



## Detached Villa for sale in Estepona, Estepona

**450.000 €**

Referenz: R5026933 Schlafzimmer: 3 Badezimmer: 5 Grundstücksgröße: 796m<sup>2</sup> Garten: 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!



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

Private Terrasse

Lagerraum

Badezimmer

Doppelverglasung

Einstellungsschränke

Solarium

Fitnessstudio

Spielzimmer

Versorgungsraum

Domotik

Keller

Glasfaser

Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Meer

Berg

Panorama

Land

Garten

Pool

Golf

See

### Pool

Privater Pool

### Parken

Unterirdisch

Garage

Privat

Bedeckt

### Orientierung

Süden

### Einstellung

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

In der Nähe von Marina

### Garten

Privater Garten

### Versorgungsunternehmen

Strom

Trinkbares Wasser

### Klimakontrolle

Klimaanlage

Zentralheizung

U/f/h Badezimmer

### Zustand

Neubau

### Sicherheit

24 -Stunden -Sicherheit

Elektrische Jalousien

### Kategorie

Ferienhäuser

Investition

Golf

Luxus

Aus Plan

Mit Baugenehmigung

Zeitgenössisch