

**Sales - Apartment - Estepona**  
**239.000€**



**Ref.-ID: R5016052**

**Estepona**

**Apartment**

**Community: 1,740 EUR / year**

**IBI: 735 EUR / year**



**2**



**2**



**90 m2**

BRIGHT SOUTH FACING FLAT IN VILLA BORGHESE, STEPS AWAY FROM THE GOLF COURSE AND THE COASTLINE Discover this bright and modern 2-bedroom apartment located in the prestigious Valle Romano area, within the exclusive Villa Borghese residential complex. With a south-facing orientation and a 22 m<sup>2</sup> terrace, this home offers the perfect outdoor space to relax and soak up the sun all day long. Just steps away from one of the area's top golf courses and only 200 meters from the Golf Clubhouse — which features a restaurant open from early morning until late at night — this property combines comfort, an active lifestyle, and a peaceful setting. The beach is just a 5-minute drive away, and Málaga Airport can be reached in about an hour, making both short getaways and extended stays incredibly convenient. Built in 2009 and in excellent condition, the apartment boasts high-quality materials and a contemporary design. It comes equipped with centralized air conditioning, solar panels, and a Class C energy rating, ensuring efficiency and energy savings. A private parking space is also included. The communal areas feature three beautifully maintained swimming pools, creating the ideal environment to unwind and enjoy at any time of the year. With a valid tourist license, this apartment is not only perfect as a primary or second home but also presents a fantastic investment opportunity with high rental potential. Its proximity to schools, restaurants, and all essential services makes it an attractive option for both living and letting.

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ South</li> <li>✓ South West</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>	<b>Pool</b> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Pre Installed A/C</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> </ul>
<b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul>	<b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<b>Garden</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Open</li> <li>✓ Street</li> <li>✓ Communal</li> <li>✓ Private</li> </ul>
<b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Cheap</li> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul>				