



## Detached Villa for sale in Valle Romano, Estepona

**1,200,000 €**

Reference: R5232565 Bedrooms: 3 Bathrooms: 3 Plot Size: 696m<sup>2</sup> Build Size: 257m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Valle Romano

NEW PROJECT - GRANTED BUILDING LICENCE - VALLE ROMANO - ESTEPONA

- Close to golf, amenities and beach.
- 3 bedrooms, 3 bathrooms, and 1 toilet.
- Ecological Pool.
- Semi basement with sauna, bathroom and laundry.

First Floor: Master bedroom of 19.1 m<sup>2</sup> with en-suite bathroom and access to an uncovered terrace, plus another bathroom and common areas totaling 46.26 m<sup>2</sup>.

Semi-basement: Includes a game/storage room, lounge area with sauna, laundry room, bathroom, and a new additional room integrated into the design renovation, ideal as a guest bedroom, gym, or studio.

- Efficient climate control systems and natural insulation
- Construction with certified sustainable materials
- Self-sufficiency program and optional organic garden (Residential ZERO)
- Pool, enclosures, Fully equipped kitchens and bathrooms

A contemporary, elegant, comfortable, well-built home, adapted to what the client needs today: Efficiency, elegance and real habitability.

TURNKEY DELIVERY



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Sauna

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town

### Kitchen

Fully Fitted

### Orientation

West

### Condition

New Construction

### Utilities

Photovoltaic solar panels

### Views

Garden  
Pool  
Urban

### Pool

Private

### Category

New Development