



Продажа - Дом - Estepona  
1.400.000€

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Ref.-ID: MIBGR5147518

Estepona

Дом



3



4



220 m<sup>2</sup>

Modern Luxury Villa with Panoramic Golf & Sea Views in Estepona This newly built modern villa in Valle Romano Golf, Estepona, boasts breathtaking panoramic views over both the golf course and the Mediterranean Sea. Valle Romano is a highly sought-after area on the Costa del Sol, renowned for its golf resort and its appeal to golfers, holidaymakers, and those seeking a tranquil year-round residence close to both the beach and town. The villa is thoughtfully designed with light, space, and comfort in mind, featuring a private pool and a spectacular rooftop terrace. On the entrance level, an open-plan kitchen and dining area open onto large windows and a spacious terrace—perfect for relaxation or entertaining. The floor below offers a stylish and cozy TV room, while the upper level hosts three bedrooms with three bathrooms and a generous balcony with captivating views. The rooftop terrace crowns the property with even more impressive vistas. Private parking is conveniently located at the side of the house, while amenities such as a supermarket, pharmacy, and restaurants are only 3 km away. Estepona's lively marina and new promenade are just 5 km from your doorstep. Combining modern luxury, stunning views, and a prime location, this villa is the perfect opportunity to enjoy the Costa del Sol lifestyle all year round.

**Расположение**

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**Климат-контроль**

- ✓ Кондиционер

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Приватный

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Апартаменты для гостей
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Подвал

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**Парковка**

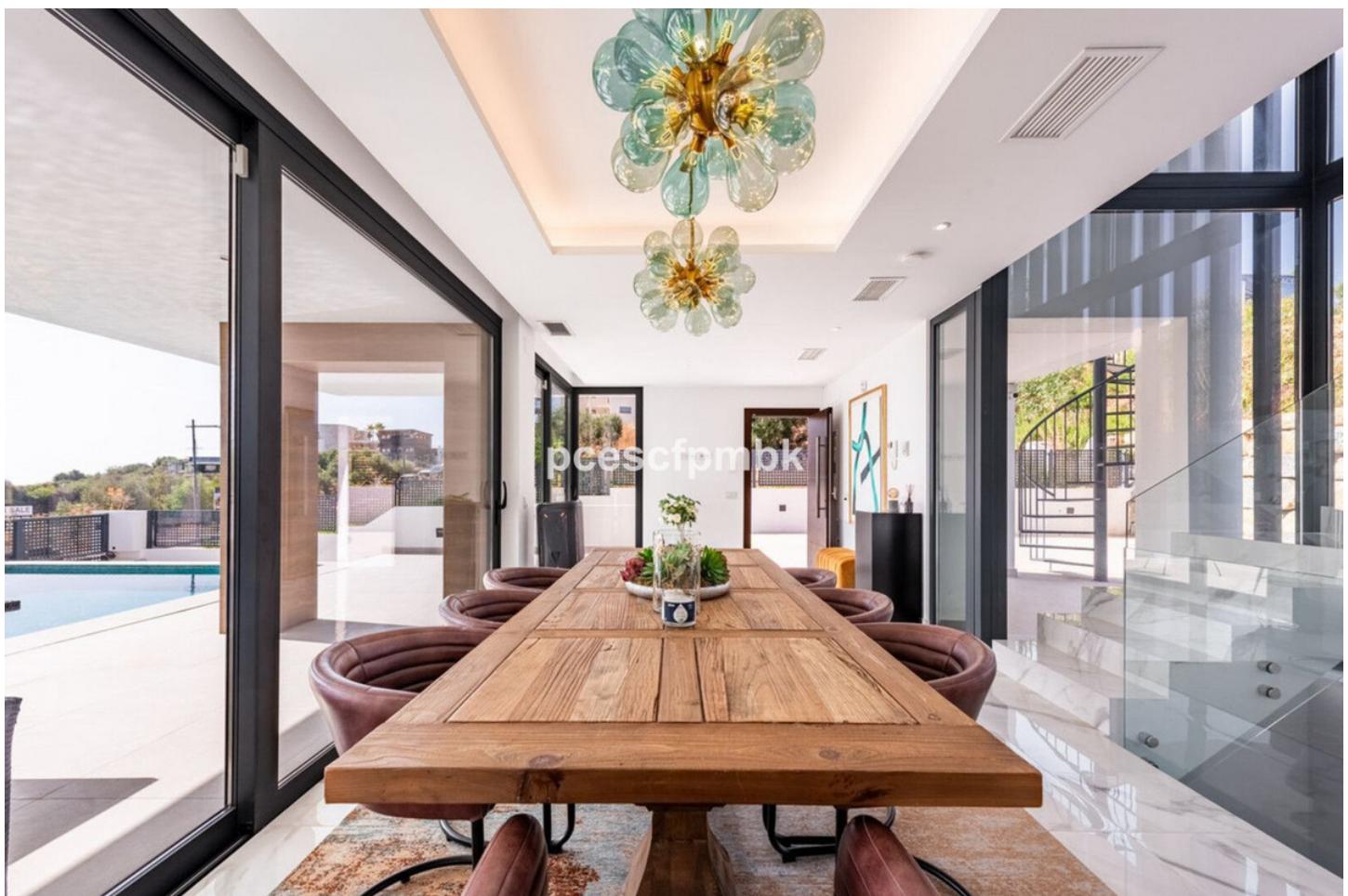
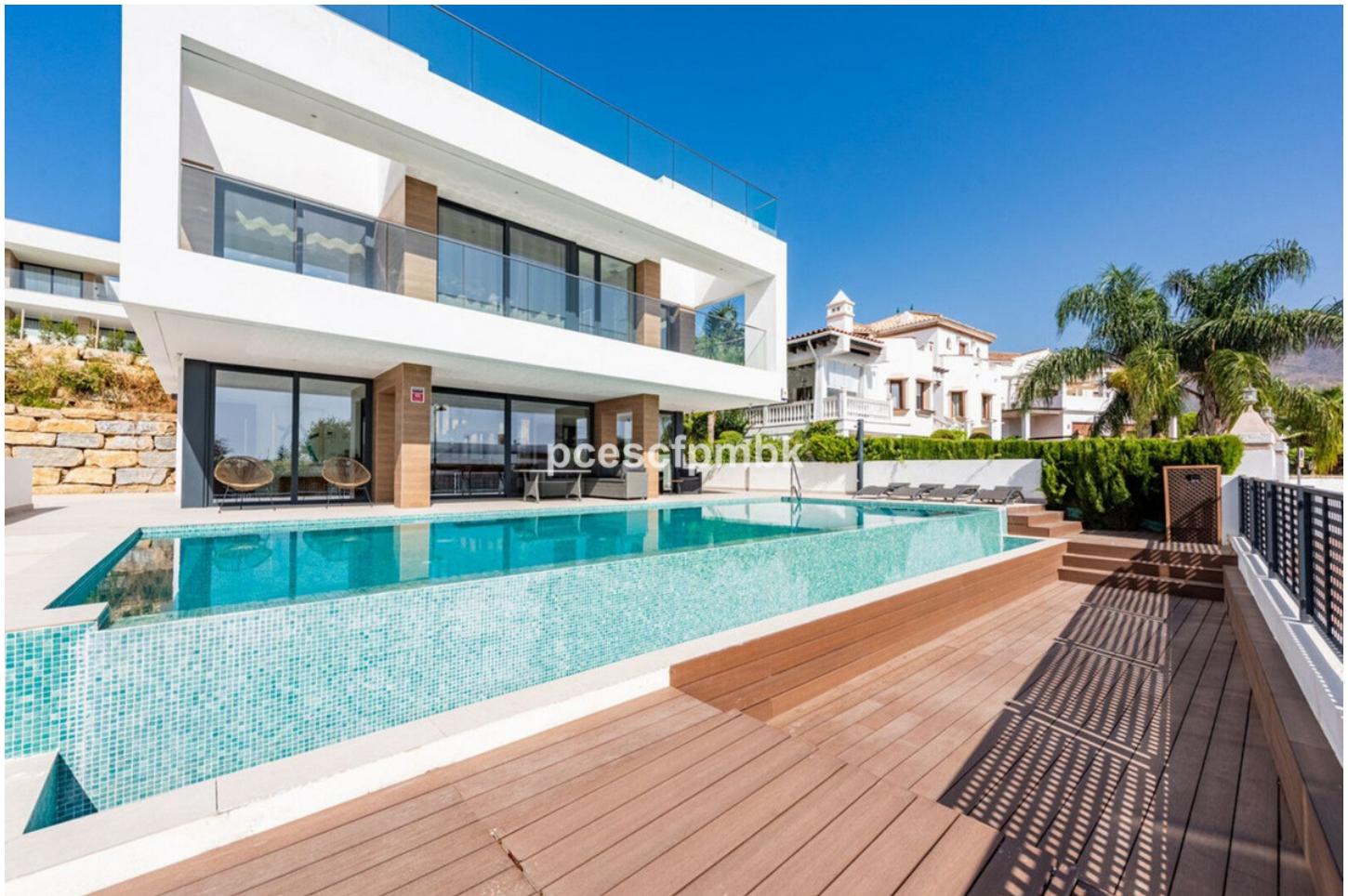
- ✓ Приватная

