EK
ARBAT ESTATES

Sales - Apartment - Estepona

299.900€

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Ref.-ID: R5480578 **Estepona** **Apartment**

Community: 1,404 EUR / year **IBI: 344 EUR / year** **Rubbish: 98 EUR / year** **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.

Setting
- ✔ Commercial Area
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Courtyard Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Marble Flooring
- ✔ Restaurant On Site
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Street Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Reduced
- ✔ Resale