



## Ground Floor Apartment for sale in Estepona, Estepona

315,000 €

Reference: R5367274 Bedrooms: 3 Bathrooms: 2 Build Size: 102m<sup>2</sup> Terrace: 23m<sup>2</sup>





## Costa del Sol, Estepona

In the Villa Borghese urbanisation, part of the prestigious Valle Romano Golf Resort, you will find this magnificent duplex apartment in impeccable condition.

Set in a peaceful and green environment, this property offers the ideal combination of comfort, spaciousness, and an excellent location.

The apartment features three spacious bedrooms with built-in wardrobes, one of which enjoys sea views.

On the upper floor, there are two renovated bathrooms, while the ground floor includes an additional guest toilet.

The property is finished with elegant polished marble flooring and benefits from abundant natural light throughout.

The spacious living and dining area connects to a fully equipped independent kitchen, which also has an additional terrace where the water heater has been discreetly installed.

A practical storage room in the entrance hall further enhances the home's functional comfort.

Adjacent to the living room, you will find a private south-facing garden, perfect for enjoying barbecues, relaxing summer evenings, and the wonderful Mediterranean lifestyle.

The complete air conditioning system (split units on both the ground and upper floors) was fully renewed in November 2025, with all invoices and documentation available.

In addition, the apartment has recently been fully repainted, and both the marble floors and bathrooms have been renovated.

A private underground parking space, ideally located next to the garage entrance, is included in the price.

The urbanisation also offers a communal swimming pool and is surrounded by pleasant walking paths.

Thanks to its peaceful location just outside Estepona town centre, yet only a five-minute drive from supermarkets, restaurants, and shops, this property is the perfect base for both permanent living and holiday enjoyment.

A unique opportunity for those seeking space, quality, and an exceptional location next to the golf course.



## Features:

### Features

Lift  
 Private Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic  
 Restaurant On Site  
 Access for people with reduced mobility

### Orientation

East  
 South East  
 South West

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Views

Garden  
 Courtyard

### Setting

Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Town  
 Close To Schools  
 Close To Marina  
 Country

### Condition

Excellent

### Pool

Communal

### Garden

Communal  
 Private  
 Landscaped  
 Easy Maintenance

### Utilities

Electricity  
 Drinkable Water  
 Solar water heating  
 Telephone

### Energy Rating

D

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security  
 Electric Blinds  
 Entry Phone

### Category

Resale  
 Golf  
 Contemporary  
 Cheap

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 Covered

### CO2 Emission Rating

D