



## 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	Orientation	Climate Control
Private Terrace	West	Cold A/C
Double Glazing		Hot A/C
Fitted Wardrobes		
Sauna		
Utility Room		
Domotics		
Basement		
Views	Setting	Condition
Garden	Close To Golf	New Construction
Pool	Close To Sea	
	Close To Shops	
Pool	Kitchen	Garden
Private	Fully Fitted	Private
		Landscaped
Security	Utilities	Category
Electric Blinds	Photovoltaic solar panels	New Development
Entry Phone	Solar water heating	