

Sales - Apartment - Estepona
249.000€

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Ref.-ID: R5119057

Estepona

Apartment

Community: 1,764 EUR / year

IBI: 124 EUR / year

Rubbish: 81 EUR / year



2



2



116 m2

Frontline Golf | Panoramic Views | Elevated Ground Floor Apartment – Villa Borghese, Valle Romano Set within the prestigious urbanisation of Villa Borghese in Valle Romano, Estepona, this elevated ground floor apartment boasts uninterrupted frontline views over the Valle Romano Golf Course, stretching all the way to the Mediterranean Sea, with Gibraltar and the coast of Morocco visible on the horizon. Perfectly south-facing, the property is drenched in natural sunlight from morning until evening, creating a bright, welcoming atmosphere throughout. The apartment features a well-designed layout, offering a separate fully fitted kitchen with a covered laundry and scullery area, ideal for day-to-day functionality. The spacious lounge opens up to an adjacent dining area, both enjoying expansive windows framing golf course views. From the living area, step directly onto a large semi-covered terrace, ideal for al fresco dining, lounging, and entertaining with sunbeds and a designated BBQ area. A central hallway leads to a guest bathroom with shower, a comfortable guest bedroom, and a generous master suite complete with built-in wardrobes, ensuite bathroom, and direct terrace access via sliding doors—perfect for waking up to the serene views. Additional features include a private underground parking space conveniently located near the lift, with ample space to create a storage unit if desired. Valle Romano is a highly desirable residential and golfing community, offering a clubhouse with a full-service restaurant, casual snack bar, and pro shop. Just a short drive away, you'll find a large commercial area in La Gaspara with shops and amenities, while the new International Hospital of Estepona is less than 5 minutes away. For golf lovers, Azata Golf and Estepona Golf are nearby, while beachgoers will appreciate being under 10 minutes from Playa El Cristo, Estepona Marina, and the lively town promenade. This is an ideal permanent residence, holiday home, or investment opportunity in one of Estepona’s most up-and-coming areas.

Setting <ul style="list-style-type: none">✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ South	Condition <ul style="list-style-type: none">✓ Excellent	Pool <ul style="list-style-type: none">✓ Communal✓ Children`s Pool	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Hot A/C✓ Cold A/C	Views <ul style="list-style-type: none">✓ Sea✓ Mountain✓ Golf✓ Country✓ Panoramic✓ Garden✓ Pool
Features <ul style="list-style-type: none">✓ Covered Terrace✓ Lift✓ Fitted Wardrobes✓ Private Terrace✓ Ensuite Bathroom✓ Marble Flooring✓ Barbeque✓ Double Glazing✓ Fiber Optic	Furniture <ul style="list-style-type: none">✓ Fully Furnished	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Communal✓ Easy Maintenance	Security <ul style="list-style-type: none">✓ Gated Complex✓ Entry Phone	Parking <ul style="list-style-type: none">✓ Underground✓ Private
Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Golf✓ Holiday Homes✓ Investment✓ Resale✓ Contemporary				