



**New modern-contemporary villas for sale, panoramic sea views, on the New Golden Mile between Marbella and Estepona**

Marbella Area

🏠 House 📏 Plot 948 m<sup>2</sup> 🏠 Built 471 to 703 m<sup>2</sup> 🏠 Terrace 204 to 277 m<sup>2</sup> 🛏 4 to 5 🗺 4 to 5 # Ref. 137777-P

🏠 2.650.000 €

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## New modern-contemporary luxury villas for sale with panoramic sea views, on the New Golden Mile, Marbella - Estepona

**THIS PROJECT HAS BEEN REPLACED  
BY: [HTTPS://WWW.COSTAS-CASAS.COM/MARBELLA-ESTEPONA-NEW-BUILD-MODERN-LUXURY-VILLAS-PANORAMIC-SEA-VIEW-157838](https://www.costas-casas.com/marbella-estepona-new-build-modern-luxury-villas-panoramic-sea-view-157838)**

### THE LOCATION

New project consisting of about 50 luxury villas, all benefitting from **impressive panoramic sea views** that extend as far as Gibraltar and Africa.

The new urbanisation is less than 10 minutes driving to San Pedro, Puerto Banus and the centre of Estepona.

Just a few minutes away from the beach, all amenities and the nearest golf course.

### THE VILLAS

Plot sizes from 948m<sup>2</sup> to 1.258m<sup>2</sup>  
Total built living area from 675m<sup>2</sup> to 980m<sup>2</sup>  
Terraces: from 204m<sup>2</sup> to 277m<sup>2</sup>

The villas are conceived to **smoothly integrate with the mesmerizing landscape**. Modern, avant garde design blends perfectly with **functional elegance**, creating eye catching but **cosy and pleasant luxury homes**.

Large, airy indoor spaces seamlessly integrate with **generous terraces** by means of wide sliding floor-to-ceiling windows which **maximize the experience of subtropical living**.

The villa is built over 4 levels and benefits from 4 or 5 bedrooms en suite.

Distribution of each villa:

#### Ground floor:

Open plan living room and dining room with floor-to-ceiling windows which open completely, creating a large, open space that unites the living room with the terraces and the pool.  
Open plan kitchen with cooking island, white lacquered drawers and cupboards with fingerpull and a Silestone work top. The kitchen is fully equipped with SIEMENS (or similar) appliances.  
1 en-suite bedroom and 1 bedroom with separate bathroom. Fitted wardrobes in each bedroom. Or covered bar area.  
Large terrace with overflow pool

#### Upper floor:

En-suite master bedroom with terrace overlooking the pool.  
En-suite bedroom  
Bedroom with separate bathroom  
All bedrooms have fitted wardrobes

**Roof top:**

Carport for 2 cars  
Solarium

**Lower floor:**

Please note, the lower floor can be fully built and furnished according to the wishes of the buyer

The villas have been designed using the **latest techniques and premium quality materials** to create the perfect living space for you and your family. These villas are **ecological and low-maintenance properties** boasting exceptional architectural design.

Our internal interior designers will work with you to find the best choices in furniture and finishes to create your dream home.

*Other features and specifications included in the price:*

Interior floors: porcelain tile imitating cement finish size 60x60

Exterior floors: porcelain tile imitating cement with antislip finish size 60x60

Sunbathing deck by the pool, Jacuzzi area on roof top in composite wood

Bathroom floors: ceramic tiles imitating white marble and cement finish

Standard height white lacquered internal doors, hidden hinges

Wardrobes: white lacquered sliding doors with finger pull and insides finished in cancum textile

Walk in closets without doors, finished in wood laminate

Switches and sockets: Niessen Zenit-white

Lighting: Downlight LED on ceilings, bathrooms, kitchens and corridors

Infinity swimming pool finished in white mosaic, exterior shower, LED lighting

Kitchen units lacquered with fingerpull, Silestone worktop looking like marble, Siemens appliances (or similar)

Domotic pre-installation for alarm system, CCTV, door station, smart lights, mobile app

Bathrooms: Wall hung toilet Subway, Villeroy&Boch sink and bath, and Hans Grohe taps

High quality aluminium thermal break profiles by Cortizo, security laminated glass CLIMALIT 3+3/10/6, includes thermal glass.

Main sliding doors with invisible track

Electric underfloor heating in bathrooms

Daikin system for heating and air conditioning - Each room has independent control with arothermal Eco-saving.

Front wall for plot enclosure

ECO building with low energetic consumption: arothermal system, double insulation, sun passive protection *Other optional extras*

Lift

Underfloor heating system

Enlarging covered terraces

Heating for outdoor pool

Fireplace outside

Wine cellar

Automatic pool reel

Enlargement pool

Pool finishing in porcelain tiles

Jacuzzi upgrade

Large outdoor Jacuzzi

Security glass windows

Armoured entrance door

Panic room

Additional en-suite bedroom in basement

Gymnasium in basement

Raising level of garden surface

Spa room in basement

Office room in basement

**Various options with regard to materials, interior design, appliances, etc. are possible.**

Prices of available villas off plan: from € 2.600.000 to € 3.800.000

All licenses, utility connections, architect studies and the plot are included in the price. All payments are covered via bank guarantees.

Completion of the villa: 12 to 14 months after reservation.

First villas ready since Summer 2020 and sold.

***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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