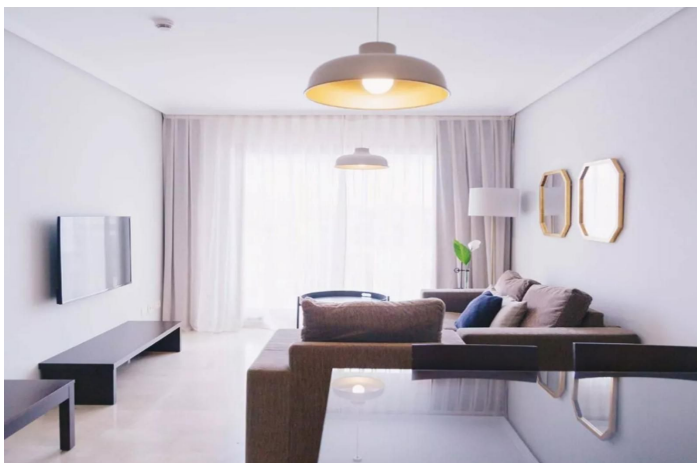




## Middle Floor Apartment for sale in Estepona, Estepona

154,000 €

Reference: R5288092 Bedrooms: 2 Bathrooms: 2 Build Size: 75m<sup>2</sup> Terrace: 29m<sup>2</sup>





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## Costa del Sol, Estepona

NOT SUITABLE FOR PERMANENT RESIDENCY - APARTHOTEL\* Valle Romano Golf & Resort - Estepona This property is located within an aparthotel complex, making it an attractive option for investors seeking a hands-off investment. The rental model offers an estimated annual return of around 5%, based on the overall performance of the hotel. Upon purchase, the new owner becomes part of the hotel exploitation system and receives annual profit distributions according to the assigned coefficient. Almost all apartments within the complex are uniform in layout, furniture, equipment, and finish, ensuring a consistent hotel standard and fair distribution of rental income across units. Owners may enjoy personal use of the apartment for a limited period each year, subject to availability and hotel conditions, and benefit from discounts on the Valle Romano Golf course, while paying only the corresponding usage costs. The property is professionally managed, with cleaning, maintenance, and day-to-day operations handled by the hotel, offering a truly hassle-free ownership experience. Set within the prestigious Valle Romano Golf & Resort, this bright 2-bedroom, 2-bathroom apartment enjoys a privileged Mediterranean setting. The complex offers private parking, storage rooms, a large swimming pool with mountain and sea views, and access to padel and tennis courts, as well as the renowned Valle Romano Golf course. Partial frontline golf views from the terrace enhance the resort lifestyle. The apartment is filled with natural light and features a master bedroom with ensuite bathroom and a comfortable second bedroom. An onsite restaurant serving Mediterranean cuisine completes the experience, perfectly suited for both relaxation and leisure. An ideal option for buyers looking for a managed investment combined with personal enjoyment, in one of the most established golf resorts on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Paddle Tennis  
Tennis Court  
Guest Apartment  
Utility Room  
Jacuzzi  
Bar  
Restaurant On Site

### Views

Panoramic  
Pool  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

West  
South West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
Open  
Street  
Communal  
More Than One