



## Ground Floor Apartment for sale in Valle Romano, Estepona

**480.000 €**

Reference: R5296078    Bedrooms: 2    Bathrooms: 2    Build Size: 107m<sup>2</sup>





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## Costa del Sol, Valle Romano

**Luxury & Panoramic Golf Views in Doña Lucía: A 192 m2 Oasis in Valle Romano** **Property Description** Discover the perfect blend of elegance, space, and nature in this exclusive 192 m2 apartment, located in the prestigious Doña Lucía urbanization (Valle Romano). This property is more than just a home; it is a private frontline balcony overlooking the golf course, ideal for those seeking a tranquil environment without sacrificing proximity to all essential amenities. **Key Features:** Generous Living Space: 107 m2 of internal living area designed for comfort, featuring a bright and fluid layout. Dream Terrace: A stunning 38 m2 private outdoor terrace with unbeatable views of the golf course. The perfect spot for sunset dinners or relaxing surrounded by greenery. Bedrooms & Bathrooms: 2 spacious double bedrooms and 2 full bathrooms finished to high standards. Storage & Parking: Includes an exceptionally large 15 m2 storage room and a private indoor parking space. **Location & Lifestyle:** Situated on Calle María Pita, the property enjoys a privileged position: For Golf Lovers: Frontline golf location with direct views, guaranteeing peace and a unique landscaped environment. Total Convenience: Schools, supermarkets, and all essential services are located within less than 1 km. Comfort: Modern building equipped with an elevator and well-maintained communal areas surrounded by nature. A property of this size with such an expansive terrace is a rare opportunity in Valle Romano. Come and discover your next home. Note: The Abridged Information Document (DIA) is available upon request. Expenses: Taxes (ITP or VAT + AJD) + notary and registration fees. FS1



## Features:

### Caratteristiche

Ripostiglio

Pavimenti in marmo

Pavimenti in legno

### Condizione

Discreta

### Cucina

Completamente arredata

### Orientamento

Nord -est

### Piscina

Condominiale

### Valutazione energetica

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### Climate Control

Riscaldamento centrale

### Mobilia

Completamente arredato

### Valutazione delle emissioni di CO2

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