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Sales - Apartment - Estepona

300.000€

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Ref.-ID: MIBGR5367274 **Estepona** **Apartment**

Community: 2,268 EUR / year **IBI: 689 EUR / year** **3** **2** **102 m2**

In the Villa Borghese urbanisation, part of the prestigious Valle Romano Golf Resort, you will find this magnificent duplex apartment in impeccable condition. Set in a peaceful and green environment, this property offers the ideal combination of comfort, spaciousness, and an excellent location. The apartment features three spacious bedrooms with built-in wardrobes, one of which enjoys sea views. On the upper floor, there are two renovated bathrooms, while the ground floor includes an additional guest toilet. The property is finished with elegant polished marble flooring and benefits from abundant natural light throughout. The spacious living and dining area connects to a fully equipped independent kitchen, which also has an additional terrace where the water heater has been discreetly installed. A practical storage room in the entrance hall further enhances the home's functional comfort. Adjacent to the living room, you will find a private south-facing garden, perfect for enjoying barbecues, relaxing summer evenings, and the wonderful Mediterranean lifestyle. The complete air conditioning system (split units on both the ground and upper floors) was fully renewed in November 2025, with all invoices and documentation available. In addition, the apartment has recently been fully repainted, and both the marble floors and bathrooms have been renovated. A private underground parking space, ideally located next to the garage entrance, is included in the price. The urbanisation also offers a communal swimming pool and is surrounded by pleasant walking paths. Thanks to its peaceful location just outside Estepona town centre, yet only a five-minute drive from supermarkets, restaurants, and shops, this property is the perfect base for both permanent living and holiday enjoyment. A unique opportunity for those seeking space, quality, and an exceptional location next to the golf course.

Setting
- ✔ Country
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Garden Views
- ✔ Courtyard Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Solar water heating

Category
- ✔ Cheap
- ✔ Golf
- ✔ Resale
- ✔ Contemporary