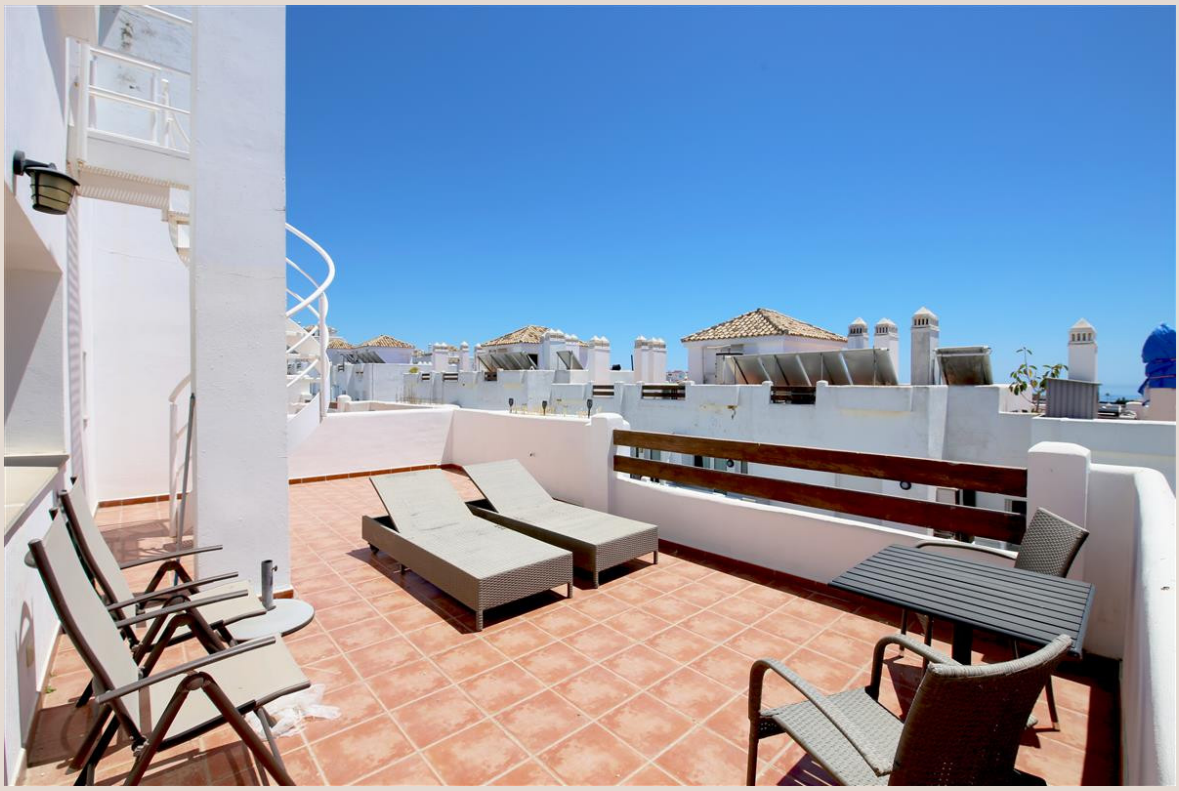

ESTEPONA

299,950 €

REFERENCE R5358634

An Oasis of Luxury: Exquisite Duplex Penthouse in Estepona's Prestigious Valle Romano

2	1	109 m²	214 m²	105 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

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Luxury Realty is proud to present an unparalleled opportunity to acquire a magnificent duplex penthouse, a true gem nestled within the highly sought-after Villa Borghese residential complex in Valle Romano, Estepona. This exceptional property is not merely a residence; it is an invitation to embrace an elevated lifestyle on Spain's illustrious Costa del Sol, offering a harmonious blend of sophistication, comfort, and breathtaking natural beauty.

Perched elegantly, this penthouse commands spectacular, unobstructed views that stretch across the shimmering Mediterranean Sea and the meticulously manicured greens of the surrounding golf courses. From the moment you step inside, you are greeted by an abundance of natural light, illuminating a space that has been thoughtfully furnished to the highest standards, ensuring a seamless and luxurious transition for its new owner. This is a home designed for immediate enjoyment, where every detail contributes to an atmosphere of refined living.

## A Sanctuary of Light and Sophistication

The interior of this distinguished duplex penthouse exudes contemporary elegance, featuring a design that maximizes both space and natural light. The property is delivered fully furnished, showcasing a tasteful selection of furniture and décor that complements its modern architecture. This turn-key solution allows for an effortless move-in, enabling you to instantly immerse yourself in the luxurious lifestyle that Estepona offers.

### Thoughtful Design & Optimal Comfort

The meticulously planned layout of this duplex penthouse ensures both privacy and functionality:

- **Two Generously Proportioned Bedrooms:** Each designed as a peaceful retreat, offering comfort and tranquility after a day of enjoying the Costa del Sol. These rooms provide ample space, ideal for relaxation or even creating a dedicated home office.

- **Two Full, Modern Bathrooms:** Elegantly appointed with contemporary fixtures and finishes, offering a spa-like experience within the comfort of your home.

- **Spacious and Bright Living Room:** The heart of the home, this expansive area is bathed in natural light, providing an inviting space for entertaining guests or simply unwinding. It seamlessly opens onto a private terrace, extending the living space outdoors and blurring the lines between indoor comfort and external beauty.

- **Contemporary Fitted Kitchen:** A well-equipped kitchen designed for both functionality and aesthetic appeal, ready to inspire culinary creations. Its modern fittings and efficient layout make meal preparation a delight.

- **Private Terrace + Expansive Sun Deck with Panoramic Views:** This crowning jewel of the penthouse offers an unparalleled outdoor experience. The main terrace is perfect for al fresco dining and morning coffees, while the magnificent private sun deck provides an extensive space for sunbathing, relaxation, and entertaining, all while offering sweeping panoramic views of the sea, golf courses, and the picturesque Estepona landscape. It's the ultimate vantage point to savour the Mediterranean climate throughout the year.

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### Exclusive Amenities for Discerning Tastes
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Beyond its stunning aesthetics and prime location, this duplex penthouse offers a suite of features designed to enhance your living experience:

- **Luxurious Duplex Penthouse Configuration:** Providing extra space, privacy, and an elevated sense of exclusivity.
- **Fully Furnished:** A truly ready-to-move-into property, saving you time and effort in decorating.
- **Secure Parking Space Included:** Offering convenience and peace of mind.
- **Captivating Sea Views:** An ever-changing canvas of the Mediterranean from multiple vantage points.
- **Serene Golf Course Views:** Overlooking lush green fairways, offering a peaceful and picturesque backdrop.
- **Tranquil Residential Area:** Situated in a quiet, esteemed neighbourhood, ensuring peace and serenity.
- **Optimal Aspect:** Designed to maximize natural light and ensure pleasant temperatures throughout the seasons.
- **Ready to Move In:** Offering an immediate and hassle-free transition to your new luxury lifestyle.

Valle Romano: Your Gateway to Estepona's Charms

The location of this penthouse is as compelling as the property itself. Nestled within Valle Romano, a highly sought-after residential area, you are surrounded by prestigious golf courses, offering not just a sport but a lifestyle. This community is renowned for its tranquility and natural beauty, presenting a perfect escape from the hustle and bustle, yet remaining incredibly well-connected.

Your new home is just a few minutes' drive from the vibrant heart of Estepona, a charming coastal town known as the "Garden of the Costa del Sol." Estepona seamlessly blends traditional Andalusian charm with modern amenities. Explore its beautifully renovated Old Town with its floral streets, relax on its pristine beaches, or enjoy the lively atmosphere of its marina with a superb selection of restaurants and shops. The town centre offers everything one could desire, from gourmet dining to essential services.

Estepona's strategic position in Southern Spain further enhances its appeal. Enjoying over 320 days of sunshine annually, thanks to the unique microclimate of the Costa del Sol, it's an ideal location for year-round living or extended holidays. The region offers unparalleled connectivity, with Malaga International Airport just an hour's drive away and Gibraltar Airport even closer, making international travel effortless. Beyond Estepona, you have easy access to world-renowned destinations such as Marbella, Puerto Banús, and the cultural treasures of Andalusia, including Seville, Granada, and Ronda. This makes the area not just a place to live, but a central hub for exploring the rich heritage and diverse landscapes of Southern Spain.

An Unrivalled Investment Opportunity

This duplex penthouse represents an outstanding investment opportunity. Whether you are seeking a permanent residence to enjoy the luxurious Spanish lifestyle, a magnificent second home for unforgettable holidays, or a lucrative rental investment in a highly demanded tourist area, this property perfectly fits the bill. Its desirable location, turn-key condition, and comprehensive features ensure strong rental potential and excellent capital appreciation in the thriving Estepona real estate market.

Priced at an exceptional €299,950, this luxury duplex penthouse in Villa Borghese, Valle Romano, offers incredible value for such a prestigious location and elevated living experience. Do not miss this rare chance to own a piece of paradise on the Costa

del Sol. Luxury Realty invites you to discover the full potential of this magnificent property.

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## Details

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|---|---|---|---|
| Reference | R5358634 | Property Type | Penthouse |
| Status | Sale | Price | 299,950 € |
| Bedrooms | 2 | Bathrooms | 1 |
| Build size | 109 m² | Plot Size | 214 m² |
| Terrace | 105 m² | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Mountain views, Lift, Private garden, Parking, Resale
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