

REGIA

VALLE ROMANO

SPACE TO BREATHE. TIME TO LIVE.

VALLE ROMANO GOLF · ESTEPONA



EIGHT VILLAS. THREE ARCHITECTURAL TYPES. ONE DISTINCTIVE COLLECTION.

Morning light on the terrace. An afternoon beside the pool. Dinner that carries on into the evening. Regia makes room for the small rituals that turn time away into a way of life.

At Valle Romano Golf in Estepona, eight villas share a distinctive architectural language, expressed through three different types. Clear volumes, generous glazing and private infinity pools give the collection its identity; different proportions and configurations give each home its own character.

Inside, open living spaces invite people to gather. Outside, terraces create places to eat, settle into the shade or simply follow the light. A home to enjoy with others, with room to find a quieter moment of your own.

8

Villas

3

Architectural Types

8

Infinity Pools

A place to belong



< Sotogrande	< Gibraltar Airport	Puerto Banús >	Marbella >	Málaga Airport >
25 min	40 min	25 min	30 min	55 min

At Valle Romano, the coast and the inland landscape become part of everyday life. An established residential neighbourhood, with neighbours living here throughout the year, offers a setting for familiar routines as well as time away.

Spend the morning in Estepona, return for lunch on the terrace, then decide how little or how much to do with the afternoon. The wider coast brings further possibilities, east towards Marbella and west towards Sotogrande.



Golf with pedigree

18 HOLES / PAR 71

A morning on the course. Lunch with friends. An afternoon back beside your own pool. At Regia, golf belongs naturally within the rhythm of life on the coast.

Designed by Cabell B. Robinson, Valle Romano's 18-hole course has hosted Challenge Tour events and European Tour Qualifying School. Sea and Sierra Bermeja views accompany the round, with practice facilities and a clubhouse completing the experience.

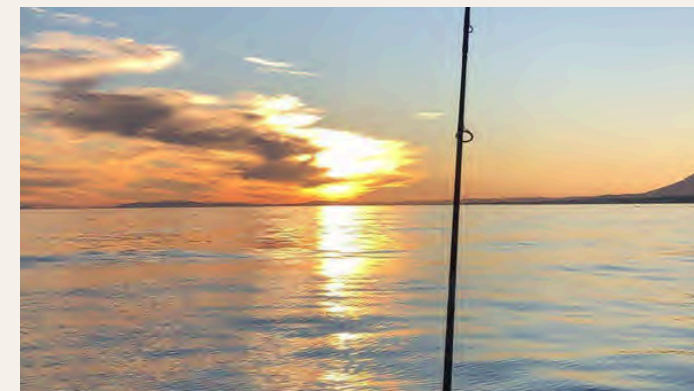
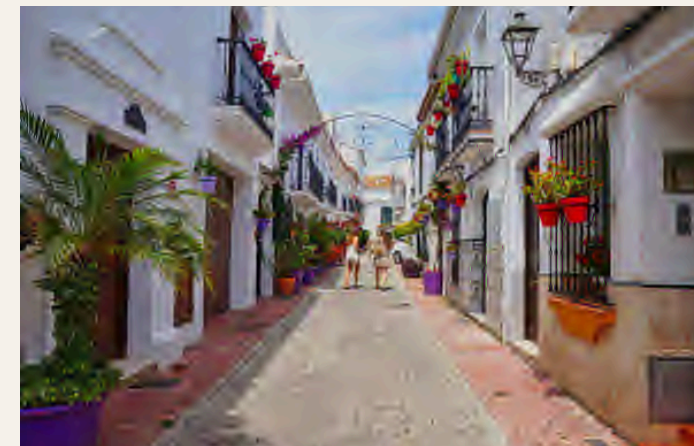


A coast to enjoy

Estepona's flower-filled old town, walks along the seafront and lunch beside the harbour. Some days call for the beach; others for a table in the shade and an afternoon that unfolds without a plan.

Along the wider coast, Marbella's restaurants, beachside dining and sport-fishing charters from Puerto Banús offer other ways to spend the day. Return home to your own terrace, with the evening still ahead.

For families, international education options in the wider area include Atalaya in Estepona, Swans in Marbella and Sotogrande International School further west.



LIVING BEYOND THE GLASS

The best part of lunch can be the hour after it.





Indoors and out. Part of the same day.



At home, in your own time.

Cooking whilst someone pulls up a chair. A drink carried out to the terrace. The pleasure of staying in when there is nowhere else you need to be.

