	İyi
Ülke		
Bahçe		
Havuz	Mobilya	Mutfak
Ortak	Tamamen mobilyalı	Kısmen takılı
Bahçe	Güvenlik	Mutfak yükü
Ortak	24 saatlik güvenlik	Otopark
Kamu hizmetleri	Kategori	Özel
Elektrik	Golf	Enerji derecesi
İçilebilir su		E
CO2 Emisyon Derecesi		
D		