



# 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>





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## 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, &nbsp;this &nbsp;property &nbsp;is &nbsp;the &nbsp;perfect &nbsp;base for both &nbsp;permanent living and holiday enjoyment.

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



## Features:

### Features

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

### Views

Garden  
Courtyard

### Pool

Communal

### Garden

Communal  
Private Garden  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating  
**CO2 Emission Rating**  
D

### Orientation

East  
South East  
South West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Cheap  
Golf  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered

### Energy Rating

D