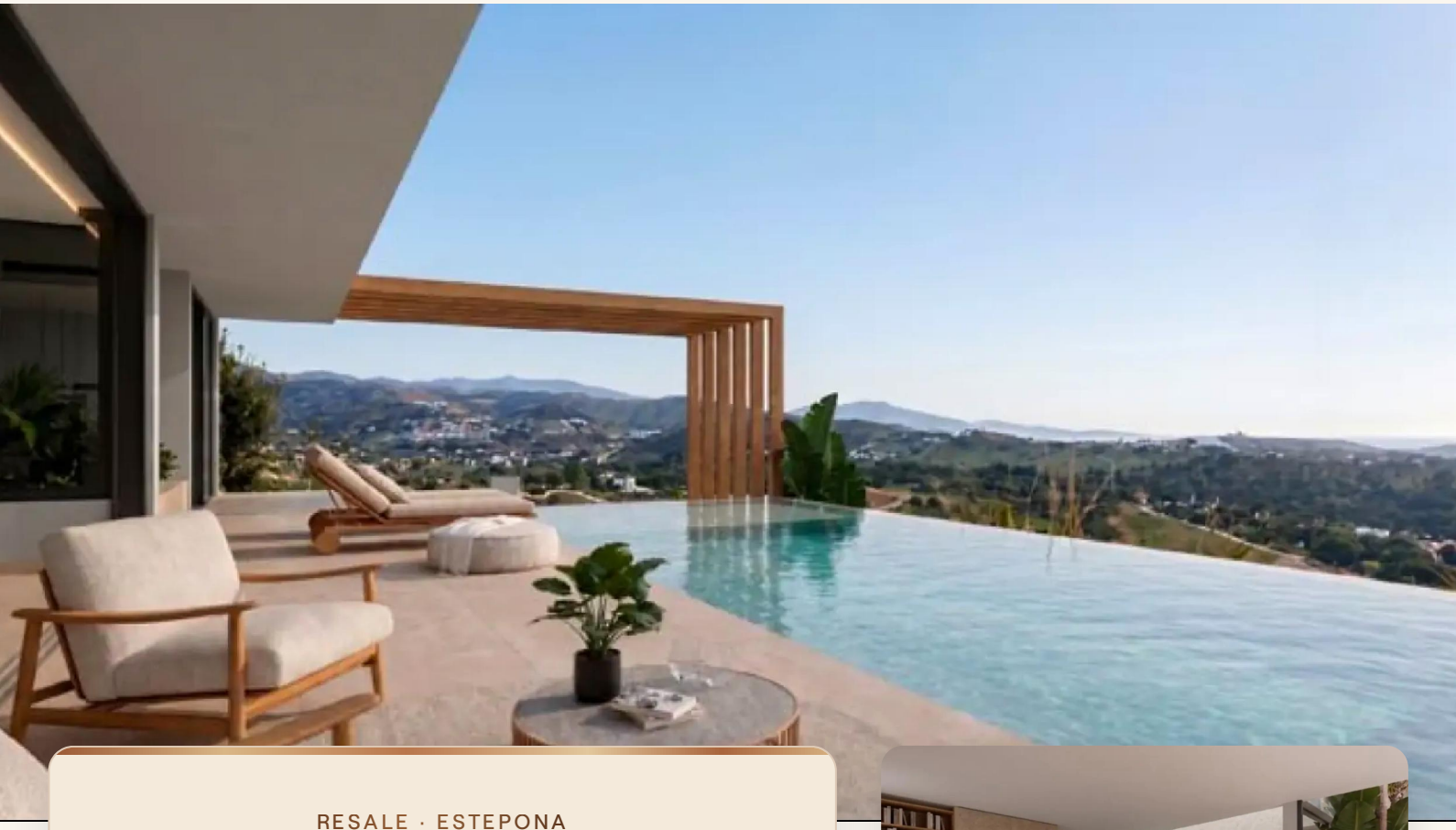
LUCKY SOL



RESALE · ESTEPONA

New villas with a private pool by the golf course in Estepona

1 295 000 € # LS-117

4 Baths | 4 Beds

122 m² | 89 m²

We can arrange any property that catches your eye.

+420 724 296 929 | WhatsApp

lucky@luckysol.eu







These villas by the Valle Romano golf course in Estepona are part of a small development of eight detached villas in three types. They have 122 to 433 m² of interior space, plots of 400 to 1,002 m² and prices from €1,295,000 to €2,100,000. The details below describe the smallest of them.

The villas are in an established residential community beside the 18-hole Valle Romano course, where people live all year round. The course was designed by Cabell B. Robinson and has hosted Challenge Tour events and the European Tour Qualifying School. The area has views of the sea and the Sierra Bermeja mountains.

The sample villa has 122 m² of interior space, 57 m² of covered terraces and 32 m² of open terraces, 279 m² in total on a 400 m² plot, and faces south-west. The entrance, parking for two cars and the bedrooms are on the upper level. The lower level has the living room with dining area and kitchen, a laundry room, a storeroom and a covered terrace, in front of which are a private infinity pool with saltwater treatment and a water surface of 19 m², and the garden. According to the price list, all villas have four bedrooms and four bathrooms.

The kitchen has an island and built-in Siemens appliances, namely an induction hob with integrated extraction, an oven, a microwave, a fridge-freezer and a dishwasher. The villas have zoned air conditioning, ventilation with heat recovery, electric underfloor heating in the bathrooms, a heat-pump water heater and pre-installation for electric-vehicle charging. The large windows have thermally broken aluminium frames and double glazing. The energy rating is B for energy consumption and A for CO_2 emissions. Options include, for example, a basement, gym, sauna, home cinema, roof terrace, outdoor kitchen, pool heating or home automation.

Completion is planned for the fourth quarter of 2028. The building licence has a favourable report and is awaiting final approval, and the contractor is being selected. A reservation of €10,000 is deducted from the first payment, 20% is paid on signing the purchase contract, 20% on completion of the structure and the remaining 60% on signing the deed at the notary. We will be happy to check the current availability of each villa for you.

This is a home for those who want to live by a golf course in a new villa with its own pool and garden. When you buy with us, you pay no commission as a buyer, and we personally accompany you on every viewing.

Amenities

Features

- Air Conditioning
- Equipped Kitchen
- Terraces

Services

- Garden
- Infinity Pool
- Private Pool
- Storage

Setting

- Close to golf
- Golf Views
- Mountain Views
- Sea Views

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 €



































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View on website

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