

**BROCHURE** | Valle Romano 22

## PROPERTY INFORMATION

Ref. NF-01048P

Bedrooms	4
Bathrooms	2,5
Built area	319 sqm
Plot	1 014 sqm
Terrace	139 sqm
Price	1 295 000 €
IBI € / Year	1 288 €
Basura € / Year	171 €





This exquisite one-level villa offers an unparalleled blend of comfort, convenience, and sustainability, making it an ideal haven for those seeking a tranquil lifestyle.

Upon entering, you're greeted by the spacious and meticulously designed interior, bathed in natural light. The villa features two bathrooms and an additional toilet, ensuring ample accommodation for residents and guests alike. The layout seamlessly flows from room to room, promoting effortless living.

Embracing the beauty of its surroundings, this south-facing villa enjoys abundant sunlight throughout the day. Equipped with solar panels and aerothermics, it exemplifies eco-conscious living while minimizing environmental impact.

Step into luxury with underfloor heating throughout, ensuring year-round comfort in every corner. Indulge in the convenience of air conditioning, effortlessly regulating the climate to your preference.

The property boasts an immaculate condition, meticulously maintained to uphold its pristine allure. Fully furnished with tasteful decor, it offers a turnkey solution for immediate enjoyment.

The heart of the home lies in its fully fitted kitchen, where culinary enthusiasts can unleash their creativity. Whether hosting intimate gatherings or preparing everyday meals, this space is designed to inspire.

Additional features include ample storage space, a dedicated laundry room, and an integrated alarm system, providing both practicality and peace of mind. It also has a garage for 2 cars.

Situated just a brief 5-minute drive from Estepona town and the bustling port, residents can easily access a myriad of amenities, dining, and entertainment options. Whether exploring the vibrant local culture or unwinding on pristine beaches, Valle Romano offers the perfect balance of serenity and convenience. The Valle Romano Golf Club is just a stone throw away.

In summary, this exceptional villa in Valle Romano presents an unparalleled opportunity to embrace luxurious living in harmony with nature. Experience the epitome of comfort, style, and sustainability in this remarkable residence.

## Features

- Private pool
- Private garden
- South orientation
- Garage
- 5 minutes drive to town and port
- Aerothermics
- Solar panels
- Close to golf
- Underfloor heating



























