EK
ARBAT ESTATES

Sales - House - Estepona

2.195.000€

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Ref.-ID: R5412673 **Estepona** **House**

Community: 240 EUR / year **IBI: 1,500 EUR / year** **Rubbish: 250 EUR / year** **4** **6** **533 m2** **1020 m2**

Andalusian elegance, contemporary design, spacious interiors, and abundant natural light come together in this exclusive property, offering stunning sea views and the authentic Mediterranean lifestyle in one of the most sought-after areas of the Costa del Sol. This exclusive newly built villa in Valle Romano, Estepona, perfectly combines traditional Andalusian charm with modern architecture, creating a unique and sophisticated home designed for comfort and style. Set on a 1,020 m² plot, the property offers 533 m² of built area distributed across three carefully designed levels. Its south-facing orientation and large floor-to-ceiling windows flood every room with natural light while showcasing breathtaking open sea views. The main floor features a spacious open-plan living and dining area connected to a modern designer kitchen. Large glass doors seamlessly connect the interior with the terraces and private pool area, creating a perfect indoor-outdoor living experience. This level also includes three generous en-suite bedrooms. The upper floor is dedicated entirely to the impressive master suite, complete with a walk-in wardrobe, en-suite bathroom, and a private terrace overlooking the Mediterranean Sea. The lower level offers a versatile multipurpose space ideal as a second lounge, home cinema, gym, or entertainment area, as well as storage rooms and a covered garage for two vehicles. Outside, the villa boasts a private swimming pool surrounded by landscaped gardens, spacious terraces, and several areas designed for relaxation and outdoor living throughout the year. Located in the prestigious Valle Romano residential area, close to golf courses, beaches, Estepona town centre, Marbella, Puerto Banús, and Málaga International Airport. An exceptional property combining design, privacy, natural light, and sea views in one of the Costa del Sol's most promising locations.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Sauna
- ✔ Games Room
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Basement

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Solar water heating

Category
- ✔ Golf
- ✔ Luxury