



## Detached Villa for sale in Valle Romano, Estepona

985,000 €

Reference: R5169109 Bedrooms: 3 Bathrooms: 2 Plot Size: 434m<sup>2</sup> Build Size: 160m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Valle Romano

### NEW PROJECT IN VALLE ROMANO – ESTEPONA

- \* 434 m<sup>2</sup> plot – West orientation – close to golf, amenities, and beach
- \* House: 160 m<sup>2</sup> – 110 m<sup>2</sup> + 50 m<sup>2</sup> semi-basement + terraces
- \* Ecological pool
- \* Semi-basement with sauna and laundry

This new project in Estepona continues in the same direction:

- \* Efficient housing
- \* Clear and functional architecture
- \* No empty spaces or inflated budgets
- \* Fixed price with EVERYTHING included

Includes:

- \* 434 m<sup>2</sup> plot
- \* Architectural project
- \* Project management
- \* Permits, fees, and administration
- \* Aerothermal climate control system
- \* Solar panels with self-consumption
- \* Advanced home automation
- \* Designer porcelain tiles and consistent finishes
- \* Pool, enclosures, fully equipped kitchens and bathrooms

A contemporary, elegant, comfortable, well-built home, adapted to today's client needs: efficiency, elegance, and real habitability.

**TURNKEY DELIVERY**

Price valid until December 2026.



## Features:

### Features

Private Terrace  
Double Glazing  
Fitted Wardrobes  
Sauna  
Utility Room  
Domotics  
Basement

### Views

Garden  
Pool

### Pool

Private

### Security

Electric Blinds  
Entry Phone

### Orientation

West

### Setting

Close To Golf  
Close To Sea  
Close To Shops

### Kitchen

Fully Fitted

### Utilities

Photovoltaic solar panels  
Solar water heating

### Climate Control

Cold A/C  
Hot A/C

### Condition

New Build

### Garden

Private  
Landscaped

### Category

New Development