



## Residential Plot for sale in Valle Romano, Estepona

**399.000 €**

Reference: R5196868 Plot Size: 796m<sup>2</sup> Build Size: 467m<sup>2</sup>





## Costa del Sol, Valle Romano

Plot with approved licence 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