Costas & Casas
Marbella Real Estate

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## Second line beach, modern, contemporary designer villa for sale in Estepona, Costa del Sol

Estepona

House | Plot 724 m² | Built 137 m² | Terrace 172 m² | 3 | 2 | Ref. 136022S

**675.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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Great opportunity to purchase a modern style villa at an attractive price, this close to the beach!

Located in a small residential community, **at a 1-minute walk from the beach and at a short drive to the Estepona centre**, which offers a great selection of nice boutiques, restaurants and all amenities.

Close to several trendy beach clubs, a 4* hotel with Spa and at a 20 minutes' drive to San Pedro, Puerto Banùs and Marbella.

**South orientation** to enjoy the sun all day until sunset for these lovely drinks and dinners with friends and family.

The villa 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.

## THE PLOT:

The plot size is 724 m2 - nice flat plot
Large swimming pool of 46m2

## THE VILLA:

Modern architecture villa, built on 2 levels
Interior built area: 137 m2
Total Terraces covered and uncovered: 172 m2
Bedrooms: 3
Bathrooms: 2,5

**Distribution:**

*Ground floor:*
Spacious entrance hall with guest toilet and staircase. The hall leads to open lounge with dining area and open kitchen.

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.

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.

There are 2 other bedrooms with built in wardrobes that share a bathroom.

All bedrooms have direct access to the terrace and all have panoramic views towards the Mediterranean Sea, Gibraltar, the African coast, the gardens and the mountains.

*Other Characteristics:*

- Interior flooring: high quality 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
- 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
- Under floor heating
- Blinds or Electric Blinds for all bedrooms
- Cove Lighting in the living room
- Domotic System
- 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

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.

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

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