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

## Sales - Apartment - Estepona

## 449.000€











**Ref.-ID: R5502973**

**Estepona**

**Apartment**

**2**

**2**

**110 m2**

New-built apartment with unique terrace in Valle Romano – Estepona. This brand-new corner apartment, completed in 2025, combines modern living comfort with a delightful outdoor experience. A particularly lovely place for those looking for a stylish pied-à-terre on the Costa del Sol, a second home, or an interesting investment. Living indoors and outdoors! One of the absolute highlights of this apartment is the spacious terrace with glass curtains. With a single movement, you completely enclose the terrace, effectively creating an extra living space that seamlessly connects to the living room. This immediately makes the apartment feel much larger, allowing you to fully enjoy the outdoor space even on cooler or windier days. Would you rather enjoy the Spanish sun and the open air? Then simply slide the glass curtains fully open and you have a generous, open terrace at your disposal, with plenty of light and sun. A delightful spot for breakfast in the morning sun, an aperitif at sunset, or a cozy dinner with friends. Moreover, the large glass panels provide plenty of natural light and give the apartment a pleasant, open, and modern character The apartment is part of a brand-new modern urbanization, designed with attention to comfort, relaxation, and a pleasant living environment , with excellent amenities. Residents can enjoy, among other things: - A beautiful swimming pool of no less than 188 m² - A modern and brand-new gym - A cozy petanque court - An atmospheric chill-out area - Spacious underground parking - A private storage unit in the basement Everything is new and well-maintained, allowing you to enjoy modern life on the Costa del Sol here without a worry. The location in Valle Romano, close to Estepona, is another major asset. You find yourself in a quiet and green environment, while the sea and the lively center of Estepona are easily accessible. The port of Estepona is also nearby, as are various shops, restaurants, supermarkets, and a pharmacy. This location thus combines the best of both worlds: peace and relaxation at home, with all amenities and the coast within easy reach. ☀ A delightful place under the Spanish sun. Thanks to the clever layout, the large windows, and especially the multifunctional terrace, this apartment feels very spacious. A move-in ready, modern, and atmospheric apartment in a beautiful location!

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Barbeque
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Partially Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Telephone

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale