

**Sales - Apartment - Estepona**  
**375.000€**



**Ref.-ID: R4782544**

**Estepona**

**Apartment**

**Community: 1,620 EUR / year**

**IBI: 435 EUR / year**

**Rubbish: 124 EUR / year**



**3**



**2**



**90 m2**

The urbanisation Valle Romano Golf is only 3 km to the beach and the apartment has sea views and golf views. This apartment is one of the very few ones with 3 bedrooms and it is situated at the corner, so there are only neighbours on one side. At the golf front urbanisation you have one restaurant "Piccolini" Pizzeria and at the Calle Flaminio at only 5 minutes walk at the hotel ONA there is another good restaurant "Boquerone" with fantastic fish and other dishes. You have only 1 floor to take up the lift which also connects to the underground garage places. This apartment has a smaller terrace than the other ones in the urbanisation to gain space for the third bedroom at a good size, enough for a double bed. The other 2 bedrooms are one of them with the bigger bathroom ensuite the main bedroom with access to the terrace next to the sunny living room, all south orientation as the third bedroom who shares the second bathroom with a shower plate in the hall. and has a big door with access to the south terrace. The kitchen is next to the spacious living room on the north side of the apartment with its own balcony shared from the kitchen and the living room. The urbanisation offers beautiful community gardens with some palm trees and the community pool. The driving distance to the Estepona port is about 10 minutes, to Puerto Banus about 25 minutes and to Marbella 35-40 minutes on the coast road, on the highway you can reach Marbella in 25.30 minutes. You also have the other port of Duquesa at only 20 minutes drive away and very beautiful beaches at only 10- 15 minutes drive towards either the hotel Elba area at Arroyo Vaquero beach with a very luxury beach bar El Nido and more popular beach bars after at Cruz de Casares, on the other side the port area of Estepona offers the very well known Lolailo Beach Bar at Playa Cristo and Heavens Beach only 10 minutes drive from Valle Romano.

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|---|---|--|---|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Sea</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>       | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Garden</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Private Terrace</li> </ul>     | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>               | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>           | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Telephone</li> </ul>                      |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> </ul>   |   |  |   |  |   |