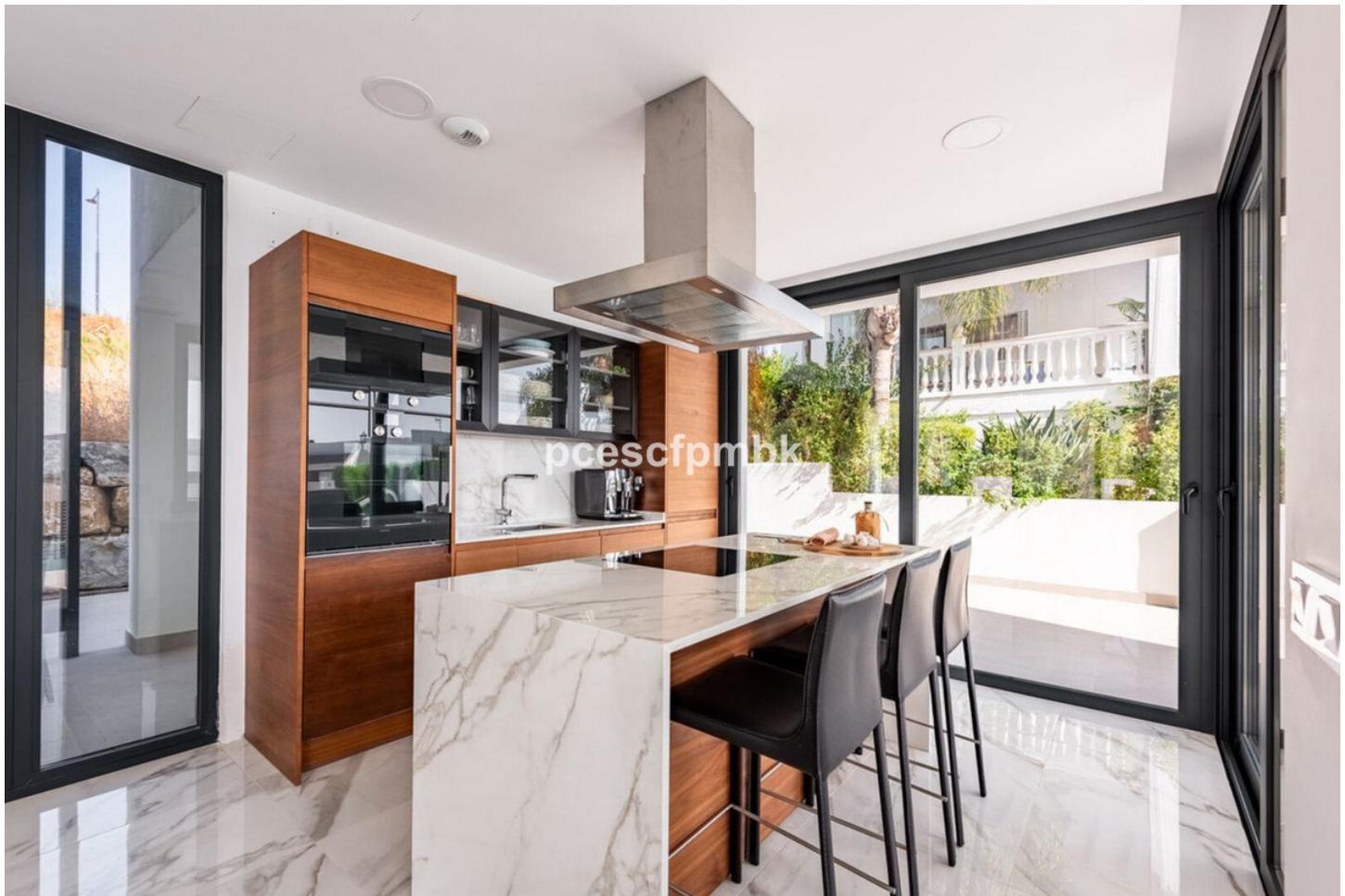
**Коммунальные услуги**

