



## Detached Villa for sale in Valle Romano, Estepona

1.200.000 €

Reference: R5139046   Bedrooms: 3   Bathrooms: 4   Plot Size: 796m<sup>2</sup>   Build Size: 467m<sup>2</sup>





## Costa del Sol, Valle Romano

Exceptional Opportunity to Build Your Dream Villa in Valle Romano Discover a rare chance to create your perfect home in the exclusive and highly sought-after private urbanization of Valle Romano. This generously sized corner plot is the result of combining two separate parcels, offering ample space and an exceptional location with panoramic south-facing views over lush golf greens, rolling hills, majestic mountains, and the shimmering Mediterranean Sea. The residential plot is sold with a fully authorized and licensed building project, ready for immediate construction. It's an ideal investment to develop a cutting-edge contemporary villa featuring the latest in smart home technology (domóticos), all at a significantly lower cost than purchasing a finished property. Designed with elegance and functionality in mind, the project includes: - 3 spacious bedrooms, each with en-suite bathrooms - 2 guest toilets - Open-plan kitchen, living, and dining areas - Expansive semi-covered terrace - Large private swimming pool and surrounding garden - Elevator and wheelchair-friendly access - Underfloor heating and electric shutters - Solarium and generous basement for custom entertainment or leisure space - Separate laundry room - Underground garage and covered outdoor parking Situated between Valle Romano Golf and Azata Golf Clubs, the urbanization ensures a secure and tranquil lifestyle, just minutes from essential amenities. The new Estepona International Hospital is only 2.3 km away, with beaches, shops, restaurants, and supermarkets within a 2-3 km radius. The Marina and Port of Estepona are also just 3 km away, placing leisure and luxury at your doorstep. For international access, Gibraltar is a 35-minute drive and Málaga just one hour away. This is more than just a plot—it's a chance to bring your vision to life in one of the Costa del Sol's most prestigious settings. An opportunity not to be missed!



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Solaryum  
Spor salonu  
Oyun odası  
Kamu hizmeti odası  
Domotik  
Bodrum  
Fiber optik  
**Görüşler**  
Deniz  
Dağ  
Panoramik  
Bahçe  
Havuz  
Golf

### Havuz

Özel  
**Bahçe**  
Özel  
Kolay Bakım

### Kamu hizmetleri

Elektrik  
İçilebilir su

### Oryantasyon

Güney

### Ayar

Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Cephe Golf  
Marina'ya yakın

### Mobilya

Mobilyalı  
**Güvenlik**  
24 saatlik güvenlik

### Kategori

Tatil Evleri  
Yatırım  
Golf  
Lüks  
Plan Kapalı  
Planlama izniyle  
Modern

### İklim kontrolü

Klima  
Kalorifer

### Durum

Yeni İnşaat

### Mutfak

Tam takılmış  
**Otopark**  
Yeraltı  
Garaj  
Özel  
Kapalı  
Birden fazla