



## Frittliggende villa til salg i Valle Romano, Estepona

**2 695 000 €**

Referanse: R5155951 Soverom: 6 Bad: 5 Plottstørrelse: 1 005m<sup>2</sup> Bebygget areal: 383m<sup>2</sup> Terrasse: 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>



## Egenskaper:

### Funksjoner

Dekket terrasse  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Spillrom  
Verktøyrom  
Tregulv  
Grill  
Domotikere  
Kjeller  
Fiberoptisk

### Utsikt

Sjø  
Fjell  
Land

### Møbler

Fullt møblert  
Valgfri

### Sikkerhet

Alarmsystem  
Elektriske persienner  
Inngangstelefon

### Kategori

Investering  
Luksus

### Orientering

Sør

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Parkering

Garasje

### Klimakontroll

Klimaanlegg  
Pre -installert a/c  
Kald a/c  
Varm a/c  
Peis

### Basseng

Privat

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Fotovoltaiske solcellepaneler  
Solvannsoppvarming