



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5203672 €260,000

BEDS

3

BATHS

2

BUILT

108 m²

This beautiful first-floor apartment is located in the exclusive Valle Romano residential area, one of the most sought-after and fast-developing neighborhoods in Estepona.

The property features bright, spacious interiors with a large living-dining area that opens onto two private terraces, perfect for enjoying the sunshine and the pleasant Mediterranean climate all year round.

The independent kitchen is fully equipped and designed for both functionality and style — ideal for daily living or for those who enjoy cooking and entertaining.

The apartment offers three generous bedrooms, including a master bedroom with an en-suite bathroom, plus a second full bathroom, both finished with high-quality materials and modern design.

Additional features include:

- Hot and cold air conditioning
- Electric shutters and fitted wardrobes

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– Furniture included in the price

Set within a secure gated community with 24-hour security, the complex provides a calm and well-maintained environment with:

- A large communal swimming pool surrounded by landscaped gardens
- Green areas for relaxation
- On-site maintenance service

The current community fee is €170/month due to a temporary renovation assessment. Once completed (the works in this block are already finished), the monthly fee will be reduced to €90–100/month.

Located in a quiet and private area, the apartment is just 5 minutes by car from Estepona town center and within walking distance to restaurants, supermarkets, and local amenities.

An ideal choice as a permanent home, holiday retreat, or investment property, thanks to its excellent value, rental potential, and the continuous growth of the area.

An exceptional opportunity to enjoy Mediterranean lifestyle, comfort, and tranquility — just minutes away from the sea in one of Estepona's most promising locations.



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