



Ground Floor Apartment for sale in Estepona, Estepona

135,000 €

Reference: R4987480 Bedrooms: 2 Bathrooms: 2 Build Size: 79m² Terrace: 16m²





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