



## Gated Development of 25 Modern Villas for sale near a Golf Resort on the New Golden Mile, Marbella - Estepona

Marbella Area

House 
 Plot 417 m<sup>2</sup>
 Built 187 to 236 m<sup>2</sup>
 Terrace 94 to 96 m<sup>2</sup>
 3 
 3 
 Ref. 134056

985.000 €

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## Gated Development of 25 Modern Villas for sale near a Golf Resort on the New Golden Mile, Marbella - Estepona

*Update: 04/2022*

**Last 2 villas for sale!**

This small gated community of 25 contemporary villas is located next to a lovely golf resort and at a short drive from the beach, all amenities and the Estepona Centre.

The glamorous marina of Puerto Banus is located at only a 15 minutes' drive and the charming old town of Marbella at a 20-minute drive. Laguna Village, at a 5-minute drive, offers several great beach clubs, such as Puro Beach Club, Claro and Camuri and a large selection of good restaurants and lovely boutiques.

The villas offer an open plan layout with large windows with concealed rails in the floor in the living area to combine the inside space with the spacious terrace to create one large open space.

The villas are south facing.

Natural stone tiles and top-quality materials will be used to build these villas.

The addition of a basement and solarium are optional, allowing buyers to add a further bedroom and personalise the basement to suit their individual requirements.

This unique development is complemented by a family membership at the local Golf Club.

### THE PLOTS:

The plot sizes vary from 447 m2 up to 912 m2

Lawns are laid with automatic watering system.

Fencing in concrete blocks.

Swimming pool of 31 m2 with shallow area to place terrace furniture and a deep area to swim.

### THE VILLAS FEATURE:

#### **The Villas feature:**

3 bedrooms

3 bathrooms

Built: 187 m2

Terrace: 96 m2

Plot: 496 m2

Price: €689,000 SOLD OUT

3 bedrooms

3 bathrooms plus a guest toilet

Built: 234m2

Terrace: 96 m2  
Plot: 733 m2 – 757 m2  
Price: €985,500 (only 2 left)

4 bedrooms  
3 bathrooms plus a guest toilet  
Built: 206 m2  
Terrace: 100 m2  
Plot: 800 m2 – 850 m2  
Price: €698,500 (sold out)

## FEATURES:

Aluminium Windows with double glazing  
Natural Stone Flooring  
Wooden interior doors in oak or lacquered in white  
Security entrance door  
Fully fitted kitchen in matt white lacque with kitchen island  
White worktops in Silestone  
Appliances are included in the price  
Air conditioning hot and cold

Basements are optional. They will be delivered without finishing's except for the stairs, the toilet and the utility room. They will be delivered with the necessary installations for water and electricity. The basement has natural light and ventilation.

Basement sizes and prices:  
112 m2: €89,500 + 10% VAT  
101 m2: €80,500 + 10% VAT

A rooftop solarium is another option:  
97 m2: €29.900 - 38.900 + 10% VAT

*10% VAT and legal fees are not included in above villa prices.*

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