# Продажа - Апартамент - Estepona

# 299.900€

**Estepona** **Апартамент**

**Коммунальные: 1,404 EUR / год** **ИБИ: 344 EUR / год** **Мусор: 98 EUR / год**

**2** **1** **100 m2**

We are delighted to present a beautiful penthouse, newly listed and renovated. The property offers 2 spacious bedrooms, both with direct access to the terraces, 1 bathroom, a modern kitchen, and a bright living room opening onto a lovely terrace. From the living areas and terraces, you can enjoy beautiful panoramic views across the golf courses and towards the sea, with wonderful sunshine from morning until evening. One of the property's most exceptional features is its four private terraces, providing an abundance of outdoor space for relaxing, entertaining, and enjoying the stunning surroundings. Three terraces are located on the main level of the penthouse, while the upper floor offers an impressive 30 m² private terrace with breathtaking panoramic views of the Mediterranean Sea and surrounding mountains. The propery has its own underground parking and a storage place next to the lift going up to the apartment. This is a truly special property, combining privacy, nature, sunshine, spectacular views, and generous outdoor living spaces — an ideal home or investment for anyone looking to enjoy the best of the area. The penthouse is located in Valle Romano, a peaceful residential area surrounded by nature and within easy reach of Estepona and its amenities. The location offers convenient access to three golf courses, restaurants, shopping centre, Estepona Hospital, private school and beaches, as well as the marina and town centre, all within a short drive. The south-facing apartment is situated in Villa Borghese, a well-established development within Valle Romano Golf Resort, offering 24-hour security. The development is in a sound financial position, and the communal areas are regularly maintained. Residents can enjoy three swimming pools as well as a separate children’s pool. The development has also benefited from recent renovation works, including the repainting of communal and exterior areas, contributing to a well-maintained and pleasant residential environment. All three swimming pools are currently undergoing complete renovation, with the first pool already completed. The property could be suitable for permanent living, holidays, or as an investment, with the location and layout offering potential for both personal use and rental purposes. Tourist license on place for short term rentals. Viewings anytime, we have key in office.

**Расположение**
- ✔ Коммерческая зона
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Рядом с портом
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ Юго-восток
- ✔ Юг
- ✔ Юго-запад

**Состояние**
- ✔ Отличное
- ✔ Хорошее
- ✔ Недавно отремонтированная
- ✔ Недавно отделанная

**бассейн**
- ✔ Общий
- ✔ Детский бассейн

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

**ВИД**
- ✔ Море
- ✔ Горы
- ✔ Гольф
- ✔ Панорамный
- ✔ Двор

**Особенности**
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Солярий
- ✔ WiFi
- ✔ Кладовка
- ✔ Мраморные полы
- ✔ Ресторан на территории
- ✔ Подвал
- ✔ Оптическое волокно

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная

**Сад**
- ✔ Общественный

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Электрические жалюзи
- ✔ Домофон

**Парковка**
- ✔ Подземная
- ✔ Гараж
- ✔ Улица
- ✔ Более чем один

**Коммунальные услуги**
- ✔ Электричество
- ✔ Питьевая вода

**Категория**
- ✔ Выгодное предложение
- ✔ Дешевая
- ✔ Гольф
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Цена снижена
- ✔ Перепродажа

Good
Food
Good
Mood

SAMSUNG
SMEG
SAMSUNG

MINIMARKET
&
TAPAS BAR
200 mts.
GOLF
RESTAURANT
COLUMELA

Valle Romano Golf Course

— Restaurant —
Golf Club House

Flon
CAFE

RESTAURANT

NEW HOSPITAL
ESTEPONA
3 Minutes from penthouse