

**Продажа - Дом - Estepona**  
**849.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4745632**

**Estepona**

**Дом**



**3**



**3**



**220 m2**



**519 m2**

THE BEST QUALITY-PRICE RELATIONSHIP ON THE COAST CHOOSE BETWEEN BUYING OUR PLOT WITH PROJECT AND LICENSE OR A TURNKEY PROPERTY This villa, inspired by the natural environment that surrounds it, offers views of extensive golf courses, the majesty of the mountains and the sparkle of the Mediterranean Sea. Its design is responsible and sustainable, fusing beauty and functionality with the environment. Built with the best thermal insulation conditions, it guarantees clean and efficient energy consumption. With a modern and contemporary style, the villa is designed to enjoy an open, bright environment fully integrated with nature. The distribution is on an upper floor plus an underground level, with 3 bedrooms and 3 bathrooms. In addition, there is the option to extend it later to include a fourth or fifth bedroom, a fourth bathroom, a gym or a cinema room. The master bedroom has access to the terrace, extending the surface of this room to the outside. The entrance to the villa is located on the upper floor, where the social area connects with the terrace and pool. The basement is delivered raw, with drainage installations and pre-installation of electrical connections ready to customize. The views from the bedrooms are spectacular. The architectural design of the interior spaces is practical and functional, offering large open areas visually connected to each other, as well as private and quiet areas. The villa, located in Valle Romano in the heart of the New Golden Mile, offers an intimate, quiet, private and excellently located home. Enjoy an exclusive lifestyle, designed to satisfy all members of the family. We always strive to ensure that our buildings achieve the highest ratings in Energy Certifications. Just a few minutes from Estepona, these villas are surrounded by all kinds of services and have easy access from anywhere on the Costa del Sol. The airport and high-speed trains are approximately 50 minutes from your new home.

**Расположение**

- ✓ Загородный
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Солярий
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Двойные стеклопакеты

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**Мебель**

- ✓ Без мебели

**Состояние**

- ✓ Отличное
- ✓ Хорошее
- ✓ Новое строительство

**Кухня**

- ✓ Не оборудованная

**бассейн**

- ✓ Приватный

**Сад**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом в ванной

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Сад
- ✓ Бассейн