+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Villa in Valle Romano

Reference: R5490427



Bedrooms: 3
Bathrooms: 2
M² Build size: 251
Price: 1,279,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 573













Overview:Elegant Private Villa with Pool in Valle Romano, Estepona Situated within the established Valle Romano development in Estepona, this detached villa presents an excellent opportunity for those seeking a private residence in one of the Costa del Sol's highly sought-after residential areas. The property occupies a generous 573.47 m2 plot and offers 170.32 m2 of built accommodation, complemented by 32.90 m2 of covered porches and 48.62 m2 of terraces, creating a wonderful balance of indoor and outdoor living. The villa also enjoys sea views, views towards La Bermeja to the right, and the golf course directly opposite, providing an attractive and open outlook. The villa is arranged over three above-ground levels, in addition to a basement, and offers a comfortable and practical layout comprising three bedrooms, two bathrooms and a guest cloakroom. The main level features an entrance hall, a spacious living and dining area, a kitchen and access to the various areas of the property, whilst the upper floor accommodates the bedrooms and bathrooms. The outdoor areas include several covered porches and terraces, providing a choice of spaces for relaxing and entertaining whilst enjoying the Mediterranean climate, together with a generous private swimming pool. The outdoor spaces also benefit from pleasant views across the surrounding area, the golf course and towards the sea. The basement comprises a private garage and storage area, with space for up to three vehicles, providing valuable additional storage and convenience. Thanks to its location, generous outdoor areas and versatile layout, the villa also represents an attractive investment opportunity, with the potential to be enjoyed as a permanent residence, holiday home or investment property for both holiday and long-term rental, subject to the relevant regulations and licences. A property with strong residential appeal and excellent potential, set within the peaceful surroundings of Valle Romano, whilst remaining within easy reach of Estepona and many of the Costa del Sol's key amenities, beaches, golf courses and attractions. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 1.406.900€. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

Features:

Pool, Air conditioning, None, Private garden, Alarm system, Parking, Holiday Home, Investment, None