

# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN VALLE ROMANO

📍 Valle Romano

REF# R5427001 €350,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

976 m<sup>2</sup>

The difficult part has already been done. The villa project is approved, the building licence is in place, and construction can begin immediately.

Set in an elevated position within Valle Romano, this 976.85 m<sup>2</sup> urban plot enjoys open views across the golf course, the surrounding hills and the Mediterranean Sea. Its orientation has been carefully considered within the approved design, making the most of the natural light and the views throughout the day.

The approved project has been designed around open-plan living spaces, generous terraces and large windows positioned towards the golf course and the sea. The result is a home that feels connected to its surroundings rather than separated from them.

For many buyers, the greatest advantage is certainty. Purchasing land often involves months of planning applications, technical reports and administrative processes. Here, that stage has already been completed, allowing the focus to move directly to construction.

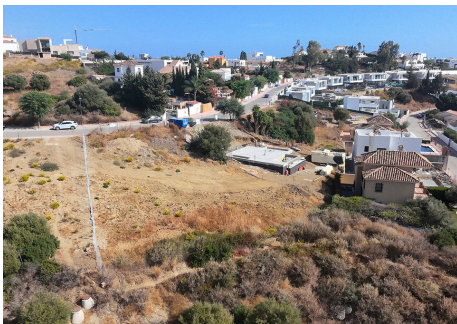
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Valle Romano has become one of Estepona's most established residential golf communities. The setting feels quieter than many coastal developments, yet Estepona's Old Town, marina, beaches, restaurants and supermarkets are all around ten minutes away by car.

Plots with approved projects and granted licences have become increasingly difficult to find on the Costa del Sol. For buyers looking to build a contemporary home without starting from scratch, this property offers a considerably shorter path from purchase to construction.



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