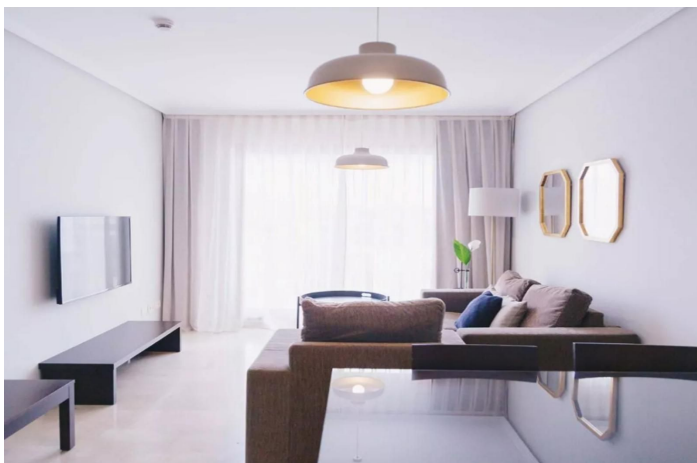




## Middle Floor Apartment for sale in Estepona, Estepona

**154,000 €**

Reference: R5288092 Bedrooms: 2 Bathrooms: 2 Build Size: 75m<sup>2</sup> Terrace: 29m<sup>2</sup>





## Costa del Sol, Estepona

NOT SUITABLE FOR PERMANENT RESIDENCY - APARTHOTEL\* Valle Romano Golf & Resort - Estepona This property is located within an aparthotel complex, making it an attractive option for investors seeking a hands-off investment. The rental model offers an estimated annual return of around 5%, based on the overall performance of the hotel. Upon purchase, the new owner becomes part of the hotel exploitation system and receives annual profit distributions according to the assigned coefficient. Almost all apartments within the complex are uniform in layout, furniture, equipment, and finish, ensuring a consistent hotel standard and fair distribution of rental income across units. Owners may enjoy personal use of the apartment for a limited period each year, subject to availability and hotel conditions, and benefit from discounts on the Valle Romano Golf course, while paying only the corresponding usage costs. The property is professionally managed, with cleaning, maintenance, and day-to-day operations handled by the hotel, offering a truly hassle-free ownership experience. Set within the prestigious Valle Romano Golf & Resort, this bright 2-bedroom, 2-bathroom apartment enjoys a privileged Mediterranean setting. The complex offers private parking, storage rooms, a large swimming pool with mountain and sea views, and access to padel and tennis courts, as well as the renowned Valle Romano Golf course. Partial frontline golf views from the terrace enhance the resort lifestyle. The apartment is filled with natural light and features a master bedroom with ensuite bathroom and a comfortable second bedroom. An onsite restaurant serving Mediterranean cuisine completes the experience, perfectly suited for both relaxation and leisure. An ideal option for buyers looking for a managed investment combined with personal enjoyment, in one of the most established golf resorts on the Costa del Sol.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Gym  
 Paddle Tennis  
 Tennis Court  
 Guest Apartment  
 Utility Room  
 Jacuzzi  
 Bar  
 Restaurant On Site

### Views

Panoramic  
 Pool  
 Street

### Pool

Communal  
 Children`s Pool

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Orientation

West  
 South West

### Setting

Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Town  
 Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security  
 Electric Blinds  
 Safe

### Category

Holiday Homes  
 Investment  
 Golf  
 Resale

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Private  
 Open  
 Street  
 Communal  
 More Than One