



Sales - House - Estepona  
**1.985.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5430514

Estepona

House



3



5



427 m2



800 m2

Your Dream Villa in Valle Romano / Price is for a completely finished construction - Key Ready! 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!

- |  |  |  |  |  |   |
|--|--|--|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ New Construction</li> </ul>                  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>         | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Country</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Games Room</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>   | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Landscaped</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Entry Phone</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Private</li> </ul>  | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Drinkable Water</li> </ul>   |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Off Plan</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul>   |  |  |  |  |   |