


 Main property image

Villa offers a compelling combination of design, functionality, and value, just minutes from Estepona and the beach

1.295.000 € # 644-00472P

 4 Baths

 4 Beds

 316 m<sup>2</sup>

 0 m<sup>2</sup>

 None

Remember that we have access to all properties on the market!



+420 724 296 929 | +34 665 333 999

 Main property image

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lucky@luckysol.eu

 Main property image

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### View on website

Set on a 495 m<sup>2</sup> plot, ~~the property~~ features 316 m<sup>2</sup> built, including 260 m<sup>2</sup> of well-designed interior space distributed across three levels. The villa enjoys a west-facing orientation, providing excellent natural light throughout the day and beautiful afternoon sun over the pool and terrace areas.

The main floor is designed for modern living, with an open-plan kitchen and living area that connects seamlessly to the outdoor space, creating a natural flow between interior and exterior living. Large glass openings lead directly to the private garden and swimming pool, ideal for entertaining or relaxed family living.

Upstairs, three bright bedrooms benefit from elevated positions with open golf views and excellent natural light. The layout is both practical and efficient, maximizing usable space and privacy.

The lower level offers a spacious basement currently used as a fourth bedroom, with flexibility to adapt into a cinema room, gym, or additional living area depending on the buyer's needs.

Finished in a clean, modern style, the villa includes high-quality materials, contemporary fittings, and a layout that suits both full-time living and investment purposes.

Positioned within the Valle Romano Golf Resort, the property is just a short drive to Estepona town, beaches, and all amenities, while Marbella and Puerto Banús are within easy reach.

A well-priced opportunity in a growing area, offering strong lifestyle appeal and solid long-term value.

[Read more](#)

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 Property image 1

 Property image 2

# Amenities



 Services

 Features

 Location

## Total Purchase Costs

Get a complete understanding of your property purchase costs. Our breakdown covers the property price and all associated fees.

 Property Price	1.295.000 €
 Property Transfer Tax (7%) ⓘ	90.650 €
 Lawyer Fees (1%) ⓘ	12.950 €

[Go to Mortgage Calculator](#)

 Property image 3

 Property image 4

 Property image 5

 Property image 6

 Property image 7

 Property image 8

 Property image 9

 Property image 10

 Property image 11

 Property image 12

 Property image 13

 Property image 14

 Property image 15

 Property image 16

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 Property image 18

 Property image 19

 Property image 20

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