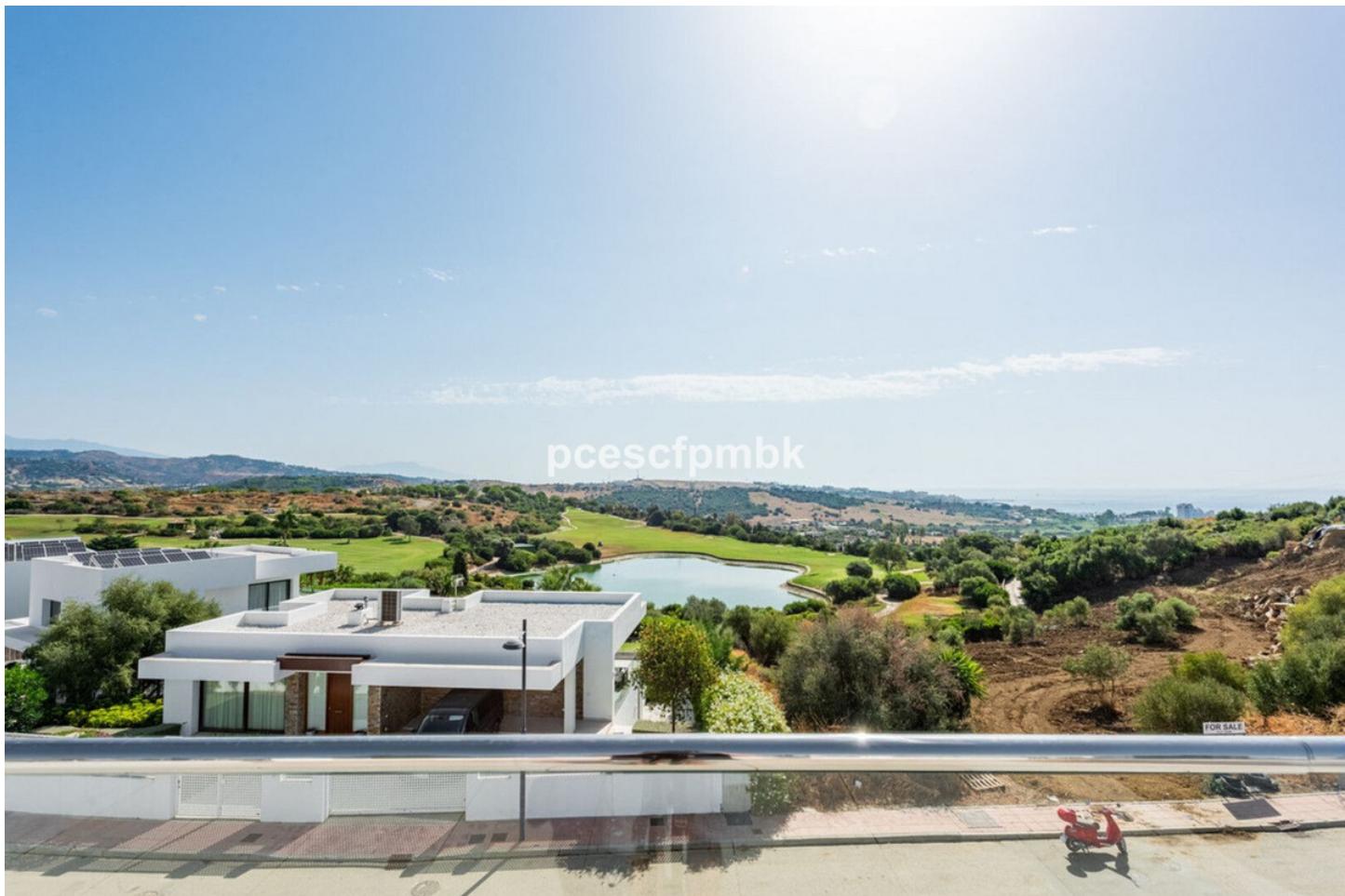
- ✓ Электричество

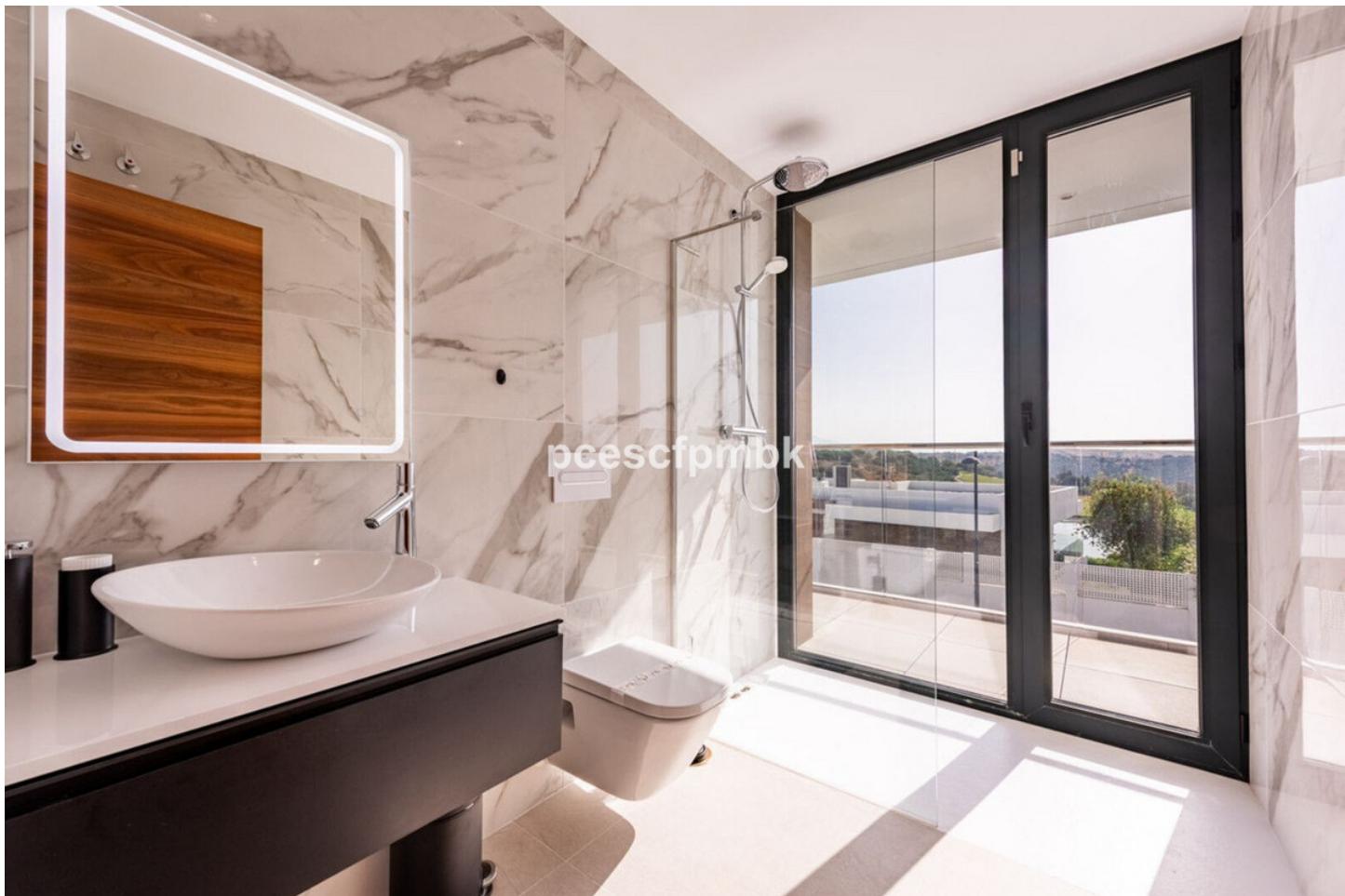