The home gives these ordinary moments their setting. The island brings people close to the kitchen; the living room keeps the terrace in view. You can be together, find a little space to yourself, and move between the two without changing the pace of the day.

ARCHITECTURE OPEN TO THE OUTDOORS

The architecture begins with the relationship between the room and what lies beyond it. Glazing opens the living spaces towards terraces and water; projecting volumes and pergolas give those outdoor spaces definition.

Silk-grey façades and graphite-coloured frames establish a composed palette. Wood-effect aluminium pergolas bring a warmer note, drawing changing patterns of light and shade across the terraces.

Each type interprets these elements differently. Together, they create a collection with a recognisable identity, and homes whose character becomes clear as you move through them.



Volume, light and the space between.



Room to be together.

A kitchen at the heart of the home

The island becomes a natural meeting place: coffee before the day begins, food being prepared whilst friends gather, a conversation that continues into dinner.

The included kitchen combines an island workspace, integrated appliances and a light, finely veined worktop. Cabinetry brings together Soft Lava fronts and warmer side panels, with the layout tailored to the individual villa.

An induction hob with integrated extraction keeps the cooking area visually open. A built-in oven and microwave, integrated fridge-freezer and dishwasher complete a kitchen designed to work as part of the living space.



Island workspace · Integrated appliances · Induction with extraction

Interior image illustrative; individual villa layouts and finishes vary.



Room to retreat

A slower start, with the terrace just beyond the glass. A quiet moment before the house wakes. Bedrooms offer a more private rhythm, balancing the open social spaces elsewhere in the villa.

The illustrated bedroom opens towards its terrace and pergola, bringing the changing light into the room. Inside, the palette remains restrained, with cream-toned porcelain and white joinery giving furniture and textiles room to set the mood.

Full-height fitted wardrobes make storage part of the architecture. White lacquered fronts, integrated finger pulls and a warmer interior finish keep the everyday practicalities close at hand.

Time together. Time to yourself.

Bedroom illustration · Type III

Everyday rituals

The first warm step of the morning. A shower after the pool. A little time to get ready before heading out. Bathrooms are shaped around the moments that bookend the day.

Cream ceramic finishes, wood-effect vanity fronts, white basin surfaces and chrome tapware create a consistent palette. The principal bathroom specification includes a generous vanity and a rain shower; secondary bathrooms carry the same material character through the home.

Flush-to-floor showers, fixed glass screens and concealed drainage keep the spaces visually clear. Electric underfloor heating adds comfort underfoot, with mirrors and fitted vanity storage completing the rooms.



Illustrative bathroom render. The arrangement, bath provision and fittings follow the individual villa specification.

Considered in detail

What you see and what you feel belong together. The materials, glazing and systems support the way the home is lived in, from the first step onto a warm bathroom floor to the last swim of the day.



Full Development Specification available separately.

- 01 Indoor and outdoor surfaces conceived as one continuous palette.

Cream-toned porcelain inside is paired with an anti-slip terrace finish.
- 02 Large glazed openings with high-performance thermal glazing.

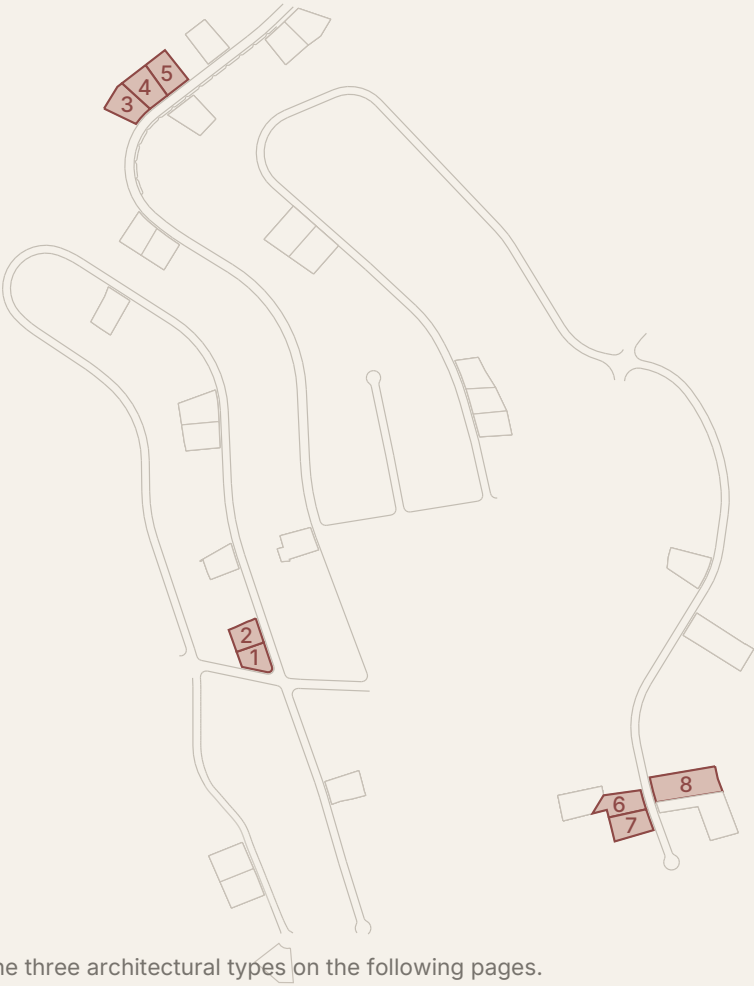
Thermally broken aluminium frames and low-emissivity double glazing.
- 03 Zoned heating and cooling designed for year-round living.

