



Ground Floor Apartment in Estepona

Bedrooms **2** Bathrooms **2** Built **79m2** Terrace **20m2**

R5367277

**Ground Floor
Apartment**

Estepona

245.000€

Ground Floor Apartment with Terrace and Tourist License in Valle Romano – Estepona
 Excellent investment opportunity or permanent residence in the peaceful area of Valle Romano. This spacious ground floor apartment in Urbanización Capitolio stands out for its natural light, pleasant private terrace, and the added advantage of having a registered short-term tourist rental license, something increasingly difficult to find in the area. The property offers 83 m2 built with a comfortable and functional layout. It features a spacious open-plan living and dining area with fully equipped kitchen, creating a bright and welcoming space that connects directly to a private terrace, perfect for enjoying the Mediterranean climate all year round. The sleeping area includes two double bedrooms: the master bedroom with en-suite bathroom with bath and the second double bedroom; both with built-in wardrobes. The second bathroom has a big shower. The property also includes a private underground parking space, providing additional comfort and security. Just a few steps from the apartment you will find the communal swimming pool, ideal for relaxing in a quiet and well-maintained environment. Urbanización Capitolio is known for being a very quiet, clean, and beautifully maintained community, surrounded by nature and golf courses, while still offering easy access to Estepona town centre, its beaches, restaurants, and all essential services. Ideal for:
 Investment with tourist rental potential
 Second home on the Costa del Sol
 Permanent

residence in a peaceful setting The sale price does not include purchase costs (notary, land registry, and property transfer tax – ITP). No additional real estate agency fees are charged to the buyer.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Lift	Marble Flooring	Private Terrace
Restaurant On Site	WiFi	