



## Detached Villa for sale in Valle Romano, Estepona

2,695,000 €

Reference: R5155951 Bedrooms: 6 Bathrooms: 5 Plot Size: 1,005m<sup>2</sup> Build Size: 383m<sup>2</sup> Terrace: 150m<sup>2</sup>





## Costa del Sol, Estepona

Located on a private and tranquil street, front line to the Valle Romano golf course in Estepona, Villa 17 is a stunning modern masterpiece that radiates beauty and serenity. With panoramic sea, golf, and mountain views, and just minutes away from the vibrant town of Estepona, this home offers the perfect balance of luxury and convenience. Within this prestigious location, you are only a short distance from the beach, enjoying the fantastic outdoor lifestyle and entertainment that Estepona has to offer. This 6-bedroom, 5-bathroom villa sits on a generous plot of over 1,000 m<sup>2</sup> with a built area of 383 m<sup>2</sup>, plus an additional 150 m<sup>2</sup> of terraces. Enter through impressive iron doors into a spacious and bright living room, beautifully designed with bespoke interiors and floor-to-ceiling windows that flood the home with natural light. The villa features a generous terrace with a sunken lounge and fire pit, complemented by a private pool and an outdoor kitchen equipped with a gas BBQ, hot/cold tap, and dining area. From here, you can enjoy breathtaking views of the Mediterranean Sea and the golf course. Upstairs, a sophisticated master suite opens onto its own terrace with gorgeous views. The impressive basement level is designed for entertainment, offering a TV area, wine bodega, and a cinema room. The property has been carefully designed with energy efficiency in mind. It features a state-of-the-art domotic system that controls interior and exterior lighting, air conditioning, a heat pump for the swimming pool, intercom, and alarm system. A 16-panel photovoltaic solar energy system powers the villa, with smart monitoring via an app to track consumption and store excess energy in a private power bank. Every detail has been thoughtfully considered, giving this villa the perfect blend of style and sophistication - ready to impress even the most discerning buyer. Plot size: 1,005 m<sup>2</sup> Built area: 383 m<sup>2</sup> Terraces: 150 m<sup>2</sup>



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Games Room  
Utility Room  
Wood Flooring  
Barbeque  
Domotics  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Country

### Furniture

Fully Furnished  
Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Investment  
Luxury

### Orientation

South

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating