



## Detached Villa for sale in Estepona, Estepona

1,450,000 €

Reference: N9032 Bedrooms: 3 Bathrooms: 4 Plot Size: 532m<sup>2</sup> Build Size: 248m<sup>2</sup> Terrace: 101m<sup>2</sup>





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## Costa del Sol, Estepona

**New Build Villas in Valle Romano, Estepona – Luxury, Nature and Sea Views** Exclusive modern villas in a unique natural setting Discover this collection of 30 contemporary villas located in the spectacular natural setting of Valle Romano, in Estepona. Designed to blend harmoniously into their surroundings, each home maximises natural light, views and privacy, offering an elegant living experience connected with nature. Contemporary design and sustainability in balance These 3- or 4-bedroom villas, with 3 types to choose from, stand out for their avant-garde architecture, clean lines and high-quality finishes. Inspired by the principles of passive architecture, they have been designed to offer maximum comfort with reduced energy consumption, thanks to their excellent insulation, strategic orientation and use of sustainable materials. The interiors are open-plan spaces that open onto large windows overlooking sunny terraces, private gardens and swimming pools with views of the Mediterranean Sea or the Valle Romano golf course. Some types include a customisable basement with the possibility of creating a gym, cinema room, wine cellar or leisure area. Customisation for an exclusive lifestyle Each villa can be adapted to the buyer's tastes and needs, with options such as a solarium, barbecue area, designer kitchens and adjustable interior layout. The aim is to offer a unique, functional and elegant home that will become the ideal place to live, whether as a permanent residence, second home or investment. Privileged location in Estepona, Costa del Sol Located in a quiet area surrounded by nature, these villas enjoy a strategic location with access to all kinds of services: Arroyo Vaquero beach – 2 km Estepona town centre – 5 km Valle Romano Golf Club – 1 km Estepona Port – 6 km Marbella – 25 km Malaga International Airport – 85 km (45 minutes) In addition, the area offers more than 320 days of sunshine a year, an average temperature of 20 °C and access to a wide range of gastronomic, cultural and sporting activities. Experience the authentic Mediterranean lifestyle in Estepona These villas in Valle Romano represent a unique opportunity to live in one of the most attractive areas of the Costa del Sol, combining design, comfort and nature. Contact us today for more information or to arrange a visit to your new home in Estepona.



## Features:

### Features

Private pool

Near Commercial Center

Under-Build / Basement

Near Golf / Golf Resort Property

Near bus route

Heating: Yes

Gated

Useable Build Space: 180 Msq.

Near Schools

Double Bedrooms: 3

Beach: 2000 Meters

Space

Location: Coastal, Urbanisation

Number of Parking Spaces: 2

Terrace: 101 Msq.

### Energy Rating

B

### CO2 Emission Rating

B