Ducted air conditioning with room-zone control; mechanical ventilation with heat recovery.
- 04 Underfloor comfort in bathrooms.

Electric underfloor heating is included in the bathrooms.
- 05 Private infinity pools with salt-water treatment.

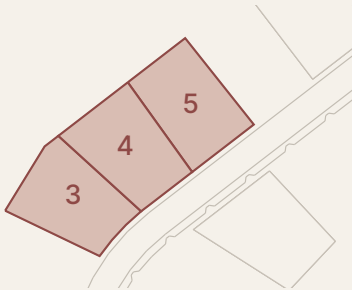
Sand-coloured mosaic, filtration and salt chlorination complete the pool specification.

Eight villas. One collection.



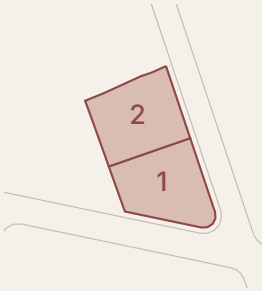
Explore the three architectural types on the following pages.

01



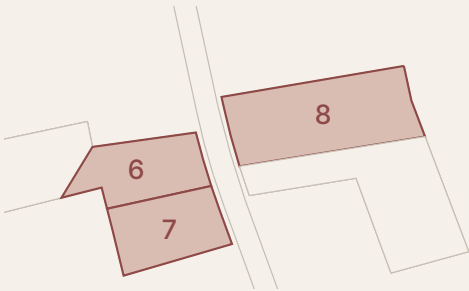
- 5 Silva / Type II
Facing: North-west (NW)
- 4 Terra / Type II
Facing: North-west (NW)
- 3 Aura / Type II
Facing: North-west (NW)

02



- 2 Lux / Type I
Facing: South-west (SW)
- 1 Solis / Type I
Facing: South-west (SW)

03



- 8 Stella / Type III
Facing: South-east (SE)
- 6 Aqua / Type II
Facing: South-east (SE)
- 7 Flora / Type II
Facing: South-east (SE)

TYPE I



Light, framed

VILLA SOLIS · VILLA LUX

Solis and Lux frame outdoor life on a more intimate scale. A projecting upper terrace and pergola give the homes their distinctive silhouette, while the lower level opens towards the pool.

The relationship is immediate: the living space, terrace and water sit close together, creating a setting where a quiet morning can become a long lunch with friends.

With 122–124 m² of internal built area, Type I is the most compact of the three architectural types. Covered and open terraces extend the places available to spend time, within plots of 400–411 m².

Private infinity pool · Individual villa plans available

122–124 m²

Internal built area

279–281 m²

Total built area

400–411 m²

Plot

52–57 m²

Covered terraces

32–34 m²

Uncovered terraces

Villa Solis

Ground Floor



17 Living / dining / kitchen · 18 Laundry · 21 Bathroom
19 Storage · 25 Covered terrace · 28 Pool

Representative Type layout. Individual villas vary in configuration and dimensions.

Facing: South-west (SW)

First Floor



05 / 06 / 09 Bedrooms · 07 Dressing room
04 / 08 Bathrooms · 12 Pergola-covered terrace

TYPE II

Open to the day

AURA · TERRA · SILVA · AQUA · FLORA

Five villas share a strong horizontal frame and an open relationship with their terraces. Aura, Terra, Silva, Aqua and Flora give this architectural idea different configurations within the collection.

