



## Top Floor Apartment for sale in Valle Romano, Estepona

549.000 €

Referentie: R5179681 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 81m<sup>2</sup> Terras: 34m<sup>2</sup>





## Costa del Sol, Estepona

Move-in ready, brand new, modern, top-floor apartment for sale in a golf urbanization near Estepona town

### \* Highlights

- A few minutes' drive from the beach, marina, and town center.
- Recently completed new-build complex.
- Open-plan living space.
- Panoramic golf and sea views.
- Move-in ready.

### \* The location and the complex

Located in a recently completed gated complex at the entrance to the prestigious Valle Romano Golf & Resort, surrounded by the 18-hole golf courses of Valle Romano and Azata, each with a clubhouse, restaurant, bar, and practice range.

Within 4 to 8 minutes, you can reach the beach, beach clubs, the marina, the modernized promenade, and the charming old town of Estepona.

Thanks to easy access to the coastal road, you can reach Marbella in 30 minutes and Malaga International Airport in an hour.

The complex offers excellent communal facilities, including two swimming pools, one for adults and one for children, a fitness center and social lounge, a co-working space, a children's playground, a pétanque court, and walking paths, surrounded by green areas.

### \* The apartment

- In figures (rounded):

Built area: 115m<sup>2</sup>

Living area (net): 81m<sup>2</sup>

Terrace area: 34m<sup>2</sup>

2 bedrooms, one of which is en suite

2 bathrooms

- Description:

Brand new, contemporary top-floor apartment.

Designed with light, comfort, and functionality in mind.

South-facing.

Unobstructed views of the green fairways and the Mediterranean Sea.

Thanks to the two tall sliding windows in the living area, you can enjoy maximum natural light and a spacious, open feeling.

A spacious, semi-covered terrace, complete with a stylish stone pergola.

Contemporary open-plan living space with a seamless transition between the living room, dining area, and kitchen.

Practical, partially equipped kitchen.

Hallway with hallway closet.

Storage room and garage space included.



- Other features:

Air conditioning with cooling and heating.

Aerothermic system for hot water production.

Double glazing.

Laminate flooring in the living areas.

Bathroom with natural stone flooring.

Terrace finished with ceramic tiles.

Shutters in the bedrooms.

Custom-made built-in wardrobes.

Telecom system.

Note: The photos of the property feature digital staging. This helps buyers better visualize the potential of the empty spaces. The apartment is unfurnished and will be sold unfurnished.



## Kenmerken:

### Extra's

Ensuite badkamer

Dubbele beglazing

Inbouwkasten

### Uitzicht

Zeezicht

Mountain Bekeken

Weids

Golf Bekeken

### Zwembad

Gemeenschappelijk zwembad

Children`s Pool

### Tuin

gemeenschappelijke tuin

### Categorie

Golf

Bestaande bouw

Modern

### Zonorientatie

zuiden

Zuidoost Zonoriëntatie

### Ligging

Urbanisatie

Dichtbij zee

Dichtbij stad

Dichtbij jachthaven

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Keuken

Gedeeltelijk ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage

Gemeenschappelijk Parking