



Sales - Apartment - Estepona  
**314.000€**

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**Ref.-ID: MIBGR5389696**

**Estepona**

**Apartment**

**Community: 1,836 EUR / year**

**IBI: 643 EUR / year**

**Rubbish: 133 EUR / year**



**3**



**2**



**125 m2**

Bright 3-Bedroom Duplex with Private Garden in Valle Romano Golf, Estepona Located in the Villa Borghese urbanisation within the Valle Romano Golf Resort, this attractive duplex apartment offers space, privacy, and an exceptional lifestyle surrounded by nature. The property features three spacious bedrooms with built-in wardrobes, two of which enjoy sea views. On the upper floor, there are two bathrooms, while the ground floor includes a convenient guest toilet. Elegant polished marble flooring and abundant natural light enhance the sense of quality throughout the home. The bright living and dining area connects to a fully equipped independent kitchen, which also has its own terrace. A small practical storage room in the entrance hall adds extra functionality. One of the standout features is the south-facing private garden, with direct access from the living room—ideal for outdoor dining, relaxing, or enjoying year-round living. Its position within the urbanisation ensures open, unobstructed views and added privacy. Additional features: Air conditioning (split system on both floors) Underground parking space included (next to the entrance) The gated community offers a communal swimming pool, landscaped walkways, and a peaceful residential environment.

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|---|--|--|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Country</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ South East</li> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul>                         | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>                              | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Landscaped</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Solar water heating</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Cheap</li> <li>✓ Golf</li> <li>✓ Investment</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |  |  |  |   |