VALLE ROMANO

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
3	5	375	107	1 034

DOM SZEREGOWY W VALLE ROMANO

Turnkey ready luxury property for sale in Valle Romano, Estepona West, designed by the prestigious Atlas Group and due for completion in early 2026. This three-story villa combines sleek contemporary architecture with panoramic views of the Mediterranean Sea and nearby mountains. Built on a generous 1,034 square meter plot, it offers 587 square meters of total living space, with 375 square meters of elegant interiors and 107 square meters of terraces. With three bedrooms and four bathrooms, this residence blends comfort, privacy, and modern design to create a home that meets the needs of both families and investors. The ground floor serves as the main living hub, where open-plan dining and lounge areas connect seamlessly to a kitchen fitted with Siemens appliances. An ensuite bedroom on this level ensures convenience, while expansive windows bring in natural light and open onto a terrace, private pool, and landscaped garden. These spaces capture the essence of Costa del Sol living, offering the perfect balance of indoor and outdoor enjoyment. Upstairs, the master suite features a walk-in closet, ensuite bathroom, and access to a private terrace with sweeping views. A second ensuite bedroom with its own terrace provides additional comfort for family or guests. The basement level adds versatility, allowing buyers to personalize the space with a gym, sauna, or wine cellar. The villa also offers secure parking for two vehicles within a gated community, ensuring safety and convenience. Life in Valle Romano enhances the appeal of this property. The neighborhood is known for its peaceful residential atmosphere and modern developments, with a mix of villas, townhouses, and apartments influenced by Mediterranean design. The beach is only a five-minute drive away, with Playa del Cristo offering calm waters ideal for families and Bahía Dorada providing quieter surroundings. Local shops, supermarkets, and cafés are close by, making everyday living easy. Valle Romano is also highly regarded for its golf facilities. The championship 18-hole Valle Romano Golf & Resort, designed by Seve Ballesteros, is a highlight of the area. Estepona Golf is nearby, giving players more variety. Dining options include Gaia Restaurant inside the golf resort, which pairs fine cuisine with panoramic views, and Venta García, a favorite for traditional Andalusian dishes. Shopping opportunities are varied, from Estepona's weekly market, known for fresh produce and local crafts, to larger centers such as Centro Comercial Costa del Sol and La Cañada in Marbella, offering international brands and home essentials. Families benefit from respected schools like the International School Estepona and Colegio San José, both providing strong academic programs. Connectivity is excellent, with the A-7 motorway linking Valle Romano to Estepona, Marbella, and Puerto Banús. Local buses provide additional access, while Málaga and Gibraltar airports are both within an hour's drive. Valle Romano is considered one of Estepona West's most desirable neighborhoods thanks to its calm environment, proximity to beaches and golf, and strong community feel. This turnkey ready and for sale in this prime location, presents a rare opportunity to acquire a modern villa with spacious interiors, private outdoor areas, and a lifestyle defined by both comfort and convenience.

spo■eczno■■	■mieci	ibi	cena
---	---	---	2 750 000 €