

## Floors

Estepona



Rooms: 2  
Status: Sale

Bathrooms: 2  
Property Type: Floors

M<sup>2</sup>: 95  
Reference: R4354471

Price: 269,900 €  
Publish date: 23.01.24

**Overview:** THE BEST APARTMENT IN VALLE ROMANO ON THE FIRST LINE OF THE GOLF COURSE WITH SEA VIEWS Beautiful apartment, recently renovated, located on the first line of the golf course of the famous Valle Romano. The location of the apartment in the urbanization is the best you can get. It is just 10 minutes from Estepona center and 5 minutes from the beach. Tourist license in place with successful rental history, provides high profitability throughout the year. The apartment is distributed in a very bright living room, dining room, a large kitchen with pantry, 2 bedrooms and 2 bathrooms. From the living room you enter the large 20 m<sup>2</sup> terrace facing south from where you can delight in the wonderful views of the golf course and the sea, have a glass of wine and enjoy the tranquility and silence. Thanks to its south and west orientation, the house has plenty of natural light throughout the day. In addition, the apartment has 2 large bedrooms, one of them with an en-suite bathroom, several large built-in wardrobes, central air conditioning (Daikin), double glazing, electric blinds, marble floors, alarm. Kitchen equipped with washing machine, dishwasher and city gas water heater so you don't miss out on hot

water. The condition of the apartment is excellent, it is sold fully furnished. The price includes a large garage space for 2 cars. (underground, private) The urbanization is a completely closed urbanization, protected by security cameras 24 hours a day. It is surrounded by tropical gardens and has 3 swimming pools. A few minutes walk away you will find a small supermarket, a pizzeria and the Valle Romano Golf Club, with a bar and restaurant with wonderful views of the golf course and the sea. It is open all year round. The owners enjoy 30% discount on the green fees. Just 5 minutes by car from the urbanization you have the new hospital, supermarkets such as Mercadona and Aldi, pharmacy, gas station and restaurants. The apartment is perfect for golf lovers, for people looking to enjoy the tranquility, but want to be close to Estepona and for investors, because it has a lot of potential for short and long term rentals.

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Features:

Pool, Air conditioning, None, Sea views, Golf, None, Lift, None, 24H Security, Parking, None, None, None