**Категория**

- ✓ Гольф
- ✓ Элитная









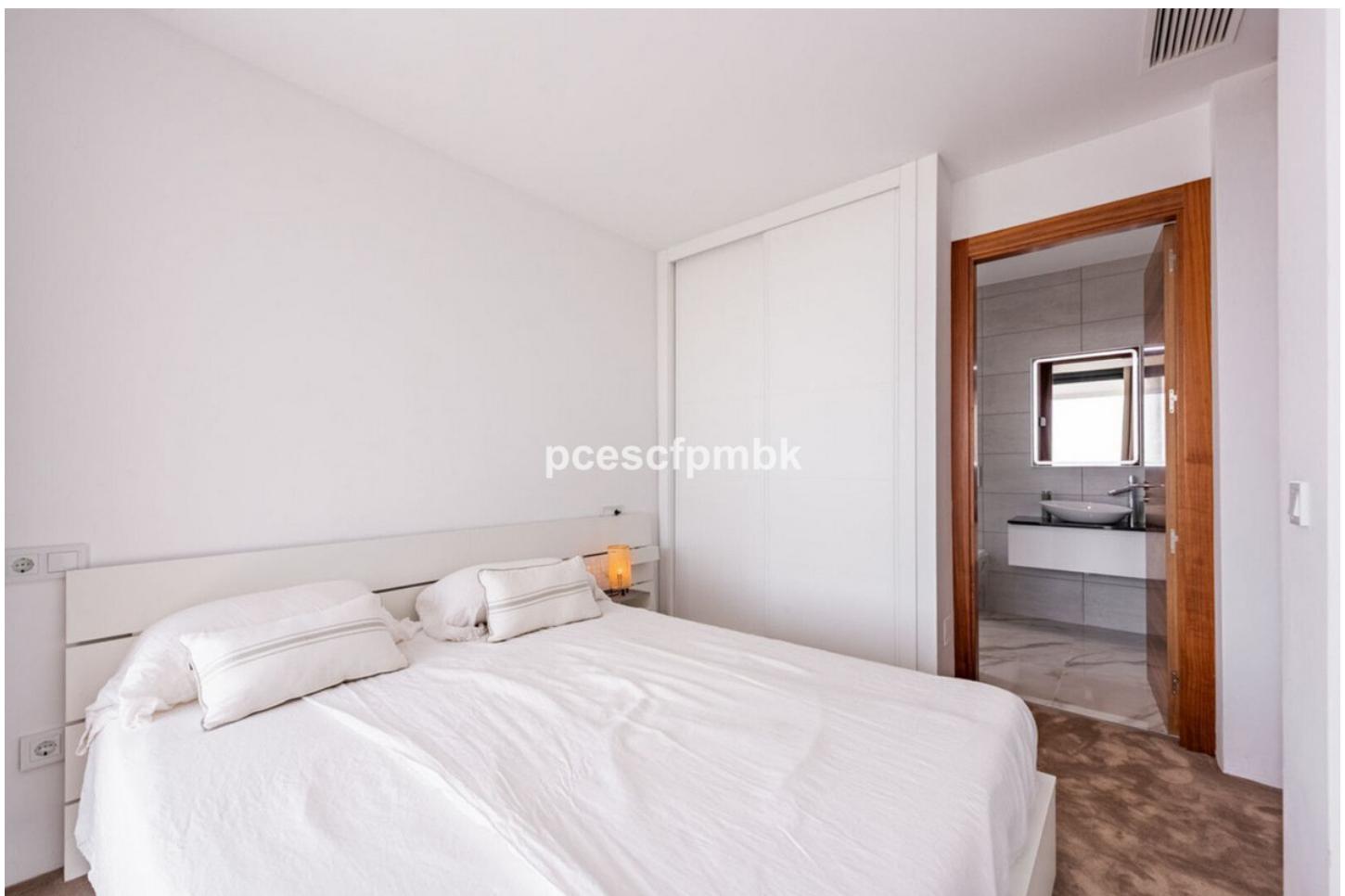


