



Last villa! Stunning, spacious, modern luxury villas with sea views for sale in a new complex between Estepona and Marbella

Marbella Area

🏠 House 📏 Plot 995 m² 🏠 Built 252 to 382 m² 🏠 Terrace 252 to 382 m² 🛏 4 to 6 🚿 4 to 6 # Ref. 137259

🏠 1.340.000 €

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 form part of any contract. The price does not include purchase costs.

Stunning, spacious, modern luxury villas with wonderful sea views for sale in a new development between Estepona and Marbella

Only 2 villas left!
LAST VILLA!

PROPERTY HIGHLIGHTS

Modern, contemporary architecture with wide airy spaces and **double height ceiling**

Built over 2 levels with optional basement and roof terrace

Numerous options include home cinema, wine cellar, games room, jacuzzi etc and choice of brand-appliances

Perfect integration of living spaces into terraces via wide floor-to-ceiling windows that slide into pocket walls

We are proud to present this truly **stunning new project** comprising 12 contemporary style villas with plenty of **options for personalization**.

This is a **great opportunity** to acquire a gorgeous modern luxury villa with all its associated benefits at a **genuinely affordable price**.

Via well thought-out open plan design and abundant use of natural light, the villas offer **very wide and bright living spaces**.

Majestic but cosy terraces are perfectly integrated into the indoor living areas via **wide floor-to-ceiling windows which slide into pocket walls**.

As befits contemporary luxury homes, **only lavish finishes and top-quality materials will be used**.

Construction will also implement the latest techniques to obtain an ecological and low maintenance property.

THE LOCATION

The project will be built on the **New Golden Mile**, close to the renowned Flamingos golf resort and only at a short walk to all amenities, restaurants and the beach. Marbella and Puerto Banus are about 12 minutes away by car, San Pedro takes just a 7 minute drive.

THE PLOTS

Flat plots, sizes from 965m2 to 1,095m2
Each villa will benefit from a 67m2 outdoor pool
Carport for 2 cars

THE VILLAS

Choice between **3 types of villas**

All villas have 4 en-suite bedrooms and guest toilet, distributed over ground and 1st floor.

Basement and roof terrace are optional and offer the opportunity to integrate a 5th en-suite bedroom, games room, home cinema, spa area or wine cellar in the basement and Jacuzzi and BBQ area on the roof terrace.

All villas benefit from sea views, but 2 villas only have sea view from the 1st floor.

Distribution of the standard version of all villas:

Ground floor

Spacious, double height ceiling living- and or dining room and open plan reception area

Open plan kitchen, dining area and living room

1 en-suite bedroom

Guest toilet

Interconnected covered and uncovered terraces (with chill out zone with fireplace, optional)

Swimming pool

First floor

2 en-suite bedrooms

1 en-suite master bedroom with walk-in closet

3 terraces

Only 1 villa left: 02/2022

Villa 48:

- € 1.340.000

Plot: 965m²

Built living area: 252m²

Basement optional: 130m²

Terraces: 192m²

Optionale basement equipped with

- Underfloor heating with separate thermostats
- Pre-installation airco
- Living room
- Single bedroom with ensuite bathroom
- Extra TV & Internet connection
- Extra led lights with dimmer
- Storage room
- Technical room

The Villa

- Chimney
- Marble beige colour on main and first floor including terraces
- Suspended toilets in all bathrooms
- Swimmingpool 1, 50 deep
- Extra sockets on the terrace
- Extra led lights with dimmer

Other Characteristics:

- Interior flooring: porcelain tile flooring
- Exterior flooring and terraces: anti-slip porcelain tile flooring
- Sunbathing deck by the pool and Jacuzzi on the roof made of composite wood
- High Quality Security & thermal laminated glass, aluminium profiles
- Bathroom and kitchen walls in ceramic tile imitating white marble and cement finish
- Armoured main entrance door
- Main sliding doors with invisible track - security double glazing
- Internal doors: standard height white lacquered
- Wardrobes: following detailed design, white lacquered sliding doors with finger pull and inside finished in Cancun textile. Walk in closets are without doors, finished in wood laminate.
- Electrical Switches and Sockets from Berker B7 in white
- Bathroom fittings by Hansgrohe and Villeroy & Boch
- All electrical appliances by Siemens
- ECO building with low energetic consumption

We can show you all new projects that match your requirements.

At developers' prices but including our top notch service and market knowledge.



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