

**Sales - Apartment - Estepona**  
**314.500€**

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**Ref.-ID: R5367238**

**Estepona**

**Apartment**

**Community: 2,340 EUR / year**

**IBI: 849 EUR / year**



**4**



**2**



**130 m2**

Very big 4-Bedroom Duplex with 3 Terraces Next to the Golf Course in Estepona Discover this elegant duplex located in the Villa Borghese residence, next to the Valle Romano Golf course in Estepona. With a generous built area and no fewer than three terraces, this property stands out for its abundant natural light and outdoor spaces. The apartment features four bedrooms, two full bathrooms and three toilets, distributed in a very practical layout over two levels. On the main floor you will find the master bedroom with en-suite bathroom, allowing comfortable single-level living without the need to use stairs. This level also includes the spacious kitchen, the bright living-dining area, and two of the terraces. On the lower floor there are three additional bedrooms, ideal for family members, guests, or even to create a home office or leisure space. A spacious garden that is facing south is making the ground floor complete. The property also includes direct access to a private and underground parking space with extra space for a motorcycle. The gated complex also offers a communal swimming pool surrounded by landscaped gardens, perfect for relaxing under the Mediterranean sun. An excellent opportunity to acquire a four-bedroom property in Estepona, ideal as a permanent residence or a second home. It's location next to the golf course guarantees you peace and quiet but is also only minutes away from beaches and local amenities. The sale price does not include purchase costs (notary, land registry and property transfer tax - ITP). There are no additional real estate agency fees on top of the sale price.

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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 Town</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> <li>✓ South West</li> <li>✓ West</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> </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>✓ Garden</li> <li>✓ Courtyard</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <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>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Restaurant On Site</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</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>✓ Communal</li> <li>✓ Private</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>✓ Bargain</li> <li>✓ Cheap</li> <li>✓ Golf</li> <li>✓ Investment</li> <li>✓ Reduced</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |  |  |  |   |