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**Sales - House - Estepona**

**2.195.000€**

**www.mibgroup.es**
**+34 662 58 96 58**
**info@mibgroup.es**

**Ref.-ID: MIBGR5541073** **Estepona** **House**

 **4**  **4**  **538 m2**  **1012 m2**

4 bedrooms built + 2 adicional bedrooms can be built in the basement!!! Montilla is a brand-new modern villa for sale in Valle Romano, Estepona, offering four bedrooms (+2 optional), four en suite bathrooms, additional bathrooms and a guest toilet. The property offers 538 m² of built space and 87 m² of terraces, with a south-facing orientation, open sea views, a private swimming pool and a three-level layout designed for modern living. The villa combines contemporary architecture with practical design, creating a spacious home in a peaceful and well-connected residential area close to the coast. The main level is organised around an open-plan living and kitchen area that connects directly to a large terrace, creating a natural transition between indoor and outdoor spaces. This layout allows for both everyday living and entertaining, with large openings maximising natural light throughout the day. Three bedrooms are positioned on this level, each designed with comfort and functionality in mind. The upper floor is dedicated entirely to the main bedroom suite, offering privacy and separation from the rest of the home. This space includes a private terrace with open sea views, creating a quiet and independent area within the property. The layout supports a balanced distribution between shared and private zones. The lower level adds further living space, including a second lounge area, storage and a covered garage for two vehicles. The basement has been expanded by approximately 40 m² compared with the original project, creating the possibility of adding two additional bedrooms as an optional extra. The villa features finishes, sanitaryware and taps from PORCELANOSA, complementing its contemporary design and modern specification throughout. Outdoor areas are designed to complement the interior, with terraces and a private swimming pool surrounded by landscaped gardens featuring native vegetation. These spaces provide areas for relaxation and social use while maintaining a low-maintenance environment. Valle Romano is a well-established residential area in Estepona, known for its peaceful atmosphere and proximity to Valle Romano Golf. The neighbourhood is characterised by a mix of modern villas and apartments, offering a balanced environment suitable for both permanent living and second-home use. The coastline is approximately six minutes away by car, with beaches such as Playa de Guadalobón offering a relaxed setting and local dining options. Additional amenities, including shops, restaurants and services, are within a short drive, while Estepona town centre provides a wider range of facilities. The area also offers access to golf courses such as Estepona Golf and La Resina Golf, as well as outdoor activities including walking routes and nearby natural areas. Families benefit from access to schools such as Colegio San José and The English International College. Connectivity is supported by access to the A-7 road, allowing convenient travel to Marbella, Estepona and Málaga Airport. This property offers a combination of modern design, sea views, flexible living space and a practical location, making it an appealing option for buyers seeking a contemporary villa in Valle Romano, Estepona.

**Setting**
- ✔ Town
- ✔ Country
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace



























































