



## 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:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Central Heating
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
Gym		
Games Room		
Utility Room		
Domotics		
Basement		
Fiber Optic		
Views	Setting	Condition
Sea	Close To Golf	New Construction
Mountain	Close To Port	
Panoramic	Urbanisation	
Garden	Close To Sea	
Pool	Close To Shops	
Golf	Close To Town	
	Close To Schools	
	Frontline Golf	
	Close To Marina	
Pool	Furniture	Kitchen
Private	Not Furnished	Fully Fitted
Garden	Security	Parking
Private	24 Hour Security	Underground
Easy Maintenance		Garage
		Private
		Covered
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Golf	
	Luxury	
	Off Plan	
	With Planning Permission	
	Contemporary	