



## Detached Villa for sale in Estepona (Town), Estepona

1,600,000 €

Reference: HQ5061076   Bedrooms: 6   Bathrooms: 7   Plot Size: 4,000m<sup>2</sup>   Build Size: 635m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## Costa del Sol, Estepona (Town)

\*\*Discover this Charming Villa in Valle Romano, Estepona\*\* with tourist license. Welcome to this stunning traditional Spanish villa that turns your dreams into reality! Nestled on an expansive plot of nearly 4000 m<sup>2</sup> in the sought-after Valle Romano area, this villa offers a unique combination of luxury, comfort, and endless possibilities. With a total capacity of approximately 18 guests, this villa is the ideal location for vacationers or as a lucrative rental property. The villa has been thoughtfully designed and features two floors optimally divided for your enjoyment. On the upper floor, accessible via the majestic entrance, you will find two spacious bedrooms and three elegant bathrooms, including one ensuite, along with a cozy living room complete with a fireplace—the perfect place to relax together. Additionally, there is a spacious terrace that is seamlessly connected to the living room, offering a fantastic space for outdoor dining and enjoying the beautiful surroundings. The ground floor houses four bedrooms, three bathrooms, and a separate toilet, alongside a semi-open kitchen that seamlessly connects to the second living room. This living room opens onto a sun-drenched terrace overlooking the sparkling private pool and luxurious jacuzzi, where you can bask in the Spanish sun and enjoy the serene surroundings. Additionally, next to the pool, there is a conservatory with a dining area and a sitting area featuring a large TV, perfect for watching football or golf. The villa is surrounded by a lush garden that invites outdoor living, complete with a barbecue and an outdoor bar for delightful evenings with friends and family. Thanks to the spacious driveway, there is ample space for multiple cars. The location of the villa is particularly appealing: just minutes away from the stunning Valle Romano golf course, and the golden beaches of Estepona are just a short drive away. Furthermore, luxury urbanizations are currently being developed around the villa, which will further increase the value of your investment in the future. This property, consisting of three plots, offers a unique opportunity for investors looking to potentially build three new villas here. It is not only a dream location for individuals but also a smart investment for the future, as the property has a tourist license. Finally, the villa includes a separate guest or staff accommodation, featuring its own living room, bedroom, and bathroom—ideal for extra privacy and comfort. In summary, this villa is a versatile property with endless possibilities for both investors and individuals looking for a unique home with significant rental potential. Don't miss this opportunity to discover the charm and allure of this extraordinary piece of Spain!



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace	South East	Cold A/C
Satellite TV	South West	Hot A/C
Storage Room		Fireplace
Ensuite Bathroom		Central Heating
Fitted Wardrobes		
Solarium		
WiFi		
Games Room		
Guest Apartment		
Guest House		
Jacuzzi		
Bar		
Barbeque		
Staff Accommodation		
Views	Setting	Condition
Mountain	Close To Town	Good
Panoramic	Country	
Garden		
Golf		
Pool	Furniture	Kitchen
Heated	Fully Furnished	Fully Fitted
Private	Optional	
Garden	Security	Parking
Private	Gated Complex	Private
Landscaped	Safe	Open
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Golf	
	Luxury	
	Resale	