



## Detached Villa for sale in Estepona, Estepona

450 000 €

Référence: R5026933    Chambres: 3    Bain: 5    Terrain: 796m<sup>2</sup>    Construite: 467m<sup>2</sup>    Terrasse: 160m<sup>2</sup>





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## Costa del Sol, Estepona

Exceptional Opportunity to Build Your Dream Villa in Valle Romano, fully licenced plot. 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. The building costs are not included. 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!



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Solarium  
Salle de sport  
Salle de jeux  
Buanderie  
Domotique  
Sous-sol  
Fibre optique  
Accès aux personnes à mobilité réduite

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Jardin  
Piscine  
Golf  
Lac

### Piscine

Private

### Parking

Souterrain  
Garage  
Private  
Covered

### Orientation

Sud

### Paramètre

Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Près de Marina

### Jardin

Private

### Services publics

Électricité  
Eau potable

### Climatisation

Climatisation  
Chauffage central  
Salles de bain U / F / H

### Condition

Nouvelle construction

### Sécurité

Sécurité 24 heures  
Stores électriques

### Catégorie

Maisons de vacances  
Investissement  
Golf  
Luxe  
Prévu  
Avec permis de construire  
Contemporary