

## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN VALLE ROMANO

📍 Valle Romano

REF# R5308798 297.000 €

BEDS	BATHS	BUILT	TERRACE
2	2	114 m²	12 m²

Spacious Ground Floor Apartment with Exclusive Garden Use – Valle Romano Golf, Estepona

€297,000 | Long-term rental option: €1,450/month furnished (available from 1 March)

### Key Features

114 m² built area

2 bedrooms | 2 bathrooms

12 m² private terrace at garden level + exclusive use of communal garden

Underground parking space included

South facing | Built 2009 | Excellent condition | Energy Rating B

### Description

Discover this beautiful and exceptionally bright ground-floor exterior apartment in the exclusive Valle Romano Golf & Resort, one of Estepona's most prestigious golf communities.

All living areas (except one bathroom) open directly onto a lush garden with exclusive use rights – perfect

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for al fresco dining, relaxing or even adding your personal touch. The large open-plan living room features floor-to-ceiling windows flooding the space with natural light.

The master suite is a real highlight: generous bedroom with dressing area (two fitted wardrobes), direct access to the 12 m<sup>2</sup> terrace and a luxurious 10 m<sup>2</sup> en-suite bathroom. The second bedroom also boasts a fitted wardrobe and full-height glazing. Additional storage includes a large hallway wardrobe.

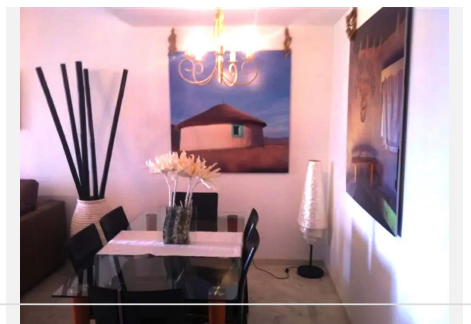
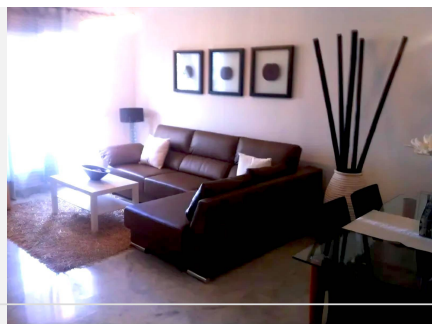
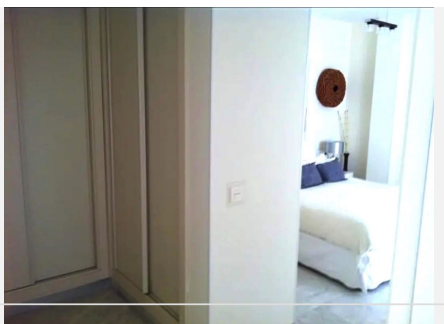
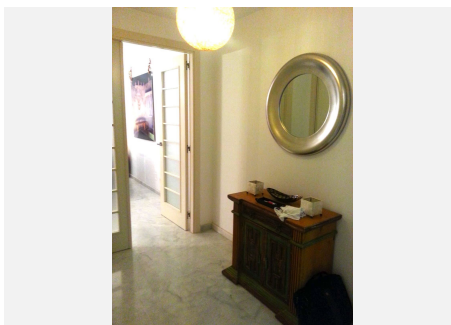
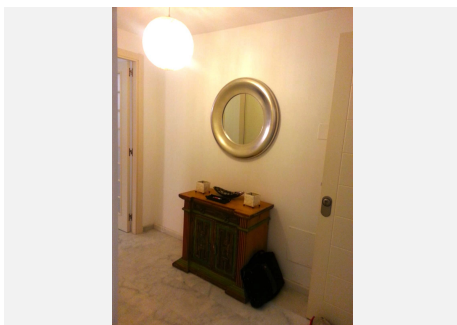
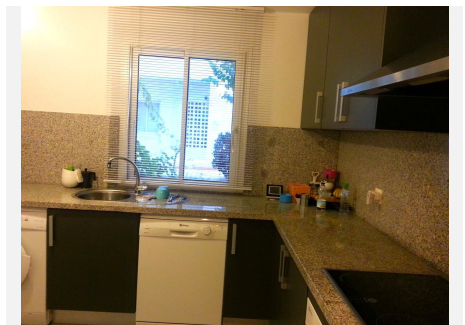
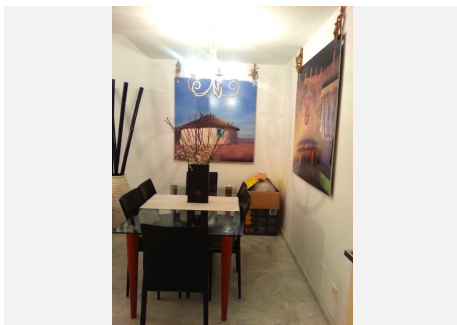
The fully equipped kitchen comes with all appliances and a separate utility/drying area. Throughout the home you'll enjoy high-quality marble flooring, electric blinds, ducted air conditioning (hot/cold) and the option of solar-assisted hot water.

### Resort Amenities

18-hole championship golf course (par 71, designed by Cabell B. Robinson), two large swimming pools + two children's pools, children's playground, gym, three paddle tennis courts, beautiful gardens and panoramic sea & mountain views.

Peaceful elevated location yet only 8-10 minutes' drive from vibrant Estepona centre, port and beaches. Ideal as a permanent home, second residence or high-yield investment (current rental yield approx. 5.8% gross).

Viewing highly recommended – contact us today to arrange a private visit!



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