**Продажа - Апартамент - Estepona**

# 300.000€











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

**Коммунальные: 2,268 EUR / год** **ИБИ: 689 EUR / год** **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.

**Расположение**
- ✔ Загородный
- ✔ Рядом с портом
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Рядом с портом
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ восток
- ✔ Юго-Восточная ориентация
- ✔ Юго-Западная ориентация

**Состояние**
- ✔ Отличное состояние

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха

**ВИД**
- ✔ Сад Просмотров
- ✔ Виды на внутренний двор

**Особенности**
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Ванная комната
- ✔ Доступ для инвалидов
- ✔ Мраморные полы
- ✔ Двойные стеклопакеты
- ✔ Ресторан на территории
- ✔ Оптическое волокно

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад
- ✔ Частный сад
- ✔ Ухоженный сад
- ✔ Простота обслуживания сад

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Электрические жалюзи
- ✔ Домофон
- ✔ Охрана 24 часа

**Парковка**
- ✔ подземная парковка
- ✔ гараж
- ✔ Крытая парковка
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество
- ✔ Питьевая вода
- ✔ Телефон
- ✔ Солнечный нагрев воды

**Категория**
- ✔ Дешевая
- ✔ Гольф
- ✔ Перепродажа
- ✔ Современного