

# Estepona Villa

€1,800,000

Ref: X21462



3



4



884 m²



590 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €1,800,000 (£1,557,540) |
| Transfer tax 7% .....           | €126,000 (£109,028)     |
| Notary fees (approx) .....      | €750 (£649)             |
| Land registry fees (approx) ... | €750 (£649)             |
| Legal fees (approx) .....       | €1,500 (£1,298)         |

## **Standard form of payment**

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,596)         |
| Remainder of deposit to 10% .....       | €177,000 (£153,158)     |
| Final Payment of 90% on completion .... | €1,620,000 (£1,401,786) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

This project has already obtained a license, and construction is set to begin immediately. This exclusive luxury villa, located in the prestigious enclave of Valle Romano in Estepona, embodies the essence of modern design and sophistication in a privileged natural setting. With clean, elegant architectural lines, the villa blends seamlessly into the Mediterranean landscape, maximizing natural light and offering panoramic views of the sea and nearby golf courses.

The interior design focuses on comfort and functionality, featuring spacious open areas and high-end finishes. The living room, surrounded by large windows, connects to a fully equipped gourmet kitchen—perfect for those who enjoy the culinary arts in an elegant setting. The bedrooms, all with en-suite bathrooms, stand out for their privacy, brightness, and direct access to private terraces that invite relaxation.

Outside, the villa boasts an impressive swimming pool and landscaped gardens that combine native flora with a minimalist design. Multiple lounge areas and an outdoor barbecue space make this the perfect place for entertainment and relaxation, offering an exclusive and serene ambiance.

Designed for those seeking a luxurious lifestyle in a unique natural environment, this villa in Valle Romano, Estepona, strikes the perfect balance between contemporary design, comfort, and natural beauty.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible