



R5139001

📍 Estepona

REF# R5139001 1.400.000 €

BEDS

3

BATHS

4

BUILT

220 m<sup>2</sup>

TERRACE

334 m<sup>2</sup>

Modern Luxury Villa with Panoramic Golf and Sea Views in Estepona!

This modern, newly built villa at Valle Romano Golf in Estepona offers outstanding panoramic views of both the golf course and the Mediterranean Sea.

Valle Romano is a sought-after area on the Costa del Sol, known for its golf course, Valle Romano Golf Resort, and is popular among golfers, holidaymakers, and those seeking a peaceful year-round residence close to both golf and the beach.

The house is designed with a focus on light, space, and comfort, featuring a private pool and a rooftop terrace with spectacular views. On the entrance level, you'll find an open-plan kitchen and dining area opening onto large windows and a fantastic terrace, perfect for relaxation or social gatherings. One floor down is a stylish and cozy TV room, while the upper floor accommodates three bedrooms with three bathrooms and a generous balcony with magical views. The villa's rooftop terrace elevates the experience even further with even more impressive vistas.

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# IDILIQ

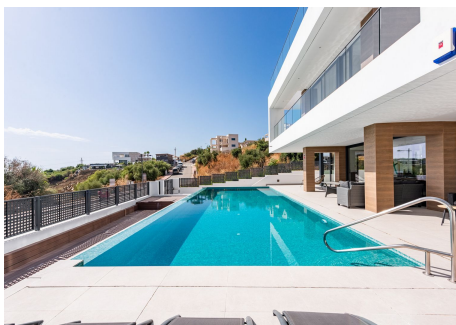
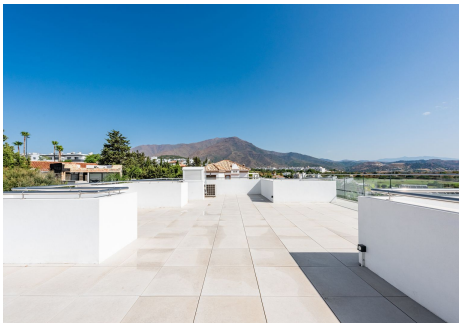
## ESTATES

Private parking is conveniently located at the side of the house, and amenities such as a supermarket, pharmacy, and restaurants are only 3 km away, while Estepona's lively marina area and new promenade are just 5 km away. This villa combines modern luxury, breathtaking views, and an unbeatable location – a dream for anyone wishing to enjoy the Costa del Sol lifestyle all year round.

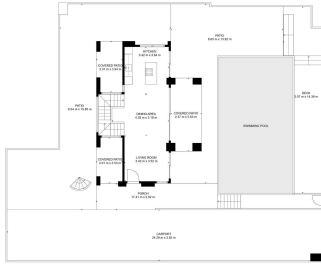
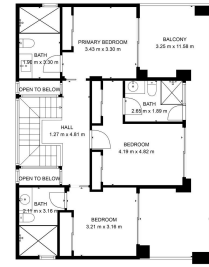


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ESTATES

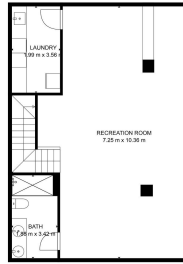


## ESTATES



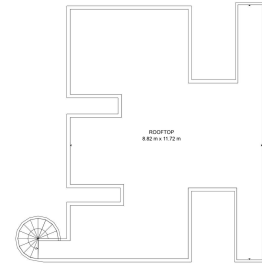
TOTAL: 187 sq2  
 BELOW GROUND: 75 sq2, FLOOR 2: 42 sq2, FLOOR 3: 70 sq2, FLOOR 4: 0 sq2  
 EXCLUDED AREA: CARPORT: 85 sq2, WPT2: 136 sq2, COVERED PATIO: 28 sq2,  
 PORCH: 27 sq2, OCC: 30 sq2, OPEN TO BELOW: 2 sq2,  
 BALCONY: 27 sq2, RECEPT: 83 sq2  
 WALKIN: 19 sq2

FLOOR PLAN CREATED BY COMBINE-AN-IMPROVEMENTS DESIGN GROUP, INC. BUT NOT GUARANTEED



**TOTAL: 187 sq2**  
 BELOW-GROUND: 75 sq2, FLOOR 2: 42 sq2, FLOOR 3: 70 sq2, FLOOR 4: 0 sq2  
 EXCLUDED AREAS: CARPORT: 85 sq2, PATIO: 126 sq2, COVERED PATIO: 28 sq2,  
 PORCH: 27 sq2, DECK: 33 sq2, PORCH TO BELOW: 2 sq2,  
 BALCONY: 27 sq2, ROOFTOP: 83 sq2  
 WALLS: 18 sq2

FLOOR PLAN CREATED BY CH2MHILL AS PART OF THE SCIENCE POLICY RELEASED BUT NOT GUARANTEED



**TOTAL: 687 sqd**  
 BELOW GROUND: 75 sqd, FLOOR 2: 42 sqd, FLOOR 3: 70 sqd, FLOOR 4: 5 sqd  
 EXCELLED AREA: CARPORT: 85 sqd, PATIO: 136 sqd, COVERED PATIO: 28 sqd,  
 PORCH: 27 sqd, DECK: 33 sqd, ROOF TOP TO BELOW: 2 sqd,  
 BALCONY: 27 sqd, ROOF TOP: 83 sqd  
 WALLS: 38 sqd

FLOOR PLAN CREATED BY CURCIGAN AND PARTNERS DESIGN GROUP, INC. (NOT FOR CONSTRUCTION)