

ESTEPONA

1,495,000 €

REFERENCE R4637494

A Paradigm of Sustainable Luxury: Bespoke Contemporary Villa in Valle Romano, Estepona

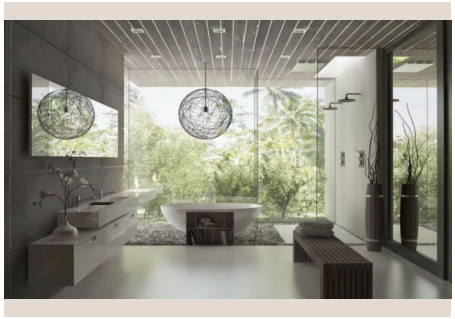
5	5	350 m²	750 m²	250 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE

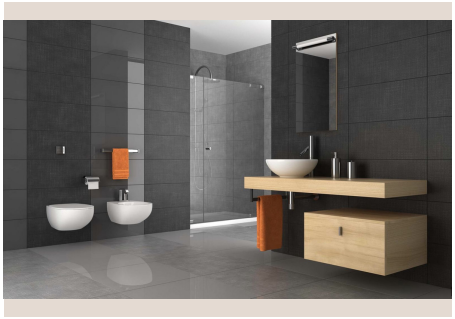












Description

Discover an unparalleled opportunity to own a dream home on the sun-drenched Costa del Sol. Luxury Realty proudly presents an exclusive OFF-PLAN ECOLOGICAL CONTEMPORARY VILLA, meticulously designed and delivered KEY-IN-HAND in the prestigious Valle Romano area of Estepona, Southern Spain. This magnificent property promises not just a residence, but a lifestyle of serene luxury, modern comfort, and environmental consciousness, all complemented by captivating partial sea views that stretch towards the horizon.

Nestled within one of Estepona's most sought-after residential enclaves, this villa offers the perfect blend of tranquility and accessibility. Estepona, known as the "Garden of the Costa del Sol," boasts pristine beaches, a charming Old Town, world-class golf courses, and a vibrant gastronomic scene. Living in Valle Romano means embracing the quintessential Mediterranean lifestyle, with easy access to all amenities, yet enjoying the peace and privacy of an exclusive community. The allure of Southern Spain is captured in every aspect of this unique architectural masterpiece, designed to harmonize with its stunning natural surroundings.

Crafted for discerning individuals who appreciate both aesthetics and functionality, this contemporary villa is conceived with an open-plan philosophy that maximizes natural light and fosters a seamless connection between indoor and outdoor living. The ground floor welcomes you into an elegant entrance hall, leading to a convenient guest toilet. The heart of the home unfolds into a magnificent open-plan living and dining area, ingeniously integrated with a fully fitted, state-of-the-art kitchen. This expansive space is designed for both grand entertaining and intimate family moments, serving as a dynamic hub for daily life.

The master suite, a sanctuary of comfort, is also thoughtfully located on the ground floor, featuring a luxurious en-suite bathroom and a spacious dressing area, providing a private retreat. Ascending to the upper level reveals two additional generously proportioned bedrooms, each boasting its own en-suite bathroom, ensuring privacy and comfort for family and guests alike. The intelligent layout is further enhanced by practical amenities, including a covered carport with ample space for three vehicles, reflecting a design that prioritizes ease and luxury.

At Luxury Realty, we understand that a home should be a personal reflection of its owner. While we provide exquisite examples of kitchens and bathrooms, the final selection of finishes and details remains entirely yours. Our 'Key-in-Hand' approach means you have the freedom to personalize your space within a curated range of premium possibilities. Imagine selecting the perfect hue and size for your interior and exterior floor tiles from prestigious brands like GRESPANIA or SALONI, ranging from generous 600x600 to expansive 1200x1200 formats. The bathrooms will be adorned with elegant COVERLAM plates from GRESPANIA (2700x1200), allowing you to choose the ideal colour scheme to create your personal spa-like oasis, complemented by fixtures from ROCA or similar high-end manufacturers.

This villa is equipped with cutting-edge ecological and smart home features for ultimate comfort and sustainability. Experience year-round climate perfection with an advanced Aerothermia system for heating and air conditioning, complemented by luxurious electric underfloor heating in all bathrooms. Architectural elegance is highlighted by ceiling-high windows with a sophisticated sunken track system (4+4/chamber/5+5 glazing), inviting abundant natural light and framing the picturesque views. The interiors are further elevated by ceiling-high, 1-meter-wide interior doors, and a grand ceiling-high, 1.30-meter-wide pivot door at the entrance, creating an impressive sense of space and sophistication. The fully fitted kitchen comes complete with high-quality white goods from Bosch or similar brands, ensuring culinary excellence. Furthermore, this eco-conscious dwelling incorporates 15 voltaic panels for significant energy savings and includes a dedicated car charger, aligning with modern sustainable living.

For those desiring to further enhance their bespoke living experience, a range of exceptional optional features is available. Elevate your culinary space with a full kitchen from COVERLAM, featuring elegant aluminum frame doors, with pricing available upon request. Expand your living possibilities with the addition of a full basement, which can be custom-designed to include a spacious garage, an entertainment-ready games room, or even additional bedrooms and bathrooms, tailored to your specific needs and desires (price on request). These options allow for truly limitless customization, ensuring your home perfectly matches

your lifestyle.

As a renowned construction company specializing in Key-in-Hand projects, our expertise lies in transforming your vision into reality. If our pre-designed concepts don't perfectly align with your aspirations, we pride ourselves on designing a totally new, bespoke villa tailored precisely to your ideas and input. While we passionately advocate for ecological building practices that minimize environmental impact and maximize energy efficiency, we are equally adept at traditional construction methods. Your preferences guide every decision, ensuring the final product is a true reflection of your unique taste. Our comprehensive package includes the plot, all necessary basic and technical architects' projects, the acquisition of construction licenses, and the full, meticulous construction of your magnificent new home. This end-to-end service guarantees a seamless and stress-free journey to owning your dream property in Estepona.

Details

Reference	R4637494	Property Type	Villa
Status	Sale	Price	1,495,000 €
Bedrooms	5	Bathrooms	5
Build size	350 m²	Plot Size	750 m²
Terrace	250 m²	Parking places	by request