



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Estepona

**REF# R4383733 – 899.999€**



3  
Ložnice



3  
Koupelny



220 m<sup>2</sup>  
Built



519 m<sup>2</sup>  
Plot



40 m<sup>2</sup>  
Terrace

A new villa situated in Urb. Valle Romano, close to Estepona centre. Construction has commenced, and the basic structure is complete. Completion is estimated to take approximately 4 months, allowing for customization according to the buyer's preferences. The villa offers privacy and is oriented south to west. The modern contemporary villa is spread over one floor level, a lower – 1 level, and a solarium.

On the main level: There is a living and dining area with an open plan kitchen area (kitchen not included). There is direct access to both covered and open terraces, the garden, and a private pool. The master bedroom is en suite with a dressing area and access to the terrace. There are two guest bedrooms sharing

a bathroom, as well as a guest toilet.

On the lower underground level: It is delivered in its raw state, equipped with pre-installed drainage and electricity, allowing the owner the flexibility to customize the space for their specific needs. There is an open space that can be used to create an additional bedroom with a bathroom or an entertainment area, along with a garage for one car.

Crafted with meticulous attention to detail, the villa will be completed to the highest standards. The location is excellent, with close proximity to all amenities, the beach, and numerous golf courses. Estepona centre and the port are only minutes away, making this villa an ideal choice for those seeking a modern and well-located residence.

