



## Middle Floor Apartment in Estepona

Bedrooms

**2**

Bathrooms

**2**

Built

**75m<sup>2</sup>**

Terrace

**29m<sup>2</sup>**

**R5288092**

**Middle Floor  
Apartment**

**Estepona**

**154.000€**

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.

24 Hour Reception	24 Hour Reception	Bar
Covered Terrace	Double Glazing	Ensuite Bathroom
Fitted Wardrobes	Guest Apartment	Gym
Jacuzzi	Lift	Marble Flooring
Near Transport	Paddle Tennis	Private Terrace
Restaurant On Site	Satellite TV	Solarium
Storage Room	Tennis Court	Utility Room
WiFi		