From the living space, glazing draws the terrace and pool into the same scene. The pergola brings scale and shade to the upper level; the façade holds these elements within one clear composition.

Internal built areas range from 167 to 183 m², with different balances of covered and open terraces. The individual villa plans reveal those differences, helping you choose the home that fits the way you want to live.



Private infinity pool · Individual villa plans available

167–183 m²

Internal built area

327–370 m²

Total built area

533–560 m²

Plot

27–52 m²

Covered terraces

59–81 m²

Uncovered terraces

Villa Aura

Ground Floor



22 Living room · 23 Kitchen · 20 Laundry
14 / 16 Storage · 24 Covered terrace · 28 Pool

Representative Type layout. Individual villas vary in configuration and dimensions.

First Floor



09 / 10 / 11 Bedrooms · 06 / 07 / 08 Bathrooms
12 Pergola-covered terrace · 12b Open terrace

Facing: North-west (NW)

TYPE III / VILLA STELLA

Room to gather

Villa Stella brings a broader scale to Regia. There is room for different moments to happen together: conversation at the table, time beside the water and a quieter pause indoors.

Projecting terraces and a pergola-defined dining space shape the outdoor composition. Inside, the living, dining and kitchen areas are arranged around a generous connected space, with the stair and changes in height adding depth to the architecture.

Stella occupies a plot of 1,002 m², with 433 m² of internal built area. Its complete villa plans include a basement as well as the Ground and First Floors shown here.



Private infinity pool • Individual villa plans available

433 m²

Internal built area

604 m²

Total built area

1,002 m²

Plot

62 m²

Covered terraces

38 m²

Uncovered terraces

Villa Stella

Ground Floor

Facing: South-east (SE)



Whole plot layout



- 20 Kitchen
- 23 Living room
- 22 Interior double-height space
- 26 Covered terrace
- 30 Swimming pool

Complete villa plans, including the basement, are available separately.

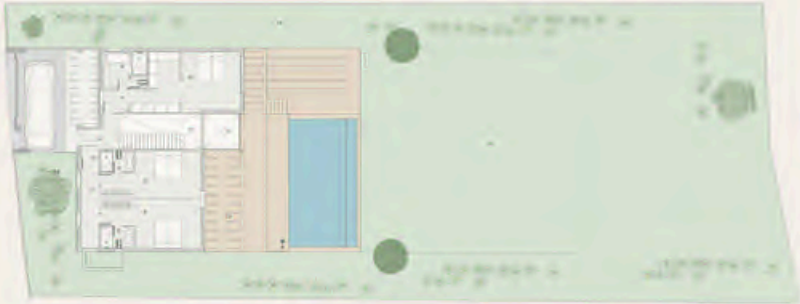
Villa Stella

First Floor



Facing: South-east (SE)

Whole plot layout



- 10 Main bedroom
- 07 Main bedroom dressing room
- 08 / 09 Bedrooms
- 11 Interior double-height space
- 13 Pergola-covered terrace

Complete villa plans, including the basement, are available separately.

Made for your way of living

A place to train before breakfast. Somewhere to keep the bottles you have collected. Time set aside for a sauna at the end of the day. Personalisation begins with the things you want to make room for.

A private gym, home cinema, wine cellar or sauna can be explored as additional options, alongside other ways to personalise your home. The possibilities depend on the villa you choose, the stage of the project and technical feasibility, with the scope agreed for your individual home.

Your agent can help you explore the options with KORK and understand what can be incorporated into the villa you are considering.



Make room for what you enjoy.



Wine cellar



Sauna

Give a favourite ritual its own place. A wine cellar can become a setting for sharing a bottle; a sauna offers a reason to slow the evening down.

Further possibilities include a home cinema, golf simulator, outdoor kitchen and selected comfort or technology options. Each proposal is developed around the chosen villa and an agreed technical scope.

Additional options are subject to the villa, project stage, feasibility and agreed scope. The images are illustrative examples of possible spaces.

More than a developer



At KORK, creating a home begins with understanding how it will be lived in. Architecture, quality and the care given to each decision shape the experience of the finished residence.

We deliberately develop a limited number of homes at a time, allowing our team to remain closely involved in each project. This personal approach also allows us to explore individual preferences within the possibilities of each villa's design.

At Regia, that approach brings together a distinctive architectural identity and a considered way of living on the Mediterranean coast. A collection of eight homes, with attention given to the choices that make each one feel personal.

Kork

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