Apartment in Valle Romano – 2 bedrooms – 2 baths

Bedrooms	Bathrooms	Built	Terrace
2	**2**	**114m2**	**12m2**

R5308798	**property**	**Valle Romano**	**297.000€**

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 | 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 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 m² terrace and a luxurious 10 m² 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!

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Near Transport	Paddle Tennis	Private Terrace
WiFi		