

# INTERMOBILIARIA



## Villa - Chalet en Estepona – 4 habitaciones – 5 baños

Hab.	<b>4</b>	Bathrooms	<b>5</b>	Const.	<b>510m<sup>2</sup></b>	Terreno	<b>1287m<sup>2</sup></b>
	<b>R4967296</b>	<b>property</b>		<b>Estepona</b>		<b>1.987.000€</b>	

South facing on an ideal corner plot, this turnkey villa project is located in the sought after golfing area of Valle Romano Golf, west of Estepona town. Scheduled for completion between late 2025 and early 2026. This brand-new villa offers a harmonious blend of modern luxury and serene natural surroundings. Situated on a generous plot of 1,287m<sup>2</sup> with a built area of 510m<sup>2</sup>, this south-facing property boasts breathtaking views of the Mediterranean Sea, the surrounding mountains, and the countryside. Its proximity to local amenities, Estepona town centre, the port, and several schools adds to its appeal, making it an ideal choice for families and discerning buyers alike. The ground floor of the villa is designed for both comfort and elegance. Upon entry, you are welcomed by a spacious hallway leading to a large living and dining area, complete with high ceilings and a cosy fireplace. The open-plan, fully fitted kitchen features Siemens appliances, seamlessly combining functionality with style. This level also includes 3 guest bedrooms, 2 of which are en-suite, a separate bathroom, and a guest toilet. A dedicated laundry area ensures practicality, while direct access to covered and open terraces, a private heated pool, and a landscaped garden creates an inviting outdoor living space. The first floor is dedicated to the master suite, offering an en-suite bathroom, a separate dressing area, and a tranquil reading corner. The master bedroom opens onto an expansive open terrace, providing stunning panoramic views and a peaceful retreat. On the lower floor, the villa features a garage with space for 3 cars, a versatile entertainment area, and an additional bathroom, catering to a variety of lifestyle needs. Equipped with state-of-the-art technology, the property includes a Daikin system for air conditioning and underfloor heating throughout, as well as solar panels for energy efficiency. This villa represents a rare opportunity to own a modern, luxurious home in one of Estepona's most sought-after locations. Whether enjoying the nearby golf courses, beaches, or urban conveniences, this property promises an

unparalleled living experience.

Covered Terrace  
Near Transport

Covered Terrace  
Private Terrace

Fitted Wardrobes  
Storage Room