

# IDILIQ

ESTATES



R4348240

📍 Valle Romano

REF# R4348240 156.000 €

BEDS

2

BATHS

2

BUILT

120 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

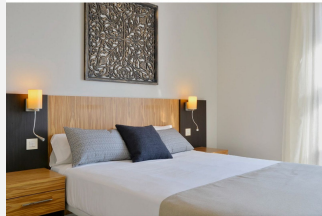
Apartments from €140,200, the ideal holiday home in Estepona. Area between 114 and 124 m<sup>2</sup>, from only 1,200 euros/m<sup>2</sup>. Fully furnished and equipped with Bosch appliances and utensils. Kitchen, living room, 2 bedrooms, 2 bathrooms, a large terrace overlooking the golf course, garage and storage room. Garage and storage room optional. The complex offers a wide range of services for your enjoyment, including a reception desk, swimming pools, café and restaurant, mini market, gym, paddle tennis courts, and 24-hour security. Professional tourist management, so you can enjoy your apartment without worries. The manager is in charge of paying the annual costs, such as maintenance, repairs, electricity supplies, water, property insurance and internet, which entails a significant reduction in annual costs for the owner. Interesting taxation of only +1.2% (AJD) on the purchase price. Profitable and insured investment. Annual profitability: fixed-variable. The sales prices do not include legal taxes or deed expenses for sale. The complex is located on the frontline of Valle Romano's golf course, within the prestigious holiday residential complex "Ona Valle Romano", very close to the beaches and the city center. Less than 5 minutes by car from the beach, 10 from the center of Estepona and 30 from Marbella. Under a holiday rental regime, and under contract with ONA VALLE ROMANO GOLF&RESORT, you can enjoy your property for 60 days a year and obtain a variable annual return. Owners must provide written notice 90 days in advance when they wish to

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

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reserve their property or a similar one. Located in Valle Romano, area of Estepona this property guarantees an excellent investment. With high-quality constructions and excellent communications, it's an ideal place to live or to enjoy holidays.





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