Costas & Casas
Marbella Real Estate

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Move-in ready, brand new, modern, top-floor apartment for sale in a golf urbanization near Estepona town

Estepona

Apartment - Built 81 m² Terrace 34 m² 2 2 Ref. 193700 **450.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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Modern top-floor apartment for sale near Estepona town center

HIGHLIGHTS

- A few minutes' drive from the beach, marina, and town center.
- Recently completed new-build complex.
- Open-plan living space.
- Panoramic golf and sea views.
- Move-in ready.
- PRICED TO SELL

THE LOCATION AND THE COMPLEX

Located in a recently completed gated complex at the entrance to the prestigious Valle Romano Golf & Resort, surrounded by the 18-hole golf courses of Valle Romano and Azata, each with a clubhouse, restaurant, bar, and practice range.

Within 4 to 8 minutes, you can reach the beach, beach clubs, the marina, the modernized promenade, and the charming old town of Estepona.

Thanks to easy access to the coastal road, you can reach Marbella in 30 minutes and Malaga International Airport in an hour.

The complex offers **excellent communal facilities,** including two swimming pools, one for adults and one for children, a fitness center and social lounge, a co-working space, a children's playground, a pétanque court, and walking paths, surrounded by green areas.

THE APARTMENT

In figures (rounded):

Built area: 115m²
Living area (net - util): 81m²
Terrace area: 34m²
2 bedrooms, one of which is en suite
2 bathrooms

Description:

Brand new, contemporary top-floor apartment.
Designed with light, comfort, and functionality in mind.
South-facing.
Unobstructed views of the green fairways and the Mediterranean Sea.
Thanks to the two tall sliding windows in the living area, you can enjoy maximum natural light and a spacious, open feeling.
A spacious, **semi-covered terrace**, complete with a stylish stone pergola.
Contemporary **open-plan living space** with a seamless transition between the living room, dining area, and kitchen.
Practical, partially equipped kitchen.
Hallway with hallway closet.
Storage room and garage space included.

Other features:
Air conditioning with cooling and heating.
Aerothermic system for hot water production.
Double glazing.
Laminate flooring in the living areas.
Bathroom with natural stone flooring.
Terrace finished with ceramic tiles.
Shutters in the bedrooms.
Custom-made built-in wardrobes.
Telecom system.
Energy label: B

Easy viewing, we have the keys.

Note: The photos of the property feature digital staging. This helps buyers better visualize the potential of the empty spaces. The apartment is unfurnished and will be sold unfurnished.

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