



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

**395,000 €**

Reference: R5343136 Bedrooms: 3 Bathrooms: 2 Build Size: 133m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Valle Romano

Spacious 3-Bedroom Ground-Floor Apartment with 35 m<sup>2</sup> Terrace – Valle Romano, Estepona

Bright and generously proportioned apartment in the prestigious Valle Romano resort, one of Estepona's most desirable golf communities.

This south-facing ground-floor exterior apartment offers excellent natural light, direct access to communal gardens and a large 35 m<sup>2</sup> terrace – perfect for enjoying the Mediterranean lifestyle. The property is fully adapted for reduced mobility and is in excellent condition.

### Key Features

133 m<sup>2</sup> built | 122 m<sup>2</sup> useful

3 spacious bedrooms

2 full bathrooms

Bright living-dining room

Independent kitchen

35 m<sup>2</sup> private terrace

Fitted wardrobes

South orientation – maximum sunlight

Central heating + air conditioning

Ground floor exterior with lift

Fully adapted for reduced mobility

Underground parking space included

### Resort Amenities

18-hole championship golf course

Large communal swimming pools (adult & children's)

Beautiful landscaped gardens

Children's playground

### Prime Location

Peaceful elevated setting with sea and mountain views from the resort. Just 8-10 minutes' drive to Estepona centre, the marina and the beach. Excellent connection to Marbella, Sotogrande and all services.

Ideal as a family home, second residence or investment in a premium golf resort location.

Viewing highly recommended – contact us today to arrange a private viewing!



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 WiFi  
 Fiber Optic  
 Access for people with reduced mobility

### Orientation

South

### Climate Control

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

### Views

Garden  
 Courtyard

### Setting

Close To Golf  
 Urbanisation  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Frontline Golf

### Condition

Excellent

### Pool

Communal  
 Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
 Alarm System

### Parking

Underground  
 Garage  
 Private  
 Covered

### Category

Holiday Homes  
 Golf