



Residential Plot for sale in Valle Romano, Estepona

399,000€















Costa del Sol, Valle Romano

Plot with approved licence to Build Your Dream Villa in Valle Romano Discover a rare chance to create your perfect home in the exclusive and highly sought-after private urbanization of Valle Romano. This generously sized corner plot is the result of combining two separate parcels, offering ample space and an exceptional location with panoramic south-facing views over lush golf greens, rolling hills, majestic mountains, and the shimmering Mediterranean Sea. The residential plot is sold with a fully authorized and licensed building project, ready for immediate construction. It's an ideal investment to develop a cutting-edge contemporary villa featuring the latest in smart home technology (domóticos), all at a significantly lower cost than purchasing a finished property. Designed with elegance and functionality in mind, the project includes: - 3 spacious bedrooms, each with en-suite bathrooms - 2 guest toilets -Open-plan kitchen, living, and dining areas - Expansive semi-covered terrace - Large private swimming pool and surrounding garden - Elevator and wheelchair-friendly access - Underfloor heating and electric shutters - Solarium and generous basement for custom entertainment or leisure space - Separate laundry room - Underground garage and covered outdoor parking Situated between Valle Romano Golf and Azata Golf Clubs, the urbanization ensures a secure and tranquil lifestyle, just minutes from essential amenities. The new Estepona International Hospital is only 2.3 km away, with beaches, shops, restaurants, and supermarkets within a 2-3 km radius. The Marina and Port of Estepona are also just 3 km away, placing leisure and luxury at your doorstep. For international access, Gibraltar is a 35-minute drive and Málaga just one hour away. This is more than just a plot-it's a chance to bring your vision to life in one of the Costa del Sol's most prestigious settings. An opportunity not to be missed!

Central Heating

Kitchen





Features:

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

Lift

Private Terrace Storage Room **Ensuite Bathroom Double Glazing Fitted Wardrobes Utility Room**

Gym Fiber Optic Solarium **Basement**

Games Room Domotics

Condition **Views Setting**

Close To Golf **New Construction** Sea

Close To Port Mountain **Panoramic** Urbanisation Garden Close To Sea Pool Close To Shops Golf Close To Town Close To Schools Close To Marina

Frontline Golf **Pool Furniture**

Private Not Furnished **Fully Fitted Parking** Garden Security

Private Underground 24 Hour Security

Easy Maintenance Garage **Private**

More Than One Covered

Utilities Category Electricity **Holiday Homes** Drinkable Water Investment

> Golf Luxury

Contemporary Off Plan

With Planning Permission