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Luxury Realty
real estate

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# Apartment in Valle Romano

Reference: R5343136



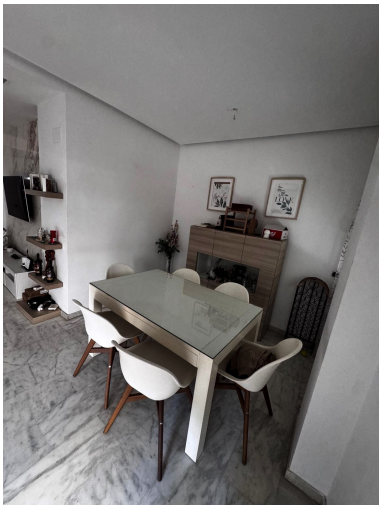
Bedrooms: 3
Bathrooms: 2
M² Build size: 133
Price: 395,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:

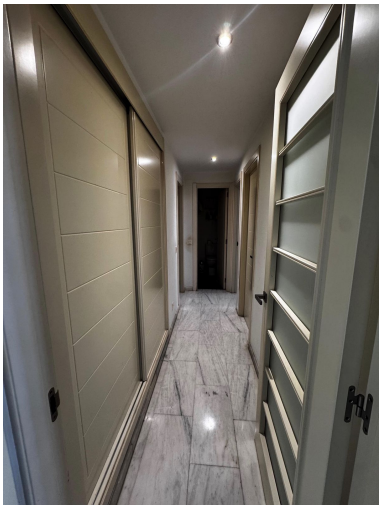












Overview:

Luxury Realty proudly presents an exceptional opportunity to acquire a magnificent ground-floor apartment within the highly coveted Valle Romano resort, a jewel nestled in Estepona's most prestigious golf community on the sun-drenched Costa del Sol. This isn't merely an apartment; it's an invitation to embrace an unparalleled Mediterranean lifestyle, where luxury meets convenience and natural beauty, representing the epitome of refined living.

This exquisite south-facing exterior apartment is a haven of natural light, offering generous proportions and a seamless connection to its surroundings. Its privileged ground-floor position grants direct access to beautifully maintained communal gardens, alongside a spectacular 35 m² private terrace. This expansive outdoor area is designed for ultimate enjoyment – perfect for sun-drenched breakfasts or al-fresco dining. A truly unique feature is its full adaptation for reduced mobility, ensuring comfort and accessibility for all, a rarity that adds significant value. The apartment is presented in excellent, move-in condition, offering immediate occupancy.

Spanning a generous 133 m² built area (122 m² useful space), this apartment has been thoughtfully designed to maximize comfort and livability. It features three spacious bedrooms, each offering ample room for relaxation and natural light. The two full bathrooms are elegantly appointed. The heart of the home is the bright living-dining room, an inviting space perfect for entertaining. The independent kitchen is fully equipped and efficient. Ample fitted wardrobes provide intelligent storage, ensuring a clutter-free living experience.

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Key Features Defining Luxury & Convenience:

- **Generous Proportions:** 133 m² built area / 122 m² useful space.
- **Three Spacious Bedrooms.**
- **Two Full Bathrooms.**
- **Bright Living-Dining Room.**
- **Independent Kitchen.**
- **Expansive 35 m² Private Terrace.**
- **Fitted Wardrobes.**
- **Optimal South Orientation:** Ensures maximum sunlight.
- **Year-Round Comfort:** Central heating and air conditioning.
- **Ground Floor Exterior with Lift Access.**
- **Fully Adapted for Reduced Mobility:** Unique and inclusive feature.
- **Secure Underground Parking Space.**

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Beyond this beautiful apartment, residents of Valle Romano are privy to exceptional resort amenities. At the heart of the resort lies an 18-hole championship golf course, a true paradise for golf enthusiasts amidst breathtaking scenery. For leisure, the resort boasts large communal swimming pools (for adults and children) surrounded by landscaped gardens. A dedicated children’s playground ensures younger residents have their own space. Valle Romano isn't just a place to live; it's a lifestyle destination.

Nestled in a peaceful, elevated setting, this property offers magnificent sea and mountain views from the resort. Valle Romano’s prime location in Estepona, on Spain’s radiant Costa del Sol, places you in an enviable position. Estepona, the "Garden of the Costa del Sol," is celebrated for its charming old town, pristine beaches, bustling marina, and gastronomic scene. Within 8-10 minutes' drive, explore Estepona town centre, relax on its golden sands, or enjoy the lively marina. Excellent road networks provide effortless connection to iconic destinations like Marbella, Puerto Banús, and Sotogrande. Easy access to Malaga Airport ensures convenient international travel, making this location ideal for permanent residents and those seeking a luxurious second home. This blend of tranquility, natural beauty, and unparalleled accessibility defines the allure of living in Valle Romano.

Whether you envision a permanent family home, a luxurious second residence for holidays, or a savvy investment in a premium golf resort location with strong rental potential and capital appreciation, this apartment ticks all the boxes. Luxury Realty recognizes the intrinsic value and exceptional appeal of properties within Valle Romano, confident that this ground-floor gem represents a remarkable opportunity.

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Secure Your Piece of Mediterranean Paradise Today

We highly recommend a personal viewing to fully appreciate the unique charm, spaciousness, and luxurious lifestyle this property offers. Opportunities like this in such a sought-after location are rare and fleeting. Contact Luxury Realty today to arrange your private viewing and take the first step towards owning your dream home in Valle Romano, Estepona. Our dedicated team is ready to assist you in making this exclusive address your own.

Features:

Pool, Air conditioning, Heating, Private garden, Lift, None, Alarm system, Parking, Holiday Home