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VALLE ROMANO

272,000 €

REFERENCE R5423416

# Unveiling a Premier Opportunity: Your Future Villa Plot in Estepona's Esteemed Valle Romano

550 m²

PLOT













# Description

Luxury Realty is proud to present an exceptional offering within the highly coveted Valle Romano urbanisation, a jewel in the crown of Estepona and undeniably one of Southern Spain's most dynamic and promising residential havens. This isn't merely a plot of land; it is a meticulously chosen canvas, poised to become the foundation of your bespoke dream home amidst a backdrop of unparalleled natural beauty and sophisticated charm on the sun-drenched Costa del Sol.

Estepona, often celebrated as the "Garden of the Costa del Sol," seamlessly blends authentic Andalusian tradition with modern amenities, offering a lifestyle that is both vibrant and serene. Valle Romano itself is a testament to this harmonious balance, renowned for its tranquil environment, verdant landscapes, and immediate adjacency to the acclaimed Valle Romano Golf Course. Imagine stepping out of your future home directly onto a championship course, a privilege reserved for the discerning few. The strategic positioning of this plot ensures you are immersed in nature's embrace, with breathtaking views and fresh, clean air, yet remain just a few minutes' drive from the bustling heart of Estepona town centre. Here, charming cobbled streets, vibrant plazas, and an exquisite array of traditional tapas bars and gourmet restaurants await your exploration.

## A Location Defined by Luxury and Convenience

The allure of this location extends far beyond the greens of the golf course. Estepona's pristine beaches, stretching for miles along the Mediterranean coastline, are easily accessible, inviting leisurely strolls, invigorating swims, and a myriad of water sports. The elegant marina offers not only mooring for yachts but also a sophisticated dining scene and vibrant nightlife. For families, a selection of reputable international and local schools are within close proximity, ensuring excellent educational opportunities. Furthermore, all essential amenities, from modern supermarkets and medical facilities to charming boutiques, are conveniently at hand, making daily life effortlessly luxurious.

This enviable position in Southern Spain provides excellent connectivity. The cosmopolitan hubs of Marbella and Puerto Banús, with their world-class shopping, dining, and entertainment, are just a short drive away. Málaga International Airport, a major gateway to Europe and beyond, is also easily reachable, facilitating seamless travel for both leisure and business. This unique blend of natural tranquility, sporting excellence, urban convenience, and international accessibility truly elevates Valle Romano to a league of its own, making it an ideal destination for those seeking a permanent residence, a luxurious holiday retreat, or a shrewd investment.

## Your Elevated Canvas: The Plot and Its Potential

This exceptional urban plot spans a generous 550 square metres, offering ample space for a substantial and private residence. Its distinct elevated position is a key advantage, providing pleasant open views that stretch across the surrounding landscape, offering glimpses of the golf course and the distant mountains. This commanding vantage point not only enhances the aesthetic appeal but also contributes to a profound sense of privacy and exclusivity. Furthermore, the plot benefits from an excellent orientation, meticulously planned to capture optimal sunlight throughout the day, ensuring bright, airy interiors and maximizing energy efficiency, all while providing stunning sunset vistas that will become a daily spectacle from your future home.

The true beauty of this offering lies in its unparalleled flexibility. The plot is sold completely free for the development of any architectural project that perfectly aligns with the future owner's specific desires and lifestyle requirements. Whether your vision leans towards minimalist modernism, classic Andalusian elegance, or a contemporary family abode, this plot provides the ideal foundation. You have the freedom to engage your preferred architect and embark on a completely bespoke design journey, crafting a home that is a true reflection of your personal taste and aspirations.

## The Advantage of a Tailored Architectural Vision

As an extraordinary added value, and significantly enhancing the appeal of this opportunity, there is already an architectural project meticulously designed for a modern single-storey villa, specifically conceived for this particular plot. This pre-designed proposal alleviates the initial complexities and time commitment often associated with building a new home, offering a clear,

expertly conceived blueprint ready for implementation. The proposed villa embodies contemporary elegance and functional design, perfectly integrating with the plot's unique characteristics and natural surroundings.

This thoughtfully planned villa comprises approximately 108 square metres of refined interior living space, designed for comfort and sophisticated living. The layout includes three generously sized bedrooms, each offering privacy and tranquility. Three exquisitely appointed bathrooms ensure convenience and luxury for residents and guests alike. The master bedroom suite is a true sanctuary, featuring a dedicated walk-in wardrobe, adding a touch of practical opulence. The heart of the home is a spacious open-plan living and dining area, seamlessly integrated with a modern, fully equipped kitchen. This expansive communal space is perfect for entertaining and family gatherings, fostering a sense of connection and flow.

Beyond the interior, the proposed design embraces outdoor living, a quintessential element of the Costa del Sol lifestyle. A sprawling 33.90 square metre terrace extends from the main living area, providing an ideal setting for alfresco dining, morning coffees, or simply unwinding while enjoying the serene views. Adjacent to this, a private swimming pool promises refreshing dips on warm days and a focal point for outdoor relaxation and entertainment. Practicality is also paramount, with a dedicated parking space for two vehicles, ensuring convenience and security for residents.

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### A Strategic Investment in Lifestyle and Future Value

This opportunity represents an excellent proposition for both astute investors and those looking to self-build their dream residence in one of the most sought-after and rapidly appreciating areas of the Costa del Sol. The established prestige of Valle Romano, coupled with Estepona's ongoing development and increasing popularity, assures strong potential for property value appreciation. The inherent benefit of having an architectural proposal already tailored to the plot significantly reduces development timelines and uncertainties, making it an even more attractive investment.

At Luxury Realty, we understand that purchasing property in a location such as Valle Romano is not just about acquiring land; it's about investing in a lifestyle of unparalleled quality, comfort, and sophistication. This plot offers the rare chance to create a personal haven in a location that truly has it all – championship golf, breathtaking nature, pristine beaches, vibrant culture, and exceptional connectivity. It is an invitation to embrace the idyllic Mediterranean dream, tailored precisely to your highest expectations.

For further information on this extraordinary plot, to delve deeper into the proposed architectural project, or to arrange a private viewing of this magnificent opportunity, please do not hesitate to contact Luxury Realty. Our dedicated team is on hand to guide you through every step of this exciting journey.

## Details

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| Reference | R5423416 | Property Type | Land |
| Status | Sale | Price | 272,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 550 m² |
| Terrace | – | Parking places | by request |

## Features

Mountain views, Investment

## Personal advice

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

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