



## Ground Floor Apartment for sale in Estepona, Estepona

135,000 €

Reference: R4987480 Bedrooms: 2 Bathrooms: 2 Build Size: 79m<sup>2</sup> Terrace: 16m<sup>2</sup>





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## Costa del Sol, Valle Romano

Not Suitable for Permanent Residency

Investor-Only Opportunity

This property is part of an aparthotel complex and is exclusively available for investors. A guaranteed passive return of 6.81% per year makes it an ideal, worry-free investment. As the owner, you can enjoy personal use of the property for up to 2 months per year – perfect for those who want to relax on the coast during holidays and earn income the rest of the year.

Nestled within the prestigious Valle Romano Golf & Resort, this elegant 2-bedroom, 2-bathroom aparthotel unit offers a taste of Mediterranean luxury, complete with a full suite of amenities. Private parking and a storage unit ensure comfort and convenience from the moment you arrive.

Unwind by the beautiful swimming pool, soaking in breathtaking views of the sea and mountains. Golf lovers will appreciate the partial frontline golf views from the terrace, while active guests will enjoy access to padel and tennis courts, as well as the renowned Valle Romano Golf Course.

The apartment is flooded with natural light, creating a bright and spacious ambiance. The master bedroom features an ensuite bathroom, and the generous second bedroom offers flexibility for family or guests. Onsite, you'll also find a restaurant serving delicious Mediterranean cuisine, elevating your experience with a touch of coastal charm.

Upon purchase, you'll sign a 15-year management agreement with Valle Romano, ensuring seamless handling of all property-related tasks.

After this period, you have the flexibility to either continue with the aparthotel management or convert the apartment for permanent residential use, depending on your personal or investment goals.

### Key Benefits:

Fully managed investment – no worries about taxes, maintenance, or renting.

Guaranteed annual income – just sit back and collect your return.

Personal use allowed – enjoy the property up to 2 months a year.

Tax Saving - When purchasing this type of property, you benefit from a reduced tax rate – saving approximately 5.5% compared to standard property purchases.

This is possible because the property falls under commercial/touristic classification, allowing for lower or partially reclaimable taxes under Spanish tax regulations – a major plus for investors.





## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Fiber Optic

### Views

Mountain  
Country  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

West

### Setting

Close To Golf  
Close To Town  
Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Golf

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Kitchen

Partially Fitted

### Parking

Communal