



## 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>





## 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!



## Features:

### Features

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

### 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  
Golf  
Luxury  
Off Plan  
With Planning Permission  
Contemporary