



MARBELLA  
C R I B S  
G R O U P

## Elegant Contemporary Villa in Valle Romano

1.295.000€



**Ref**  
MCG1711

**Beds**  
4

**Baths**  
3

**Plot**  
1.014 m<sup>2</sup>

**Built**  
319 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





<b>Ref</b>	MCG1711
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.014 m <sup>2</sup>
<b>Built</b>	319 m <sup>2</sup>
<b>Terrace</b>	139 m <sup>2</sup>
<b>Price</b>	1.295.000€
<b>Location</b>	Marbella City





## About this property

This exceptional single-level villa presents an unmatched fusion of coziness, practicality, and eco-friendliness, creating an idyllic retreat for those craving a serene lifestyle. Upon arrival, you're welcomed by the expansive and thoughtfully designed interior, flooded with natural light. Boasting two bathrooms and an additional toilet, the villa ensures ample space for both residents and visitors. The layout effortlessly transitions from one space to another, promoting seamless living.

Embracing its natural surroundings, this villa facing south receives abundant sunlight all day long. With solar panels and aerothermics, it epitomizes eco-conscious living while minimizing its environmental footprint. Step into luxury with underfloor heating throughout, ensuring year-round comfort in every corner. Enjoy the convenience of air conditioning, effortlessly adjusting the climate to your liking.

Maintained impeccably, the property exudes pristine allure and comes fully furnished with tasteful decor, offering a turnkey solution for immediate enjoyment. The heart of the home lies in its fully equipped kitchen, inspiring culinary creativity for intimate gatherings or everyday meals. Additional features include ample storage space, a dedicated laundry room, and an integrated alarm system for practicality and peace of mind. It also includes a garage for two cars.

Located just a short 5-minute drive from Estepona town and the lively port, residents have easy access to a plethora of amenities, dining options, and entertainment venues. Whether exploring the vibrant local culture or relaxing on pristine beaches, Valle Romano provides the perfect blend of tranquility and convenience. The Valle Romano Golf Club is also just a stone's throw away.

In summary, this exceptional villa in Valle Romano offers an unparalleled opportunity to embrace luxurious living while coexisting harmoniously with nature. Experience the pinnacle of comfort, style, and sustainability in this remarkable residence.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)







