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VALLE ROMANO

495,000 €

REFERENCE R4917907

# An Unparalleled Opportunity: Ready-to-Build Luxury Plot in Valle Romano, Estepona West

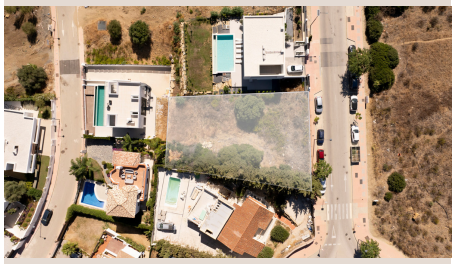
305 m²

BUILT

862 m²

PLOT













# Description

Welcome to an exceptional offering by Luxury Realty, where prime location meets unparalleled convenience. We are delighted to present a truly unique residential plot situated in the highly coveted enclave of Valle Romano, nestled within the vibrant and ever-evolving Estepona West. This isn't merely a plot of land; it is a gateway to immediate luxury living, meticulously prepared for the discerning buyer who values both efficiency and exclusivity. Forget the protracted initial stages of planning and permits – this magnificent property arrives with its building licence fully secured and an exquisite architectural project already in place. Crucially, every associated cost, from the intricate project design to governmental registration fees, has been diligently handled and settled by the current owners. This means the stage is perfectly set for an imminent commencement of construction, allowing you to bypass the typical administrative hurdles and embark on building your bespoke sanctuary without delay.

## The Apex of Convenience: Your Dream Home Awaits, Shovel-Ready

In the competitive luxury real estate market of Southern Spain, finding a plot that offers such a comprehensive head start is a rare gem. This presents an extraordinary advantage, translating directly into significant time savings and a substantial reduction in initial complexities and unforeseen expenses. Imagine acquiring a piece of prime Costa del Sol land today and breaking ground on your dream residence almost immediately. This is precisely the opportunity presented here. The arduous processes of securing planning permission, navigating local regulations, and finalising architectural blueprints have all been expertly managed. This ensures a seamless transition for the new owner, providing the ultimate peace of mind and allowing you to focus purely on the exciting journey of bringing your luxury home to life. It’s an investment not just in real estate, but in precious time and a stress-free building experience.

## Prime Location: Valle Romano, The Jewel of Estepona West

The geographical allure of this plot is undeniable. Situated in Valle Romano, one of Estepona’s most prestigious and sought-after residential districts, it promises a lifestyle defined by sophistication and tranquility. Valle Romano is renowned for its meticulously maintained golf course and its harmonious blend of luxurious modern residences with verdant natural landscapes. This exclusive community benefits from a thoughtfully planned infrastructure, offering a serene environment whilst remaining exceptionally well-connected. Estepona West is rapidly emerging as a preferred destination for international buyers, drawn by its progressive development, commitment to green spaces, and the preservation of authentic Andalusian charm. Here, you are investing in an area poised for continued appreciation, a testament to its enduring appeal and strategic positioning along the sun-drenched coast of Malaga.

### Estepona: The Garden of the Costa del Sol

Estepona itself is a vibrant and flourishing town, affectionately known as 'The Garden of the Costa del Sol'. It masterfully blends traditional Spanish culture with contemporary amenities. Its beautifully preserved old town, adorned with colourful flower pots, picturesque squares, and charming tapas bars, offers an authentic Andalusian experience. Yet, Estepona also boasts state-of-the-art sports facilities, a bustling marina, world-class restaurants, and an array of designer boutiques. The town’s commitment to quality of life is evident in its numerous parks, botanical gardens, and kilometres of pristine blue-flag beaches. This unique combination of tradition and modernity ensures a rich and fulfilling lifestyle for residents, making it an ideal place for both permanent living and luxurious holiday retreats in Southern Spain.

### Southern Spain: A Lifestyle Beyond Compare

Owning property on the Costa del Sol in Southern Spain is synonymous with embracing a lifestyle of unparalleled quality. Characterised by over 320 days of sunshine annually, a gentle Mediterranean climate, and a rich cultural tapestry, this region attracts individuals from across the globe seeking an idyllic existence. From the bustling cosmopolitan centres of Marbella and Puerto Banús to the tranquil white villages nestled in the mountains, Southern Spain offers a diverse range of experiences. Accessibility is a key advantage, with Malaga International Airport just a short drive away, facilitating easy connections to major

European and international cities. The region is a playground for golf enthusiasts, a haven for beach lovers, and a paradise for those who appreciate fine dining, art, and the relaxed pace of Mediterranean life. This plot in Valle Romano offers you a prime entry into this coveted lifestyle.

