

VALLE ROMANO

from 670,000 €

REFERENCE R5492551

An Exclusive Canvas for Luxury Living: A Premier Development Opportunity in Valle Romano, Estepona

5	4	252 m²	1,117 m²	80 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE











Description

Luxury Realty proudly presents a truly exceptional proposition: a unique development opportunity nestled in the prestigious and rapidly ascending enclave of Valle Romano, Estepona. This offering is not merely a property; it is an invitation to craft a bespoke luxury residence in one of Southern Spain's most coveted coastal destinations. Imagine completing a magnificent detached villa, perfectly poised to capture breathtaking panoramic vistas of the shimmering Mediterranean Sea, the majestic Sierra Bermeja mountains, the verdant fairways of a championship golf course, and the serene beauty of a tranquil lake. This is a rare chance to imprint your vision of opulent living onto a substantial property within an area renowned for its natural splendor and burgeoning high-end development.

Unveiling Your Architectural Masterpiece: The Property's Core Potential

Situated on an expansive and generously proportioned plot, this opportunity currently presents as an unfinished villa structure, awaiting the discerning touch of its next owner. The groundwork has been meticulously laid, with an existing architectural project already in place, providing a solid foundation for completion. The proposed design is thoughtfully conceived to offer unparalleled comfort and elegance, featuring five expansive bedrooms distributed gracefully across two levels, ensuring privacy and ample space for family and guests. Complementing these private quarters are capacious living areas designed for sophisticated entertaining and tranquil relaxation, seamlessly connected to vast terraces that invite outdoor living. The provision for private parking further enhances the convenience and exclusivity of this future residence.

An Elevated Perspective: Views That Inspire

One of the most compelling attributes of this property is its commanding elevated position. This strategic placement ensures uninterrupted, sweeping views that stretch across multiple horizons, offering a dynamic tableau of sea, sky, mountains, and golf. This unique vantage point provides an exceptional backdrop for creating a contemporary villa that truly embraces its surroundings. The design possibilities are boundless: envision expansive glass walls that blur the lines between indoor and outdoor spaces, infinity pools that appear to merge with the Mediterranean horizon, and meticulously landscaped gardens that harmonize with the natural Andalusian landscape. This is more than a home; it’s a lifestyle statement, designed around the principles of sophisticated outdoor living and immersive natural beauty.

Valle Romano: A Nexus of Golf, Nature, and Coastal Elegance in Southern Spain

The location of this development opportunity is, without doubt, one of its strongest selling points. Valle Romano, nestled within the vibrant municipality of Estepona on the illustrious Costa del Sol, represents a pinnacle of luxury and tranquility. This expanding residential area is rapidly transforming into a beacon for modern, high-end villa developments, attracting an international clientele seeking an exclusive Mediterranean lifestyle. Surrounded by prestigious golf courses, Valle Romano offers a unique blend of sporting leisure, natural beauty, and convenient access to all amenities. Estepona, known as the "Garden of the Costa del Sol," boasts a charming old town, a bustling marina, pristine beaches, and an exquisite gastronomic scene, all just a short drive away. The strategic position within Southern Spain also grants easy access to Malaga Airport, Marbella's glamorous Puerto Banús, and a wealth of cultural and recreational activities that define this sought-after region. The area's trajectory of growth and investment ensures significant potential for future appreciation, making it not just a home, but a wise asset.

A Prudent Investment in Unrivaled Luxury

This offering stands as an incredibly attractive proposition for a diverse range of discerning buyers. For the private individual, it represents a rare chance to customize a substantial luxury villa exactly to their tastes, eliminating the compromises often found in pre-built properties. For the astute investor or experienced developer, this presents a clear and compelling opportunity to capitalize on the burgeoning luxury market in Estepona. With high-end villas in the immediate vicinity currently commanding

prices in the region of €2 million, completing this property offers substantial scope for capital gain and strong return on investment. The existing project and solid structure significantly de-risk the development process, paving the way for a highly profitable venture in a location where demand for premium residences consistently outstrips supply. This is an investment in a lifestyle, an asset, and the future of luxury living on the Costa del Sol.

Key Specifications: Foundation for Your Vision

This detached villa project in Valle Romano, Costa del Sol, is designed to encompass 5 generous bedrooms and 4 well-appointed bathrooms. The proposed built area spans an impressive 705 m², complemented by expansive terraces totaling 164 m², perfect for al fresco dining and entertaining. Its prime setting places it frontline to golf, yet also conveniently close to the sea and the vibrant town of Estepona. Orientated to the south, the property is bathed in sunlight, enhancing its new construction status. Future amenities include a private swimming pool, pre-installed air conditioning for optimal climate control, and stunning views of the sea, mountains, golf course, and lake. Essential features such as covered and private terraces, a private garden, and a secure garage parking are integral to the design. Offered unfurnished and with an unfitted kitchen, it provides a blank canvas for complete personalization, ensuring every detail reflects the owner's individual style and preference. Security is paramount, with provisions for an alarm system, ensuring peace of mind.

This is more than just a development opportunity; it is the chance to create a legacy. A property with truly significant potential, set in an enviable location that perfectly blends the allure of the Mediterranean Sea, the prestige of championship golf, the tranquility of nature, and the convenience of Estepona's vibrant life. Luxury Realty invites you to explore this unparalleled prospect and envision the extraordinary life that awaits.

Details

Reference	R5492551	Property Type	Villa
Status	Sale	Price	from 670,000 €
Bedrooms	5	Bathrooms	4
Build size	252 m²	Plot Size	1,117 m²
Terrace	80 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Sea views, Mountain views, Private garden, Alarm system, Parking