

Sales - Apartment - Estepona
550.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5186509

Estepona

Apartment

Community: 2,640 EUR / year

IBI: 1,000 EUR / year

Rubbish: 90 EUR / year



3



2



92 m2

Elegant South-Facing Penthouse with Panoramic Sea & Golf Views – Estepona, Valle Romano, Calle Ecuador 1 This bright and spacious 3-bedroom penthouse is located in one of Estepona’s most scenic residential areas – Valle Romano. Positioned on the top floor with ideal south-facing orientation, the property boasts a generous 28 m² terrace and uninterrupted views of the Mediterranean Sea, golf courses, and the surrounding mountains. Key Property Features: - Prime location – nestled between two renowned golf courses, Valle Romano and Azata Golf, in a peaceful green setting, yet only minutes away from Estepona’s town center, marina, beaches, restaurants, and daily conveniences. - Top-floor position – situated in the best building within the development, offering full privacy and front-row panoramic sea views. - Sunlit interiors – southern exposure provides natural light and warmth all day long in both the living area and the main bedroom. - Well-designed layout – three bedrooms (including a master suite with en-suite bathroom), an additional full bathroom, and a spacious living and dining area with open-plan kitchen and direct access to the large terrace. - Dining area with a view – enjoy Mediterranean Sea views right from your dining table, perfect for indoor-outdoor living. Comforts & Community Amenities: - Private underground parking space and adjacent storage room, - Outdoor swimming pool with separate children’s pool, - Quiet playground for young children, - Residents’ community club with shared lounge and kitchen facilities, - Indoor gym and outdoor fitness equipment, - Thoughtfully designed walking paths – ideal for families and residents with reduced mobility, - Recreational zones with picnic benches and a pétanque court, - Atmospheric nighttime lighting throughout the complex for a cozy and secure evening ambiance. ???? Why This Property Stands Out ???? This penthouse is an exceptional choice as a permanent residence, a holiday retreat, or a smart rental investment. Its combination of comfort, privacy, nature, and proximity to urban amenities makes it perfect for: *Golf lovers and sports enthusiasts, * Families with children, * Individuals or couples seeking a stylish and peaceful coastal lifestyle, * Investors looking for a high-demand rental property in Estepona (both short and long term).

Orientation ✓ East ✓ South East ✓ South ✓ West	Condition ✓ New Construction	Pool ✓ Communal ✓ Children`s Pool	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Sea ✓ Mountain ✓ Golf	Features ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Satellite TV ✓ Gym ✓ Storage Room ✓ Access for people with reduced mobility
Furniture ✓ Not Furnished	Kitchen ✓ Partially Fitted	Security ✓ Gated Complex ✓ Safe	Parking ✓ Underground ✓ Garage ✓ Covered ✓ Communal	Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Golf ✓ Investment