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Residential Plot for sale in Valle Romano, Estepona

418,000 €

Reference: R5388721 **Plot Size:** 1,034m^2











Costa del Sol, Valle Romano

1,034 M2 PLOT WITH PROJECT AND BUILDING LICENCE FOR A CONTEMPORARY VILLA IN VALLE ROMANO, ESTEPONA

Discover this 1,034.04 m2 plot on Calle Guatemala in Valle Romano, Estepona. It is offered for sale with an architectural project and building licence for a detached villa with a private swimming pool, spacious terraces and a rooftop solarium.

The plot has a permitted floor area ratio of 24%, equivalent to 248.17 m2 of floor area counted towards the planning allowance. The project provides a total area of 644.51 m2, including the villa, basement, and covered and uncovered terraces, plus a 79.60 m2 rooftop solarium.

The proposed layout combines generous interiors with outdoor spaces designed for Mediterranean living:

On the main floor, a living and dining room of almost 50 m2 opens onto the terraces and pool area. This floor also includes a kitchen with a pantry, an office, a full bathroom and a guest toilet.

The upper floor accommodates three bedrooms with en-suite bathrooms, including the principal bedroom with a dressing room, along with covered and uncovered terraces.

The basement offers 222.83 m2 of built area comprising a garage, storage room, utility room and toilet. According to the project\'s area schedule, this level does not count towards the permitted floor area.

Outside, the project features a 53.35 m2 private swimming pool, a chill-out area and spacious terraces. The rooftop solarium provides approximately 80 m2 of additional outdoor space.

An opportunity to build a contemporary villa with an architectural project already in place in Valle Romano, Estepona.

Contact us for further information, to view the plans or to arrange a visit.

The price includes the plot, architectural project and building licence. Construction of the villa is not included. The areas and layout described correspond to the proposed project.

Located just a 15-minute drive from Estepona town centre and 5 minutes from supermarkets and everyday amenities, the plot combines peaceful surroundings with convenient access to local services.

Estimated costs payable by the buyer: The purchase is subject to 21% VAT and Stamp Duty (AJD) at a rate of 1.2% (Law 5/2021 on Devolved Taxes). Notarial and Land Registry fees are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Indicative estimates range from €500 to €2,000 for notarial fees and from €250 to €1,500 for Land Registry fees. Administrative processing services (gestoría), if voluntarily engaged, are subject to freely agreed fees, estimated at between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Local Treasury Act). Estimated total cost for the buyer: €518,320. This estimate is indicative and is provided in accordance with Article 20.1(c) of the Consolidated General Consumer and User Protection Act. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agency fees are payable by the seller.

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