



# Detached Villa for sale in Valle Romano, Estepona

949,000 €

Reference: R5315155 Bedrooms: 3 Bathrooms: 2 Plot Size: 478m<sup>2</sup> Build Size: 310m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Valle Romano

Set in the peaceful, family-friendly area of Valle Romano, just five minutes from Estepona town centre and the beach, this modern villa offers the perfect balance of comfort, privacy, and outdoor living. It also enjoys close proximity to several golf courses, making it ideal for both full-time living and holiday use.

Built on a 487 m<sup>2</sup> plot, the house has a total built surface of 310 m<sup>2</sup>, including an 86 m<sup>2</sup> raw basement with huge potential, a 65 m<sup>2</sup> garage for two cars, and the remaining space designed as bright, comfortable living areas on the upper level. The main floor features open-plan interiors with direct access to the terrace and garden, making the most of the Mediterranean light and climate.

Outside, a private pool and landscaped garden create a relaxing atmosphere. The mature garden is designed for very easy maintenance and includes an automated irrigation system, allowing you to enjoy the outdoor space with minimal effort. Several terraces provide ideal areas for dining, entertaining, or simply relaxing in the sun.

With its convenient location near golf, the beach, and Estepona town centre, this villa is an excellent choice for those seeking a modern, low-maintenance home in a quiet, well-connected residential area.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Basement  
Fiber Optic

### Views

Sea Views  
Garden  
Pool

### Pool

Private Pool

### Garden

Private Garden

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Close To Golf  
Close To Sea  
Close To Town

### Furniture

Fully Furnished

### Security

Alarm System

### Energy Rating

E

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private  
More Than One  
CO2 Emission Rating  
D