## A Canvas for Grandeur: Plot Specifications and Architectural Vision

Spanning an impressive 862 square metres, this generous plot provides an expansive canvas for the creation of an architectural masterpiece. The approved project allows for a substantial build of up to 305 square metres, ensuring ample space to design a truly luxurious and functional residence tailored to your every desire. Whether your vision includes expansive open-plan living areas, multiple en-suite bedrooms, a state-of-the-art kitchen, a dedicated home office, or a private gym and spa, the permissible build size accommodates a multitude of grand designs. This flexibility allows for the creation of a home that perfectly reflects your personal style and needs, promising a bespoke living experience in every detail. Imagine collaborating with an interior designer to bring your precise aesthetic to life within these generous dimensions.

## Panoramic Vistas and Coastal Charms: The Quintessential Mediterranean Experience

One of the most compelling attributes of this remarkable plot is its truly breathtaking views. Perched in an elevated position, it commands sweeping panoramic vistas that stretch from the majestic Mediterranean Sea to the undulating emerald greens of the golf course and the picturesque surrounding natural landscapes. Future residents will awaken to the golden glow of sunrises over the sparkling blue waters and unwind to spectacular sunsets painting the sky in fiery hues. These uninterrupted, inspiring views provide a serene and exclusive backdrop for everyday living, enhancing the sense of peace and luxury. The elevated vantage point not only maximises these visual delights but also ensures a sense of privacy and seclusion, creating an intimate haven where you can truly escape and immerse yourself in the natural beauty of the Costa del Sol.

## A World of Amenities at Your Doorstep

The strategic location of this plot offers an unrivalled blend of tranquillity and convenience, placing a comprehensive array of amenities within effortless reach. This ensures that every aspect of daily life, from essential services to leisurely pursuits, is catered for with ease. The proximity to Estepona’s vibrant town centre means that cultural events, exquisite dining experiences, and boutique shopping are just a short drive away. For those who enjoy an active coastal lifestyle, the pristine beaches and the bustling port, with its array of restaurants and nautical activities, are incredibly accessible. This harmonious balance between secluded luxury and immediate access to urban conveniences defines the exceptional appeal of this Valle Romano offering.

### Golfing Paradise

For the golf enthusiast, this location is nothing short of paradise. The plot is nestled within the renowned Valle Romano Golf & Resort, granting immediate access to its championship 18-hole course. Beyond this, the wider Estepona region and the Costa del Sol are famed for their exceptional golf infrastructure, boasting numerous world-class courses designed by legendary architects. This ensures endless opportunities to perfect your swing amidst stunning scenery, making it a dream location for both seasoned players and those looking to embrace the sport.

### Seaside Serenity and Vibrant Urban Life

The allure of the Mediterranean Sea is never far, with magnificent beaches just minutes away, offering endless opportunities for sunbathing, swimming, and water sports. The dynamic Estepona Port provides a hub of activity, from fine dining experiences to leisurely strolls amongst luxurious yachts. Meanwhile, the charm of Estepona town centre beckons with its traditional Spanish ambiance, offering a delightful contrast to the modern luxuries of coastal living. This perfect blend caters to every mood, ensuring a rich and varied lifestyle.

### Family-Centric Living

For families, the plot's proximity to reputable international and local schools is a significant advantage, simplifying daily routines and ensuring access to quality education. The safe and welcoming environment of Valle Romano, coupled with easy access to recreational facilities and green spaces, creates an ideal setting for family life. This thoughtful integration of essential services makes this plot an attractive proposition for those seeking a balanced, enriching lifestyle for all members of the family.

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### An Investment in Lifestyle and Legacy

This exceptional plot in Valle Romano represents more than just a piece of real estate; it is an investment in a distinguished lifestyle and a tangible legacy in one of Southern Spain's most desirable locations. The combination of its prime address, the invaluable advantage of a pre-approved project and paid licence, substantial build potential, and breathtaking views, all within a thriving community, makes this a truly unique and sought-after opportunity. Luxury Realty invites discerning buyers to explore the potential of creating a bespoke home where convenience, natural beauty, and sophisticated living converge. Seize this rare chance to build your vision of Mediterranean luxury, without compromise or delay, on the illustrious Costa del Sol.

## Details

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|---|---|---|---|
| Reference | R4917907 | Property Type | Land |
| Status | Sale | Price | 495,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | 305 m² | Plot Size | 862 m² |
| Terrace | – | Parking places | by request |

## Features

Sea views

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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