



## 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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	West	Air Conditioning
Lift	South West	Pre Installed A/C
Near Transport		Cold A/C
Private Terrace		Hot A/C
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		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Panoramic	Close To Port	Excellent
Pool	Urbanisation	
Street	Close To Sea	
	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Children`s Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	Private
	Electric Blinds	Open
	Safe	Street
		Communal
		More Than One
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Golf	
	Resale	