

VALLE ROMANO

■■■■■■■ Valle Romano

■■ 350 000 €

■■■■■■■■ R5068363

3	3	385 m²	556 m²	49 m²
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The plot, project and planning permission are offered together, with construction priced separately. The following description refers to the proposed villa project, not a completed property. Construction costs may vary if the project is modified. Completion time: one year. Located in Valle Romano, Estepona, the proposed contemporary villa combines panoramic mountain views with an inverted layout and a floating-style infinity pool. The setting is between sea and mountains, close to Valle Romano Golf & Resort, eight minutes from the beach and 15 minutes from Marbella, Sotogrande and Puerto Banús. The design spans three floors connected by a lift and a sculptural staircase. On the upper access floor, an elegant patio and wooden walkway lead to the main bedroom, with an en-suite bathroom, walk-in wardrobe and private terrace overlooking the mountains. The main living floor brings together an open-plan living room, dining area and modern kitchen, opening onto a 30 m² terrace and the garden. Direct access to the infinity pool makes this a welcoming space for relaxed outdoor living. A second bedroom opens onto the porch and pergola-covered terrace, providing a sheltered spot to unwind. The basement is designed for wellness and leisure, with a gym and spa, games room, climate-controlled wine cellar, laundry and utility areas. Planned finishes include high-security aluminium windows, large-format porcelain floors and wall tiles, designer bathroom fittings, underfloor heating and individually controlled air conditioning. Bespoke floor-to-ceiling timber joinery and architectural lighting complete the interiors. Outside, tropical planting across several garden levels and RGB LED pool lighting form part of the proposed design. The project provides for three bedrooms and three bathrooms, with 385 m² built, 49 m² of terraces and a private 556 m² plot. Private parking and storage are also included in the plans. ■For ■buyers ■looking ■to create ■a ■contemporary ■home ■close ■to golf ■and ■the coast, ■the ■approved project ■offers ■a ■clear ■starting point, with ■scope ■to ■discuss ■modifications ■before ■construction.

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