



## 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!

**Central Heating** 





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift

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

Frontline Golf
Close To Marina

PoolFurnitureKitchenPrivateNot FurnishedFully FittedGardenSecurityParking

Private 24 Hour Security Underground

Easy Maintenance Garage
Private

Covered More Than One

UtilitiesCategoryElectricityHoliday HomesDrinkable WaterInvestment

Golf Luxury Off Plan

With Planning Permission

Contemporary