

Estepona

Apartment / Apartamento

€239,000

Ref: X21869



2



2



90 m²



✓



✓



Consumption
G

Emissions
Applied for

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property
CHOICE

Property Purchase Expenses

Property price	€239,000 (£203,891)
Transfer tax 7%	€16,730 (£14,272)
Notary fees (approx)	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx)	€1,500 (£1,280)

Standard form of payment

Reservation deposit	€3,000 (£2,559)
Remainder of deposit to 10%	€20,900 (£17,830)
Final Payment of 90% on completion	€215,100 (£183,502)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

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 m² 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.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible