



## Detached Villa for sale in Estepona, Estepona

450,000 €

Reference: R5026933 Bedrooms: 3 Bathrooms: 5 Plot Size: 796m<sup>2</sup> Build Size: 467m<sup>2</sup> Terrace: 160m<sup>2</sup>





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## Costa del Sol, Estepona

### Exceptional Opportunity 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

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Games Room  
Utility Room  
Basement  
Fiber Optic  
Access for people with reduced mobility  
Domotics

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf  
Lake

### Pool

Private

### Parking

Underground  
Garage  
Private  
Covered

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning  
Central Heating  
U/F/H Bathrooms

### Condition

New Construction

### Security

24 Hour Security  
Electric Blinds

### Category

Holiday Homes  
Investment  
Luxury  
Contemporary  
Off Plan  
With Planning Permission  
Golf