



**Property type :** Detached Villa

**Location :** Valle Romano

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Sea views

**Parking :** 2 underground parkings

**House area :** 310 m<sup>2</sup>

**Plot area :** 478 m<sup>2</sup>

- ✓ close to shops
- ✓ WiFi
- ✓ Utility room
- ✓ Airconditioning

- ✓ Close to golf
- ✓ Alarm system
- ✓ Terrace

- ✓ Close to sea
- ✓ Basement
- ✓ Furnished

Located in the peaceful and family-friendly area of Valle Romano, just five minutes from Estepona town and the beach, this modern villa offers comfort, privacy, and plenty of outdoor space.

Built on a 314 m<sup>2</sup> plot, the home includes an 80 m<sup>2</sup> raw basement with natural light, offering great potential to create a guest apartment, games room, or gym. The main level features bright living areas with direct access to the terrace and garden.

Outside, a private pool and landscaped garden create a relaxed atmosphere, with flowering plants that bring colour throughout the year and give the property a pleasant, spring-like feel. Several terraces provide ideal areas for dining or spending time outdoors.

Close to golf courses, international schools, and daily amenities, this property combines modern living with the tranquility of a well-established residential area.



