



## Middle Floor Apartment for sale in Estepona, Estepona

249,000 €

Reference: R5119057 Bedrooms: 2 Bathrooms: 2 Build Size: 116m<sup>2</sup> Terrace: 12m<sup>2</sup>





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## Costa del Sol, Estepona

Frontline Golf | Panoramic Views | Elevated Ground Floor Apartment – Villa Borghese, Valle Romano Set within the prestigious urbanisation of Villa Borghese in Valle Romano, Estepona, this elevated ground floor apartment boasts uninterrupted frontline views over the Valle Romano Golf Course, stretching all the way to the Mediterranean Sea, with Gibraltar and the coast of Morocco visible on the horizon. Perfectly south-facing, the property is drenched in natural sunlight from morning until evening, creating a bright, welcoming atmosphere throughout. The apartment features a well-designed layout, offering a separate fully fitted kitchen with a covered laundry and scullery area, ideal for day-to-day functionality. The spacious lounge opens up to an adjacent dining area, both enjoying expansive windows framing golf course views. From the living area, step directly onto a large semi-covered terrace, ideal for al fresco dining, lounging, and entertaining with sunbeds and a designated BBQ area. A central hallway leads to a guest bathroom with shower, a comfortable guest bedroom, and a generous master suite complete with built-in wardrobes, ensuite bathroom, and direct terrace access via sliding doors—perfect for waking up to the serene views. Additional features include a private underground parking space conveniently located near the lift, with ample space to create a storage unit if desired. Valle Romano is a highly desirable residential and golfing community, offering a clubhouse with a full-service restaurant, casual snack bar, and pro shop. Just a short drive away, you'll find a large commercial area in La Gaspara with shops and amenities, while the new International Hospital of Estepona is less than 5 minutes away. For golf lovers, Azata Golf and Estepona Golf are nearby, while beachgoers will appreciate being under 10 minutes from Playa El Cristo, Estepona Marina, and the lively town promenade. This is an ideal permanent residence, holiday home, or investment opportunity in one of Estepona's most up-and-coming areas.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Contemporary  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private

### Energy Rating

F

### CO2 Emission Rating

E