

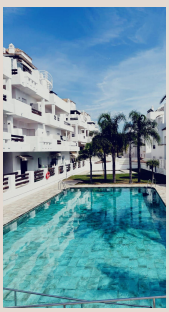
VALLE ROMANO

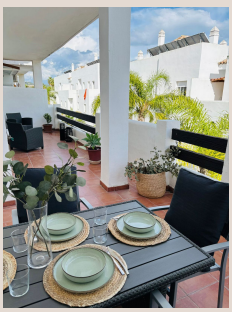
315,000 €

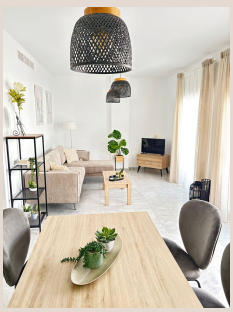
REFERENCE R5512522

# Luxury Living Redefined: South-Facing Haven with Income Potential in Estepona's Valle Romano

| 2 | 2 | 85 m² | 35 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |









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# Description

Welcome to an exceptional opportunity to acquire a truly distinguished property in the highly sought-after Valle Romano area, nestled within the sun-drenched landscapes of Estepona, Southern Spain. This meticulously presented two-bedroom apartment, exquisitely positioned for optimal sunshine, embodies the perfect blend of comfort, elegance, and outstanding investment potential. Designed for those who appreciate quality and a vibrant Mediterranean lifestyle, this residence offers an idyllic retreat with all the conveniences one could desire, making it an invaluable addition to the portfolio of any discerning homeowner or investor.

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Upon entering this luminous apartment, one is immediately struck by the pervasive sense of light and space. Every room in this home is exterior, ensuring an abundance of natural light filters through, creating an uplifting and airy ambiance throughout the day. The elegant design is underscored by luxurious marble flooring that extends seamlessly across all areas, reflecting the sun's glow and lending an air of sophisticated charm. This property boasts two generously sized bedrooms, providing comfortable and private spaces, complemented by two tastefully appointed bathrooms, featuring modern fixtures and finishes that cater to both residents and guests with ease and style.

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The heart of this home is undoubtedly its expansive living-dining room, a beautifully proportioned space designed for both relaxation and entertaining. This south-facing area bathes in sunlight, offering a warm and inviting atmosphere. From here, one gains access to a truly remarkable feature: a very large private terrace. While not offering distant panoramic vistas, this generous outdoor haven provides a private, sun-drenched sanctuary. It’s an ideal setting for alfresco dining, basking in the glorious Spanish sunshine, or enjoying evening cocktails under the stars. The substantial size of the terrace ensures ample space for various outdoor furniture arrangements, making it a true extension of your living space and a perfect spot to embrace the Mediterranean climate.

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The kitchen, a functional and aesthetically pleasing space, is fully equipped with contemporary appliances, ensuring a seamless culinary experience. Its intelligent design allows it to overlook the meticulously maintained communal pool area, providing a pleasant backdrop for daily routines. Comfort is paramount in this residence, with hot and cold air conditioning installed throughout, guaranteeing an optimal indoor climate regardless of the season. Storage needs are elegantly met by four thoughtfully integrated fitted wardrobes, offering discreet and ample space. Furthermore, the apartment benefits from modern conveniences such as electric shutters, providing ease of use, security, and light control, alongside Climalit double glazing, which enhances insulation, ensuring tranquility and energy efficiency.

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Adding to the practical appeal of this exquisite apartment is the inclusion of a dedicated garage space, offering secure parking and additional storage, a significant advantage in this popular area. Accessibility is effortlessly provided by a conveniently located lift, ensuring ease of movement throughout the building. For those considering the property as an investment, a major highlight is the tourist licence already in place. This crucial certification streamlines the process for holiday lets, allowing new owners to immediately capitalize on the buoyant rental market of the Costa del Sol, promising excellent return on investment and a hassle-free entry into the lucrative tourism sector.

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The apartment is situated within a secure, gated complex, offering residents peace of mind with 24-hour security. This exclusive community is a true golfer's paradise, surrounded by world-class golf courses, providing endless opportunities for enthusiasts to refine their game. Beyond golf, the complex boasts beautifully maintained communal pools, including one that has just been recently refurbished, inviting residents to relax and refresh. Nature walks abound within the serene surroundings, encouraging an active outdoor lifestyle amidst picturesque scenery. The presence of a dedicated golf clubhouse further enhances the community feel, offering social opportunities and amenities.

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The strategic location in Valle Romano, Estepona Golf, places you at the heart of Southern Spain's most coveted destinations. Just a short, scenic drive away lies the vibrant marina of Estepona, a hub of activity with its charming array of restaurants, boutiques, and yachting facilities. Estepona’s best-known and most beautiful beaches, famed for their golden sands and

crystal-clear waters, are also within easy reach, offering endless opportunities for sunbathing, swimming, and water sports. This prime position ensures easy access to the region's rich cultural offerings, gastronomic delights, and a lifestyle synonymous with luxury and relaxation. This is more than just an apartment; it is a meticulously practical, beautifully finished home offering an exceptional outdoor space and, crucially, all the necessary paperwork already complete for immediate holiday letting. It represents a truly turn-key solution for sophisticated living or a lucrative investment on the Spanish coast.

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Given its unparalleled features, prime location, and ready-to-go investment potential, a viewing of this magnificent Valle Romano apartment is not merely recommended, but highly encouraged to fully appreciate its charm and value. Discover a property where every detail has been considered for your comfort, enjoyment, and financial benefit.

## Details

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|---|---|---|---|
| Reference | R5512522 | Property Type | Apartment |
| Status | Sale | Price | 315,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 85 m² | Plot Size | – |
| Terrace | 35 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Lift, Alarm system, 24H Security, Parking