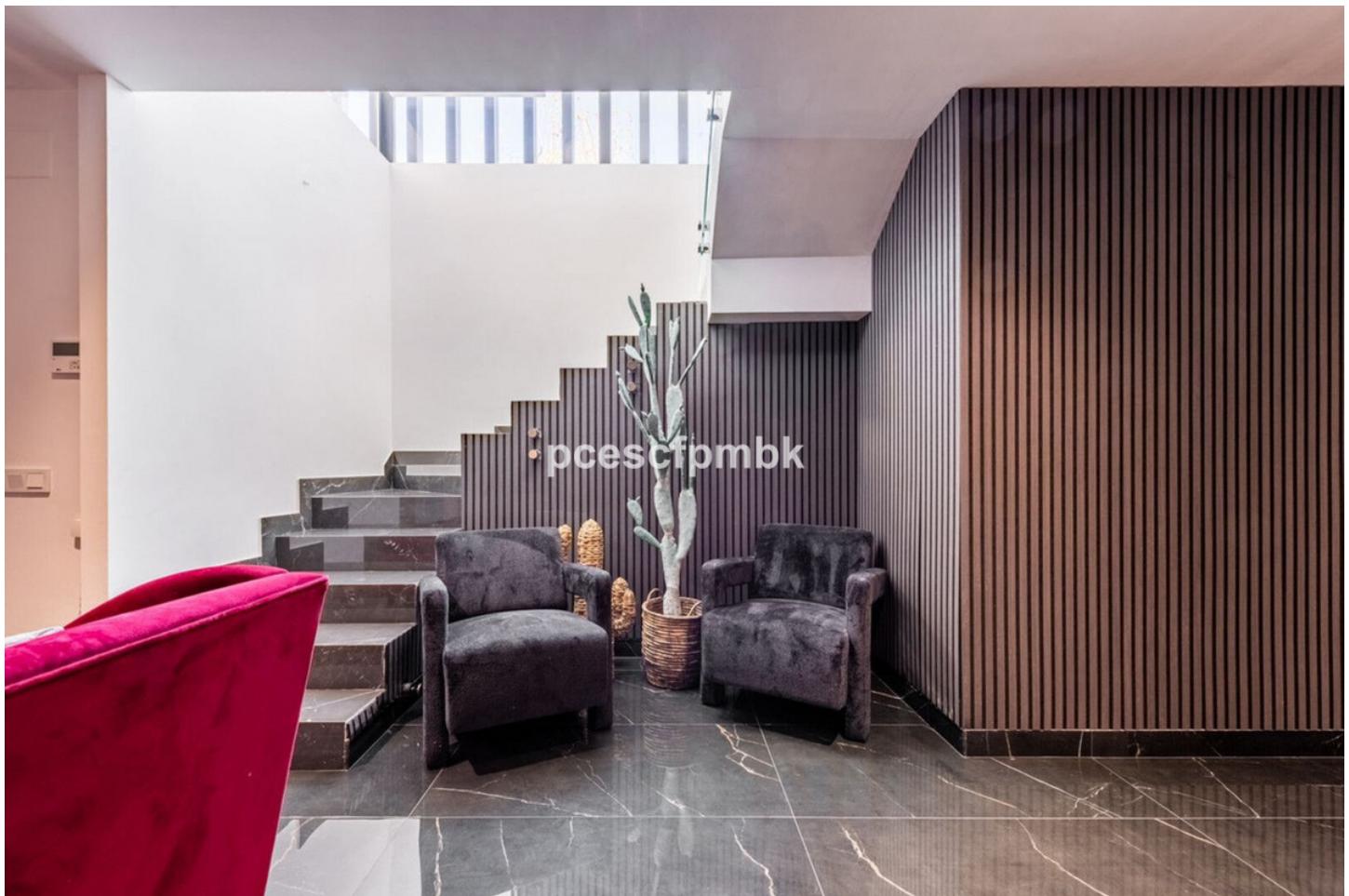
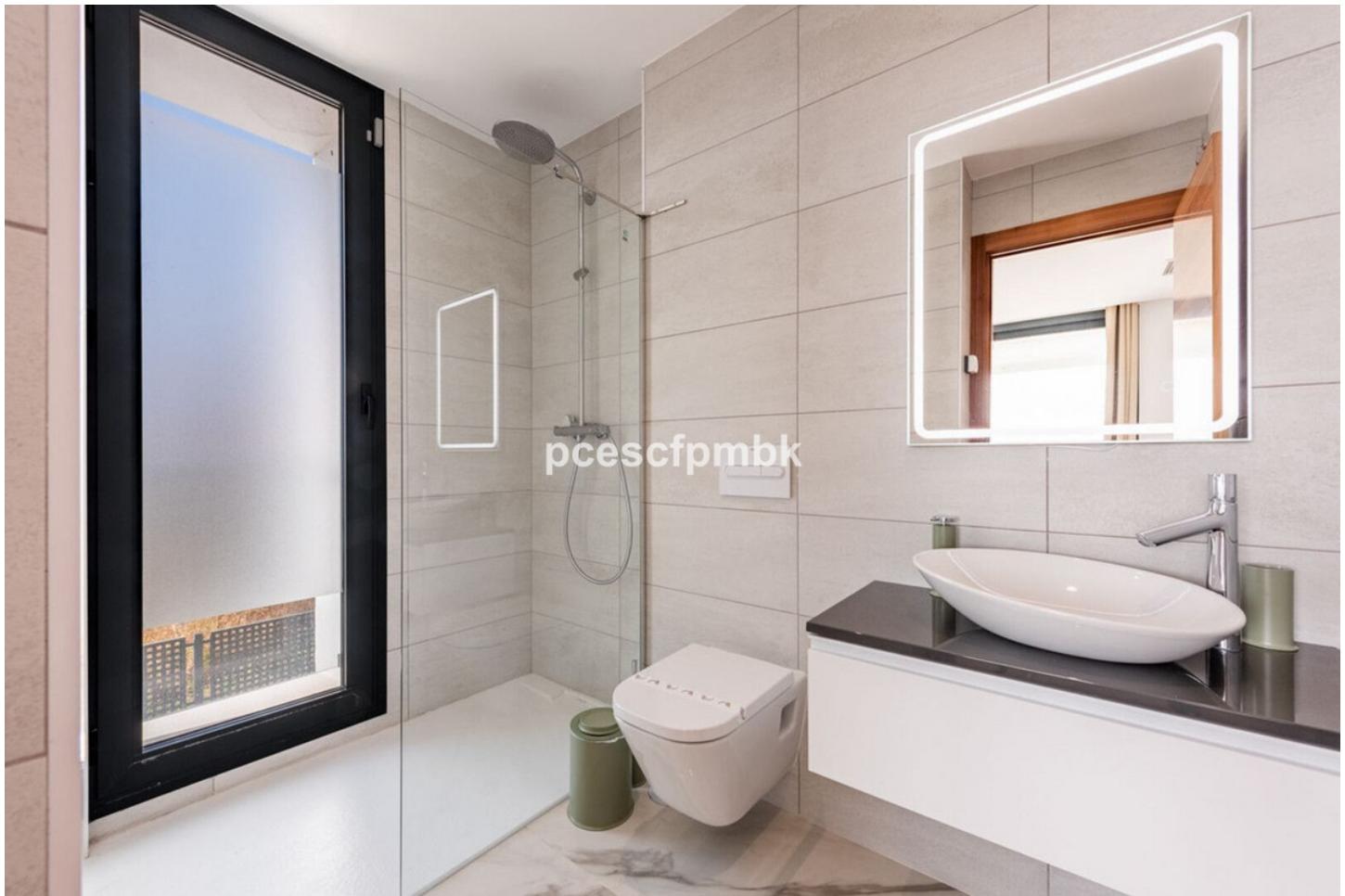


