Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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Modern villa for sale with beautiful open sea views, 5 minutes' walk to the beach - Estepona

Estepona

House | Plot 981 m² | Built 226 m² | Terrace 125 m² | 4 | 4 | Ref. 137525

695.000 €

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 location, **quiet residential area,** just a short walk from the beach and close to all amenities, several golf courses and the beautiful center of Estepona and its marina.

Architecturally, the villa is a perfect symbiosis of modern and contemporary design with a functional layout of living spaces, resulting in a **pleasant, cozy and harmonious home.**

Minimalist window frames are embedded in the walls and floors and the sliding doors can be hidden in the double walls to combine the interior space with the outside environment so as to create an **enormous open space** with **lots of natural light.**

The architect has used the **latest techniques and materials** to build an ecological and **elegant, low-maintenance villa.**

Our interior designers will work with you to make the best choices for furniture and finishing.

THE PLOT:

Plot size of 981 m2
Swimming pool: 37 m2

THE VILLA:

Modern, contemporary style
Built over 2 levels
South-facing
Built surface: 226m2
Covered terraces: 87 m2
Non-covered terraces: 38 m2
4 en-suite bedrooms
Guest toilet

Distribution:
Ground floor:
Spacious open plan layout with living room, dining area and kitchen
Guest toilet, utility room and storage space
Covered and uncovered terraces
Swimming pool

Upper floor:
Master bedroom suite with walk-in closet
3 en-suite bedrooms
All bedrooms have fitted wardrobes
All bedrooms have direct access to the terraces
Car port

Other characteristics:

- Interior flooring: high quality cream marble flooring (Crema marfil) – tile size 40x60 cm
- Exterior flooring and terraces: cream marble flooring (Crema marfil) – Tile size 40x60 cm – non-slip
- High quality aluminium carpentry profiles with Climalit 6/14/4 windows
- Main sliding doors with sunken frames – security double glazing
- Ceiling height in main living area of 2m80 with floor to ceiling windows
- Security system front door with wood finish
- 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 aerothermic Eco saving.
- Bathroom fittings by Roca, taps by Grohe, tiling with Porcelanosa
- Pre-installation for blinds
- Downlights in the kitchen with warm or cold light
- Video entry system
- ECO building with low energetic consumption

Optional Extras:
Lift
Blinds or electric blinds in all bedrooms
Underfloor heating system
Underfloor heating system for all bathrooms
Cove Lighting in the living room
Domotic system
Wall mounted 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)
Upgrade to GAGGENAU appliances
Chill out area with fireplace
Wine Cellar

Advantages of buying off plan:

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

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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