



**Ref.-ID: MIBGR5346664**

**Estepona**

**House**

**Community: 360 EUR / year**

**IBI: 968 EUR / year**

**Rubbish: 200 EUR / year**



**3**



**4**



**205 m2**



**555 m2**

New villa in Valle Romano, Estepona We are pleased to present this elegant, contemporary-style villa situated on the golf course, in one of the quietest and most sought-after areas of Estepona. The property sits on a 553 m<sup>2</sup> plot and offers 219 m<sup>2</sup> of floor space, laid out in a comfortable and functional manner. It features 3 bedrooms, all with en-suite bathrooms, as well as a guest bathroom. The master bedroom boasts a spacious walk-in wardrobe, adding that extra touch of comfort. The heart of the home is its bright living-dining room with a modern open-plan kitchen, which opens directly onto a pleasant terrace and private garden, perfect for enjoying the natural surroundings and the Costa del Sol climate. The villa also includes a heated swimming pool and a cinema area, ideal for both relaxation and leisure. Key features include parking for two cars and a unique design, built to the highest standards and designed to offer year-round comfort. An ideal opportunity for those seeking privacy, design and a prime location next to the golf course.

**Setting**

- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Barbeque
- ✓ Double Glazing

**Category**

- ✓ Golf
- ✓ Luxury
- ✓ Contemporary

**Orientation**

- ✓ North West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private
- ✓ Heated

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Security**

- ✓ Electric Blinds
- ✓ Alarm System

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Pool

**Parking**

- ✓ Private