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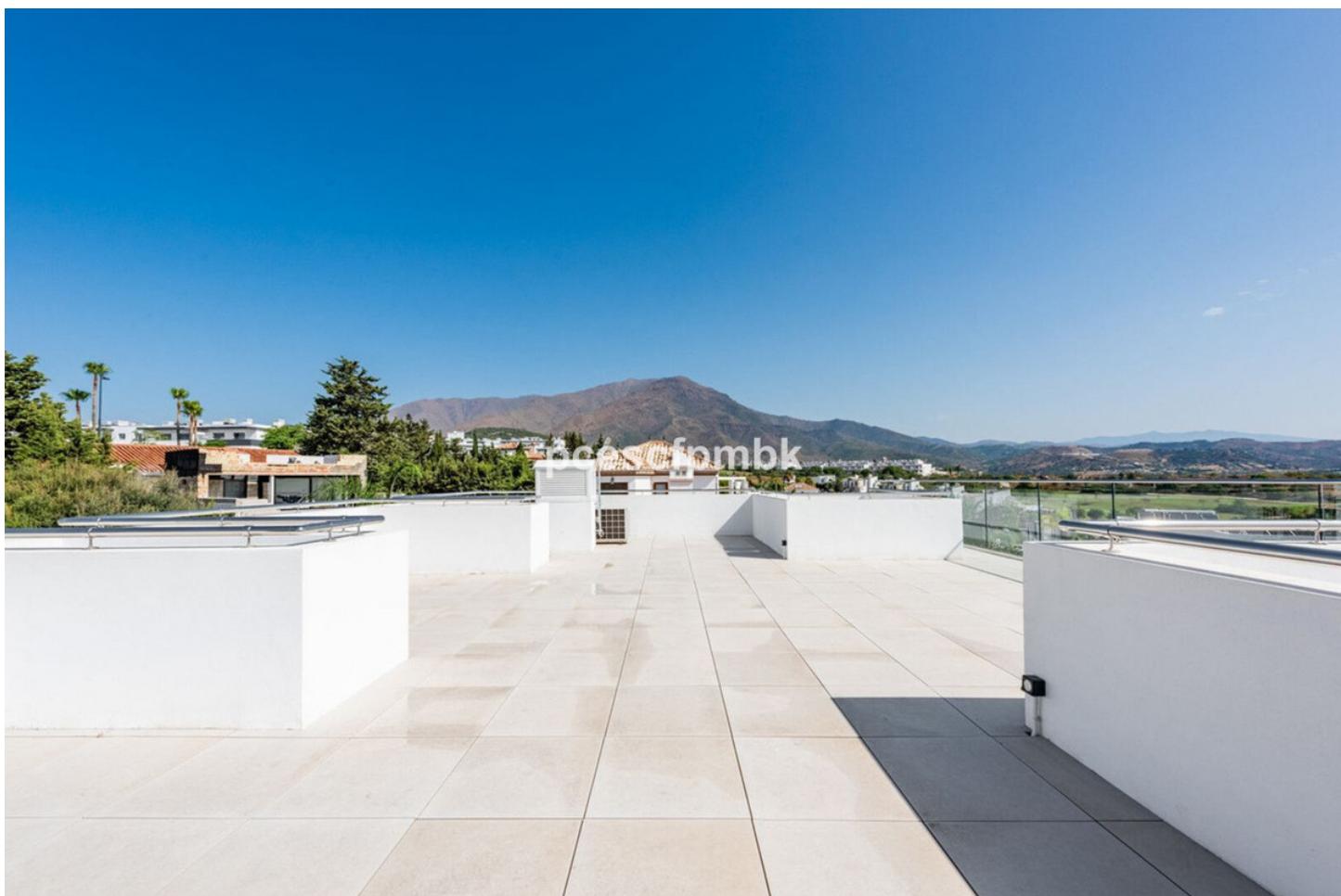
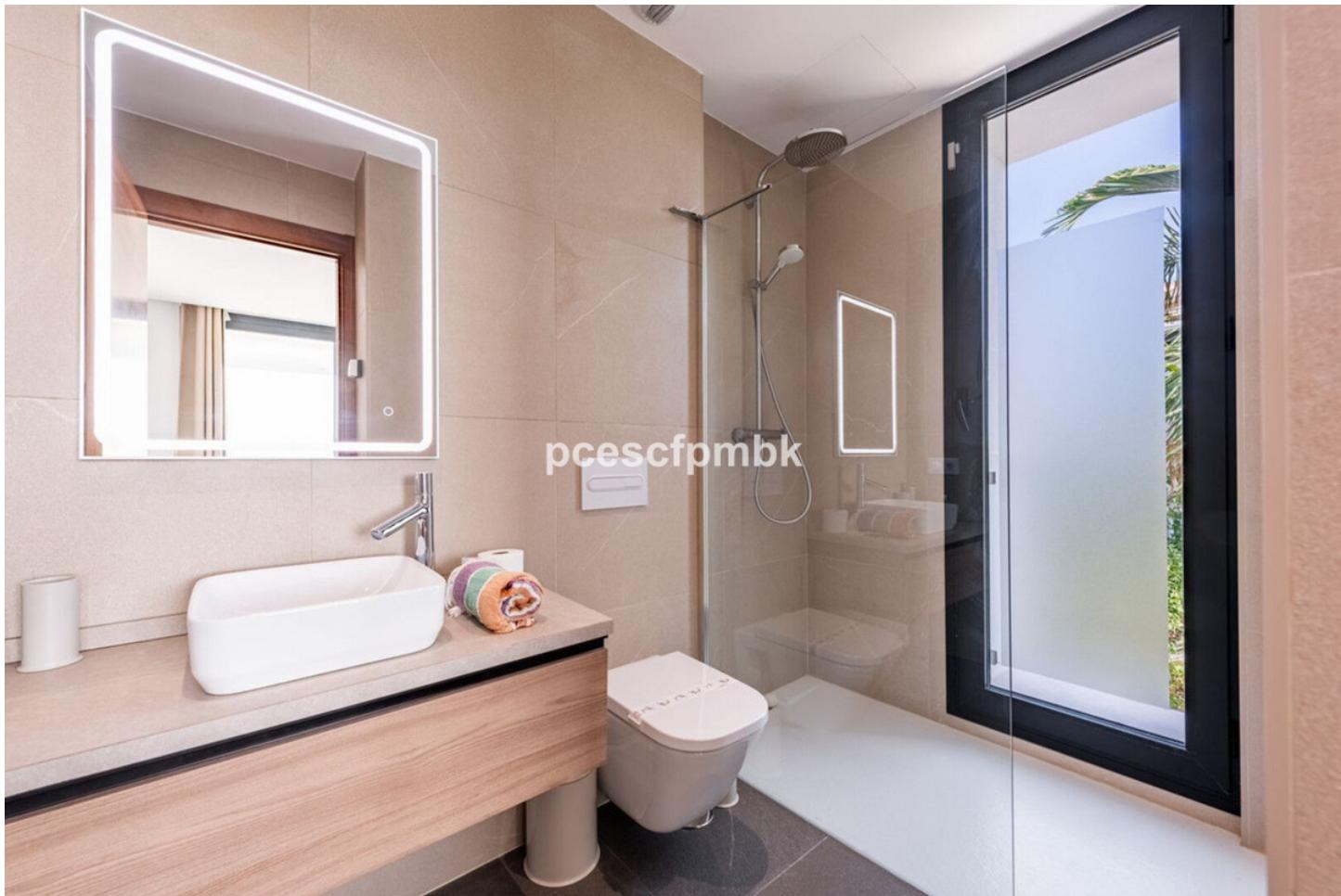


