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# Land in Valle Romano

Reference: R5388721



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 418,000 €

Status: Sale

Property Type: Land

Parking places: by request

M² Plot Size: 1,034













Overview:

Discover an unparalleled opportunity to craft your bespoke luxury residence on the Costa del Sol. Nestled within the highly sought-after enclave of Valle Romano, Estepona, this magnificent 1034 $m^2$ plot offers breathtaking panoramic sea views, an idyllic setting for your dream home in Southern Spain.

Valle Romano is renowned for its tranquil, upscale residential character and proximity to world-class golf courses, epitomizing the luxurious Mediterranean lifestyle. This exclusive area provides a perfect balance of privacy and convenience, making it a prime location for discerning buyers seeking to invest in one of Spain's most desirable regions.

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## A Canvas for Your Architectural Vision

Spanning an generous 1034 square meters, this substantial plot provides ample space for an expansive, sophisticated villa. With a robust buildability index of 24%, you have the capacity to construct a residence of approximately 248 square meters (excluding basements and terraces), allowing for spacious interiors, multiple living areas, and luxurious amenities tailored to your exact specifications. Imagine grand entertaining spaces, sumptuous bedroom suites, or a dedicated home office or wellness area, designed to capture the stunning coastal vistas.

What truly sets this offering apart is its remarkable readiness for immediate construction. The plot comes complete with the basic project, the execution project, and the building permit already approved and in place. This invaluable advantage bypasses months, if not years, of administrative procedures and regulatory approvals that typically precede any new build. For the astute investor or future homeowner, this means a seamless transition from vision to reality, allowing you to commence building your bespoke villa without delay, saving significant time and unforeseen costs.

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## Prime Location: Estepona & The Costa del Sol Lifestyle

The strategic location of this Valle Romano plot ensures both tranquility and unparalleled connectivity. While offering a peaceful residential atmosphere, it is merely a 15-minute drive from the vibrant heart of Estepona town center. Known as the "Garden of the Costa del Sol," Estepona boasts a charming old town with picturesque squares, a modern marina with exquisite dining options, pristine blue-flag beaches, and a rich cultural scene.

Daily conveniences are just moments away, with supermarkets, pharmacies, banks, and a variety of essential amenities reachable within a quick 5-minute drive. This perfect blend allows residents to enjoy the serene beauty of their surroundings while having effortless access to urban comforts and services. Beyond Estepona, the Costa del Sol offers an enviable lifestyle, characterized by over 300 days of sunshine annually, world-class golf courses, luxurious marinas like Puerto Banús, and an array of gastronomic delights and leisure activities.

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## An Investment in Mediterranean Luxury

This plot represents an investment in an exclusive lifestyle and a burgeoning property market. Estepona continues to grow in popularity, attracting international buyers seeking quality of life, excellent infrastructure, and a strong return on investment. The availability of a fully permitted, "shovel-ready" plot with sea views in such a prestigious area is a rare find, offering a unique opportunity to create a truly personalized luxury home in one of Southern Spain's most coveted destinations.

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## Estimated Buyer Expenses

Please note the following estimated expenses payable by the buyer for this transaction: The purchase is subject to 21% VAT (Impuesto sobre el Valor Añadido) and Stamp Duty (Actos Jurídicos Documentados - AJD), pursuant to Law 5/2021 on Transferred Taxes, at a rate of 1.2% of the purchase price. Notarial deed fees and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost for notary fees ranges from €500 to €2,000, and for registry fees, from €250 to €1,500.

Should the buyer voluntarily contract administrative agency services, these fees are freely agreed upon and are estimated to be between €300 and €500. The municipal capital gains tax (Impuesto sobre el Incremento de Valor de los Terrenos de Naturaleza Urbana - IIVTNU) is payable by the seller (as stipulated in Art. 104 TRLRHL).

The total estimated cost for the buyer for the *purchase process* is approximately €556,760. This estimate is indicative and provided in accordance with Article 20.1.c) of the Royal Legislative Decree 1/2007, of November 16, which approves the revised text of the General Law for the Defense of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees for this property are borne by the seller.

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Features: