



**\$549,000**

## **LN BORGHESE 1060, NAPLES, FL, 34114**

<https://naplesviews.com>

**LOWEST-PRICED UNIT IN AVERSANA!** This 7th-floor 2BR + Den, 2.5BA is priced below the most recent comparable sale at \$560K making it one of the strongest buys in the building! The 2026 budget projects an estimated 17% HOA fee decrease, adding exceptional long-term value. Enjoy luxury high-rise living with breathtaking panoramic views of McIlvane Bay [...]

- 2 beds
- 2 baths
- Residential
- Mid Rise (4-7)
- Active
- 2330 sq ft



## **Building Details**

**Year built:** 2004

**ParkingTotal:** 2

**Exterior material:** Concrete Block, Stucco

**Heating:** Central Electric

**ArchitecturalStyle:** Contemporary, Mid Rise (4-7)

**NewConstructionYN:** No

**Roof:** Tile

**Parking:** 2 Assigned, Attached, Circular Driveway, Driveway Paved, Guest, Under Bldg Closed

### **Call us now**



Phone: (+1) 239 529 7747

Email: [info@madleinep.sg-host.com](mailto:info@madleinep.sg-host.com)

Address: 720 5th Avenue South, Suite 201 Naples, FL 34102



## Amenities & Features

**Features:** Foyer, Pantry, Smoke Detectors, Volume Ceiling, Walk-In Closet(s), Window Coverings

**Spa Features:** Community

**CommunityFeatures:** Clubhouse, Pool, Fitness Center, Golf, Tennis Court(s), Gated

**ExteriorFeatures:** Screened Lanai/Porch, Storage

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Cooling:** Ceiling Fan(s), Central Electric

**FireplaceYN:** No

**Security Features:** Smoke Detector(s), Gated Community

**Amenities:** Dishwasher, Disposal, Dryer, Electric Cooktop, Freezer, Microwave, Refrigerator/Freezer, Self Cleaning Oven, Washer

**WindowFeatures:** Window Coverings

**PoolFeatures:** Community

**GarageYN:** Yes

**CoolingYN:** Yes

**PoolPrivateYN:** No

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