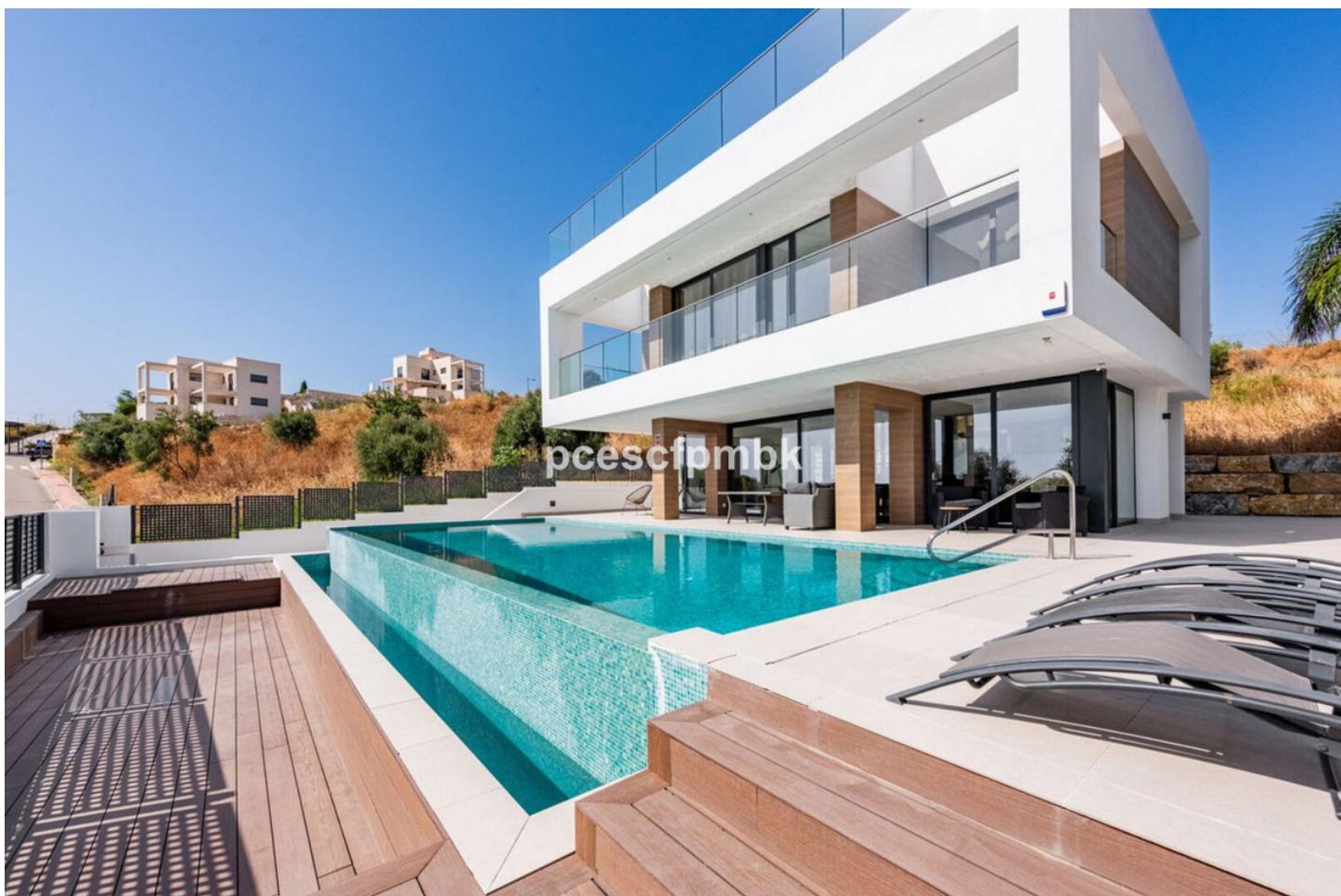
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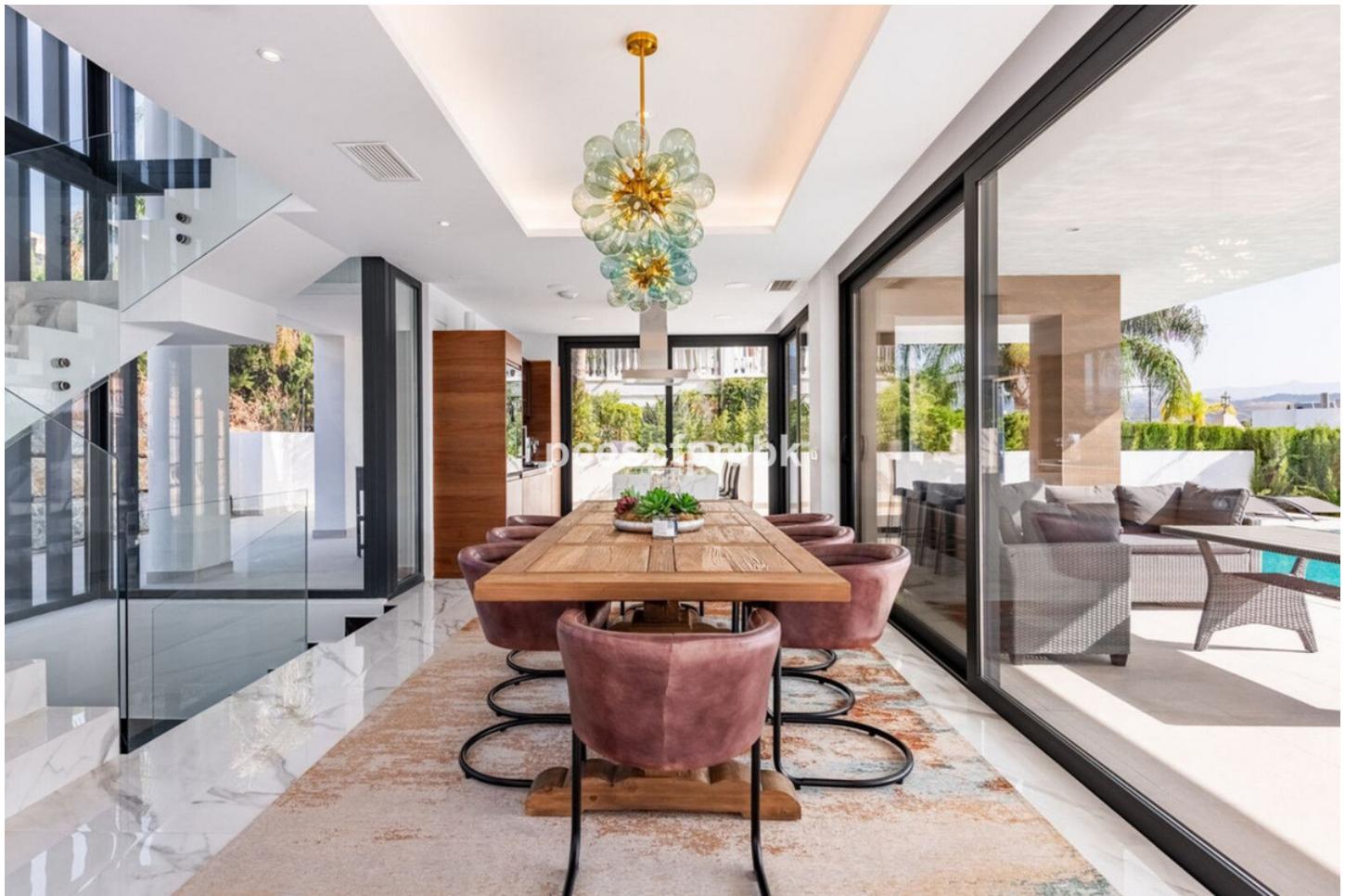


