



# Middle Floor Apartment for sale in Estepona, Estepona

245,000 €

Reference: R5296024 Bedrooms: 2 Bathrooms: 2 Build Size: 98m<sup>2</sup>





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## Costa del Sol, Estepona

We present this spacious ground-floor apartment, located in the well-maintained and quiet Capitolio urbanisation in Valle Romano, Estepona. An ideal property as a permanent residence, second home or excellent investment, as it comes with a registered short-term tourist rental licence, a significant added value that is rarely found in this area.

The property has a built area of 98 m<sup>2</sup> and is laid out with a bright and spacious living-dining room with an open-plan kitchen, which opens directly onto a pleasant terrace, perfect for enjoying the Mediterranean climate all year round.

The sleeping area features a fully equipped bathroom with shower, a double bedroom, and a second double bedroom with en-suite bathroom, offering optimal comfort and privacy.

The apartment also includes an underground parking space, providing additional comfort and security. The communal swimming pool is located just a few steps from the apartment, ideal for relaxing in complete tranquillity.

The urbanisation is known for being very peaceful, clean and perfectly maintained, surrounded by nature and golf courses, with easy access to Estepona, the beaches and all amenities.



## Features:

### Features

Lift  
Private Terrace  
Marble Flooring  
Wood Flooring  
Access for people with reduced mobility

### Views

Sea

### Furniture

Fully Furnished

### Utilities

Drinkable Water

### Orientation

South

### Condition

Good

### Kitchen

Fully Fitted

### Energy Rating

C

### Climate Control

Central Heating

### Pool

Communal

### Parking

Garage

### CO2 Emission Rating

C