



## Duplex for sale in Estepona, Estepona

314,500 €

Reference: R5367238 Bedrooms: 4 Bathrooms: 2 Build Size: 130m<sup>2</sup> Terrace: 36m<sup>2</sup>





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## Costa del Sol, Estepona

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.

Its 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.



## Features:

### Features

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

### Views

Garden  
Courtyard

### Pool

Communal

### Garden

Communal  
Private Garden  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Orientation

East  
South  
West  
South East  
South West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Reduced  
Investment  
Bargain  
Cheap  
Golf  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered