PRIVATE SALE

Doña Lucía Resort · Estepona

2 bedroom · 2 bathroom · first-floor end apartment

Stunning east-facing apartment with panoramic views in Valle Romano, Estepona



2 Bedrooms	**2 Bathrooms**	**119.88 m²** Total useful area	**First Floor**
End Apartment	**38.12 m²** Useful terrace area	**Front-line position** Golf & lake views	**Parking & Storage Room**

€385,000

Asking price

A spacious two-bedroom, two-bathroom first-floor end apartment in the established Doña Lucía Resort, with only one adjoining neighbour. The property offers 119.88 m² of total useful area, including an exceptional 38.12 m² east-facing private terrace enclosed with Lumon glass curtains. Front-line position with panoramic views over the golf course, lake, mountains and surrounding countryside. The apartment is presented in excellent condition throughout, sold furnished, and includes private underground parking and a private storage room.

Setting:	Doña Lucía Resort · Santa María / Valle Romano, Estepona
Condition:	Excellent condition throughout
Climate Control:	Air conditioning
Features:	Lift · Built-in wardrobes · Lumon glass curtains · Shutters to both bedrooms and living area
Kitchen:	Separate fitted kitchen · Utility/laundry area
Security:	Gated development · Controlled access

Orientation:	East facing
Pool:	Two communal outdoor swimming pools
Views:	Lake · Mountain · Countryside · Panoramic
Furniture:	Furnished, subject to final inventory
Garden:	Landscaped communal gardens
Parking:	Private underground parking · Private storage room

Property information

€385,000 Asking price	**119.88 m²** Total useful area	**81.76 m²** Useful internal area	**38.12 m²** Useful terrace area
East facing Orientation	**Excellent** Condition throughout	**First-floor end apartment** Only one adjoining neighbour	**Private underground parking** With private storage room

The apartment

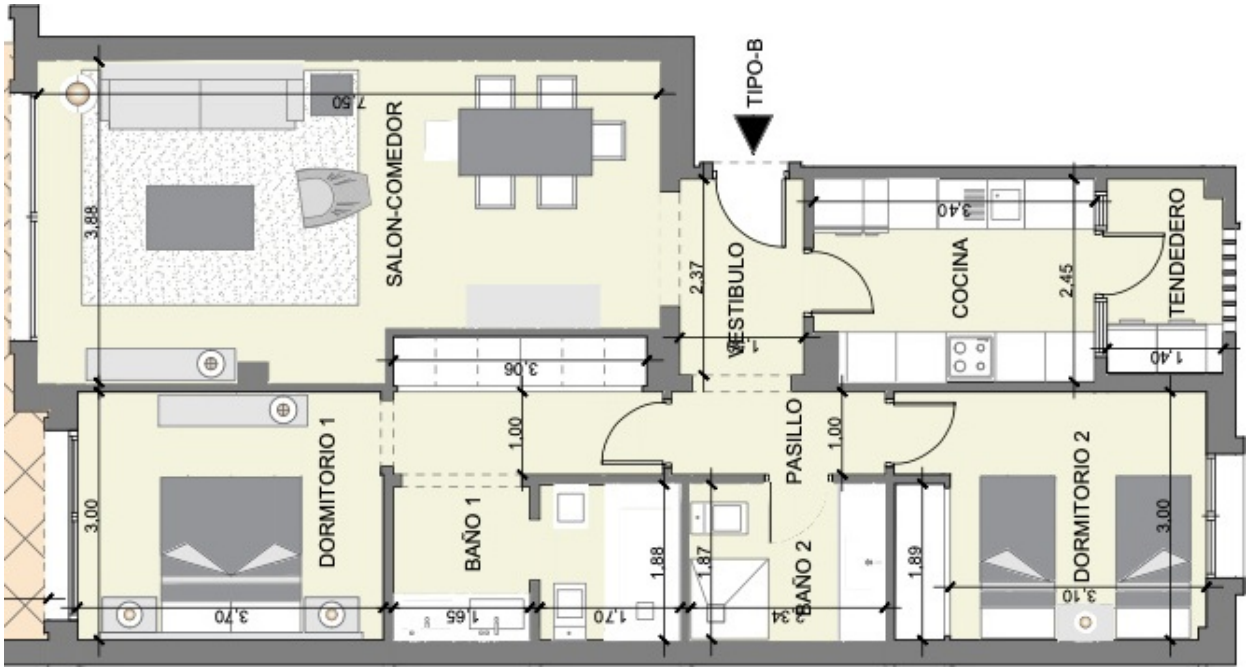
This privately owned apartment is a front-line, first-floor end unit with only one adjoining neighbour (on the right), giving it a quieter and more private position within the development.

The layout comprises two bedrooms, two bathrooms, a separate fitted kitchen, a living/dining room and a utility/laundry area. Both bedrooms and the living area have windows fitted with shutters. The apartment is sold furnished, subject to a final inventory agreed at sale.

The 38.12 m² private terrace is enclosed with Lumon glass curtains, installed at the beginning of 2026 and in excellent condition. The east-facing position provides morning sunshine and panoramic open views towards the surrounding lake, mountains and countryside.

Location

Doña Lucía Resort is conveniently positioned close to Valle Romano and Estepona Golf, with easy access to Estepona town centre, the marina and the beaches of the Costa del Sol. Marbella and Puerto Banús are within easy reach, while Málaga Airport and Gibraltar provide convenient international connections.



Floor plan reproduced from the original developer's sales brochure and provided for guidance only.

Property costs & practical information

Community fees	€105 per month	**IBI**	€773.23 per year (2026)
Basura	€152.55 per year (2026)	**Energy certificate**	Rating E · 105.39 kWh/m²/year · CO_2 18.84 kg/m²/year

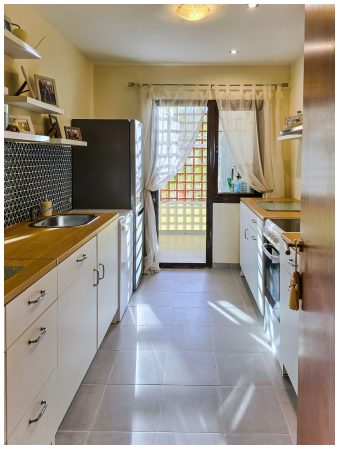
Gallery











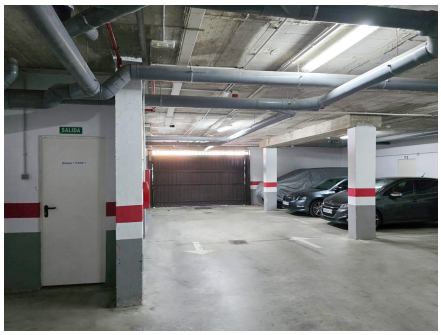
Gallery











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Further details & enquiries

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