

## 4 bedroom Villa for sale in Estepona, Málaga

1,440,000€



Newly built contemporary villa in Valle Romano Golf, just west of Estepona, set in an elevated south-facing position with open views across the golf course to the sea and surrounding mountains. The location offers a good balance between peace and accessibility, with Estepona town, the marina, beaches and daily amenities all within a 5-10 minute drive.

The main living level is designed around natural light and open spaces, with a bright living and dining area connected to a sleek open-plan INKO kitchen fitted with Gaggenau appliances. Large sliding doors lead directly onto both covered and open terraces, the private swimming pool, garden and a dedicated BBQ area, creating an easy indoor-outdoor flow ideal for both everyday living and entertaining.

Upstairs, the villa offers a well-proportioned master suite together with two guest bedrooms, all en-suite and all with access to their own private terraces, making the most of the views and the south orientation.

The lower level adds further flexibility with a spacious 70m<sup>2</sup> multi-purpose area that could work well as a second lounge, entertainment space, gym or additional bedroom, complemented by a fully fitted bathroom.

A spiral staircase from the garden leads up to the rooftop solarium, adding another outdoor space to enjoy the views and sunshine. Overall, a very solid modern villa in a fast-developing area of Estepona, equally suitable as a permanent home, holiday property or investment.

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|--|---|--|
|  4 bedrooms                  |  3 bathrooms |  216m <sup>2</sup> Build size |
|  500m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> aire acondicionado   |
| <input checked="" type="checkbox"/> amueblado  | <input checked="" type="checkbox"/> armarios empotrados   | <input checked="" type="checkbox"/> azotea   |
| <input checked="" type="checkbox"/> buen estado  | <input checked="" type="checkbox"/> cocina amueblada  | <input checked="" type="checkbox"/> cocina equipada  |
| <input checked="" type="checkbox"/> edificio con garaje  | <input checked="" type="checkbox"/> exterior  | <input checked="" type="checkbox"/> jardín   |
| <input checked="" type="checkbox"/> luminoso   | <input checked="" type="checkbox"/> parking   | <input checked="" type="checkbox"/> piscina  |
| <input checked="" type="checkbox"/> plaza garaje incluida  | <input checked="" type="checkbox"/> solárium  | <input checked="" type="checkbox"/> sótano   |
| <input checked="" type="checkbox"/> terraza  | <input checked="" type="checkbox"/> vistas al mar   |  |