



## Ground Floor Apartment for sale in Estepona

**439,000 €**

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





## Costa del Sol, Valle Romano

Luxury & Panoramic Golf Views in Doña Lucía: A 192 m<sup>2</sup> Oasis in Valle Romano ???? Property Description Discover the perfect blend of elegance, space, and nature in this exclusive 192 m<sup>2</sup> 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 m<sup>2</sup> of internal living area designed for comfort, featuring a bright and fluid layout. Dream Terrace: A stunning 38 m<sup>2</sup> 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 m<sup>2</sup> 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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Storage Room	North East	Central Heating
Marble Flooring		
Wood Flooring		
<b>Condition</b>	<b>Pool</b>	<b>Furniture</b>
Fair	Communal	Fully Furnished
<b>Kitchen</b>		
Fully Fitted		