



# Top Floor Apartment for sale in Valle Romano, Estepona

490,000 €

Reference: R5179681 Bedrooms: 2 Bathrooms: 2 Build Size: 81m<sup>2</sup> Terrace: 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.
- Reduced, price to sell!

### \* 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 apartment is unfurnished and will be sold unfurnished.



## Features:

### Features

Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Sea Views  
Mountain  
Panoramic  
Golf

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Category

Reduced  
Holiday Homes  
Bargain  
Golf  
Resale  
Contemporary

### Orientation

South  
South East

### Setting

Urbanisation  
Close To Sea  
Close To Town  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Partially Fitted

### Parking

Underground  
Communal