Costas & Casas
Marbella Real Estate

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Bargain! Front Line Golf, Modern, Designer Villas with Panoramic views for sale, on The New Golden Mile, Estepona - Marbella

Marbella Area

House | Plot 517 m² | Built 428 to 446 m² | - | 4 | 3 | Ref. 133641 | **650.000 €**

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Exceptional opportunity to purchase a modern style villa below market price!

Situated on a gated golf resort, on the New Golden Mile.

Located at a short drive to the beach, Estepona centre, an exclusive mall on the beach with a great selection of restaurants, boutiques and several beach clubs. San Pedro, Puerto Banùs in Marbella are located at only a 5 to 10-minute drive.

In this tranquil community, a complex of 5 modern villas will be built, all with panoramic views from each room, overlooking the Golf Course and the Mountains of Estepona.

West orientation to enjoy the sun from midday until sunset for these lovely family dinners and drinks with friends on your terrace.

The villas will be built using the latest techniques to obtain an ecological and low maintenance property.

Only top-quality materials will be used and our in-house interior designers will work together with you to make the best choices in furniture and finishes to create your dream home.

PLOTS :

The plots have a slight slope, sizes from 499m2 to 517m2
Infinity pool of 35m2
Car Port from 59m2 to 77m2

THE VILLAS:

Modern architecture villa, built on 3 levels, including the roof top terrace.
Built area: from 428m2 to 446m2
Total Covered area: 250m2
Built Living area: 183m2
Open Terraces: 84m2
Bedrooms: 4
Bathrooms: 3

Ground floor:
Spacious entrance hall leading to open Lounge with dining area and kitchen with storage area.
The kitchen comes with white lacquered handle less cabinets and drawers and will be fully equipped with BEKO stainless steel appliances (or similar).
Dekton work surface.
Downlights with warm or cold light.
Bedroom with built in wardrobes.
Separate full bathroom which also serves as a guest bathroom.
All rooms have direct access to a very nice terrace, partly covered and the garden with private pool.

First Floor:
Upstairs we have another hall leading to the master bedroom with walk in closet and en-suite bathroom with double sinks.
There are 2 other bedrooms with built in wardrobes that share a bathroom.
The master bedroom and one of the bedrooms have direct access to the terrace and all have panoramic views towards the garden and the mountains.
Roof Top Solarium:
Roof top terrace of 80m2 to soak up the sun all day long with chill out area and a Jacuzzi of 12m2.

Other Characteristics:
Interior flooring: Cream marble flooring - tile size 40x60 cm
Exterior flooring and terraces: Cream marble flooring - Tile size 40x60 cm, non-slip finish
High Quality Aluminium carpentry profiles with CLIMALIT 6/14/4 windows
Windows: tilt and turn hidden sash system with thermal break and security double-glazing.
Main sliding doors with sunken frames - security double glazing
Ceiling height in main living area of 2m80 with floor to ceiling windows
Security System Frond Door with Wood finish
Interior doors: White smooth lacquered wood with Stainless Steel concealed hinges
Wardrobes: White textured lacquered wood with Stainless Steel concealed hinges
Terrace banisters in glass and aluminium finish
Vehicle gate to driveway entrance in aluminium with electric engine with remote control
Sanitation – System separating rainwater and wastewater
Electrical Switches and Sockets from Simon High Tech Series or similar
Daikin System Heating and Air Conditioning – Each room has independent control with Eco saving. Aerothermal.
Bathroom fittings by Roca, Taps by Grohe, tiling with Porcelanosa
Pre-installation for Blinds
Swimming Pool area in High Quality Cream Marble, Tile size 40x60 cm, non-slip finish
Downlights in the kitchen with warm or cold light
Video Entry System
ECO building with low energetic consumption

Optional Extras:
Elevator
Blinds or Electric Blinds for all bedrooms
Underfloor Heating System
Underfloor Heating System for all bathrooms
Cove Lighting in the living room
Domotic System
Suspended Toilet Bowls
Automated Irrigation System
Heat Pump for Swimming Pool with or without automatic cover
Multi-Color LED Lighting in the Swimming Pool
Bioethanol Fireplace Ecosmart
Photovoltaic Panels for Self-Consumption (90% Daily Consumption)
SIEMENS Appliances
Chill out Area with Fireplace
Wine Cellar

BENEFITS OF BUYING OFF-PLAN:

There is a possibility to change the internal distribution.
You can choose the finishes.

The price for this modern off plan villa is extremely competitive and now you have the opportunity to purchase this villa 40% below market price.

All the licenses, utility connections, architect studies and the plot are included in the price.
The 10% VAT on the construction and the 21% VAT on the plot are not included in the price.
Once you have purchased the plot you could obtain a mortgage, subject to status.
Completion of the villa: 10 to 12 months after reservation.
More information, plans, options and materials in our office in Marbella.

Update: Last villa! For 650.000€ excl.vat.

View all developments matching your requirements. At Developers price but with Our Top-Notch Service included.

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