# VALLE ROMANO

| sypialnie | ■azienki | zbudowany m² | taras m² |
|---|---|---|---|
| 2 | 3 | 99 | 16 |

## POD■OGA W VALLE ROMANO

This ground floor apartment is located in Valle Romano, in the west of Estepona. With a surface area of ■■99m², of which 83m² is interior and a terrace of 16m², this property offers a perfect balance between comfort, coziness and space. The property has two spacious bedrooms and two fully equipped bathrooms, one of which is en-suite. The interior features marble and stone floors, built-in wardrobes and an open kitchen that is fully equipped. The combination of air conditioning and double glazing ensures a pleasant indoor climate, while the electric shutters and an armoured door provide extra security. The apartment has a spacious private terrace with views of the urbanisation and the mature gardens. Its location within a golf resort makes it ideal for golf enthusiasts, while the proximity to all amenities provides extra convenience. The property is pet friendly and accessible for disabled people, making it suitable for a wide range of residents. A private parking space in the underground car park is included in the price and the lift takes you to the apartment without having to climb a single flight of stairs. You can also enjoy one of the two communal swimming pools in the urbanisation. This apartment is in excellent condition and offers an opportunity to live affordably in a serene environment, close to the golf courses, the centre and the nature of Estepona. It also has a proven income from short and long term rentals via AirBnB which makes this a good investment option but the space, location and convenience of the apartment also make it an ideal place to live permanently. The urbanization Capitolio is located in Valle Romano and is ideally situated, just under 5 km from the lively port of Estepona, 2.5 km from the beach and 3 km from Aldi, Mercadona, Burger King etc.. this urbanization offers peace and quiet and is still in the immediate vicinity of the city, beach, restaurants and shopping facilities. The airport is a 50-minute drive away.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 235 000 € |