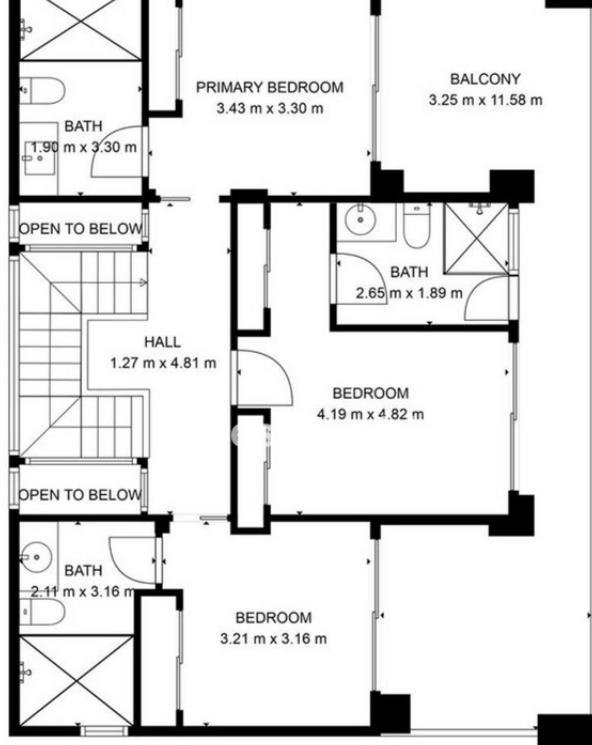








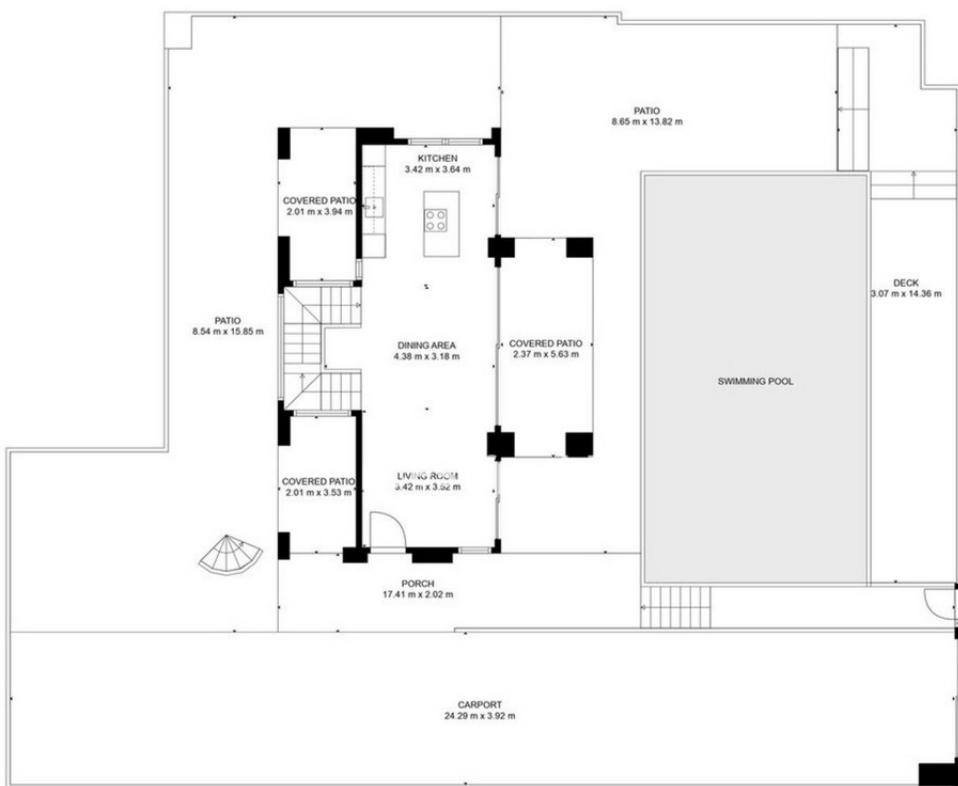




**TOTAL: 187 m<sup>2</sup>**

BELOW GROUND: 75 m<sup>2</sup>, FLOOR 2: 42 m<sup>2</sup>, FLOOR 3: 70 m<sup>2</sup>, FLOOR 4: 0 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 95 m<sup>2</sup>, PATIO: 136 m<sup>2</sup>, COVERED PATIO: 28 m<sup>2</sup>,  
 PORCH: 27 m<sup>2</sup>, DECK: 33 m<sup>2</sup>, OPEN TO BELOW: 2 m<sup>2</sup>,  
 BALCONY: 27 m<sup>2</sup>, ROOFTOP: 83 m<sup>2</sup>  
 WALLS: 19 m<sup>2</sup>

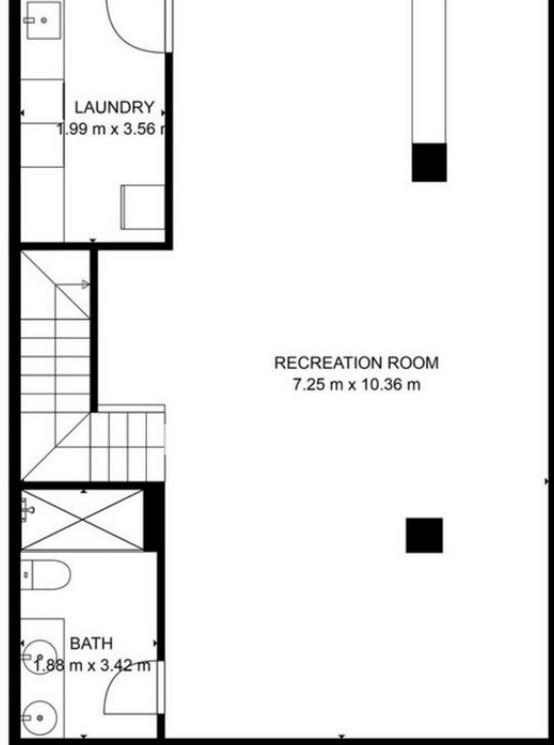
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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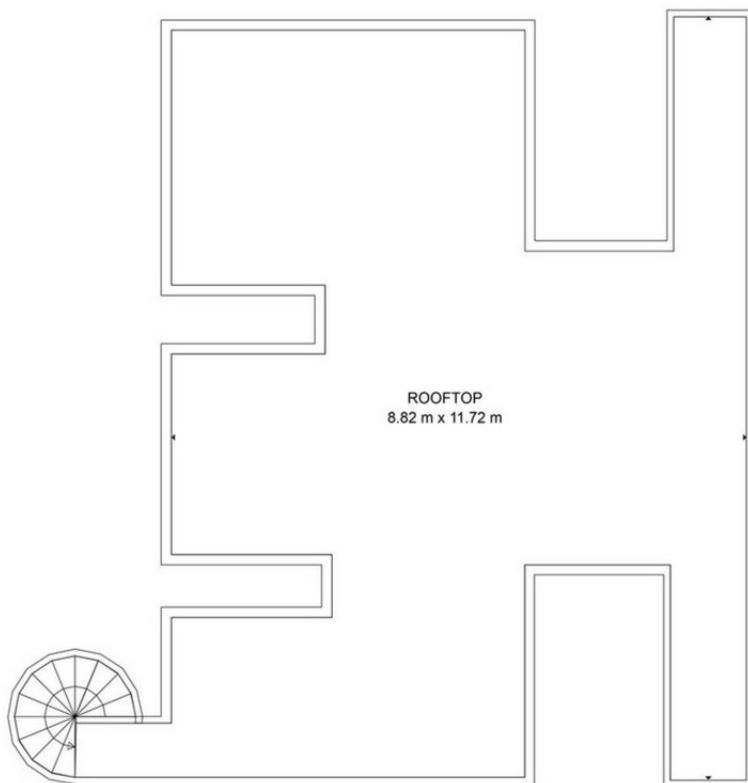
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