



## Residential Plot for sale in Valle Romano, Estepona

450,000 €

Reference: R5044483 Plot Size: 796m<sup>2</sup> Build Size: 467m<sup>2</sup>





## Costa del Sol, Valle Romano

Exceptional Opportunity to Build Your Dream Villa in Valle Romano 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!



## 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

### Views

Sea Views  
 Mountain  
 Panoramic  
 Garden  
 Pool  
 Golf Views

### Pool

Private

### Garden

Private  
 Easy Maintenance

### Utilities

Electricity  
 Drinkable Water

### Orientation

South

### Setting

Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Frontline Golf  
 Close To Marina

### Furniture

Not Furnished

### Security

24 Hour Security

### Category

Holiday Homes  
 Investment  
 Golf  
 Luxury  
 Off Plan  
 With Planning Permission  
 Contemporary

### Climate Control

Air Conditioning  
 Central Heating

### Condition

New Build

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 Covered  
 More Than One