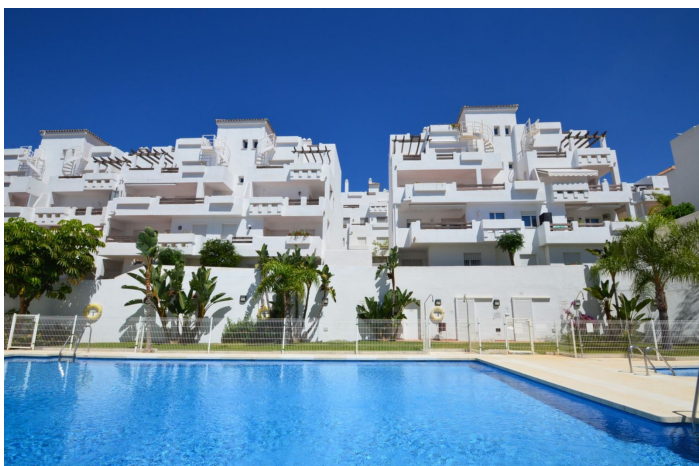




## Middle Floor Apartment for sale in Estepona, Estepona

239,000 €

Reference: R5016052 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 22m<sup>2</sup>





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## Costa del Sol, Estepona

BRIGHT SOUTH FACING FLAT IN VILLA BORGHESE, STEPS AWAY FROM THE GOLF COURSE AND THE COASTLINE Discover this bright and modern 2-bedroom apartment located in the prestigious Valle Romano area, within the exclusive Villa Borghese residential complex. With a south-facing orientation and a 22 m<sup>2</sup> terrace, this home offers the perfect outdoor space to relax and soak up the sun all day long. Just steps away from one of the area's top golf courses and only 200 meters from the Golf Clubhouse – which features a restaurant open from early morning until late at night – this property combines comfort, an active lifestyle, and a peaceful setting. The beach is just a 5-minute drive away, and Málaga Airport can be reached in about an hour, making both short getaways and extended stays incredibly convenient. Built in 2009 and in excellent condition, the apartment boasts high-quality materials and a contemporary design. It comes equipped with centralized air conditioning, solar panels, and a Class C energy rating, ensuring efficiency and energy savings. A private parking space is also included. The communal areas feature three beautifully maintained swimming pools, creating the ideal environment to unwind and enjoy at any time of the year. With a valid tourist license, this apartment is not only perfect as a primary or second home but also presents a fantastic investment opportunity with high rental potential. Its proximity to schools, restaurants, and all essential services makes it an attractive option for both living and letting.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South East  
South West

### Setting

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

### Furniture

Optional

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Bargain  
Contemporary  
Cheap  
Golf

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Street  
Open  
Communal