



New modern, avant garde style villas with sea views for sale, La Duquesa, Manilva, Costa del Sol

Costa del Sol (other)

 House
  Plot 424 m²
 Built 172 m²
 Terrace 144 m²
 3
  3
  Ref. 138015

 495.000 €

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SOLD OUT

PROPERTY HIGHLIGHTS

- Excellent location, walking distance to the beach and marina
- Sea views
- Very modern, avant garde style design
- Infinity pool
- Plenty of options regarding appliances, finishes and additional spaces
- Energy certificate A

THE LOCATION

- New project of 17 luxury, contemporary style villas, benefitting from partial or full **panoramic sea views**.
- The new urbanisation is within **walking distance to the beach**, an amusement park, supermarket and La Duquesa's marina. Further amenities, restaurants, international schools and the beach promenade of Sabinillas with **plenty of bistros and restaurants** are just a very short drive away.
- **Several golf courses**, a polo club, equestrian centers, popular beach clubs are in the immediate vicinity.
- Estepona with its charming old town, marina and **long beach promenade** is 10 minutes away by car. Sotogrande's stylish marina is about 15 minutes away. For those looking to get a taste of authentic Andalucía, the picturesque postcard village of Casares takes a mere 10 minutes' drive.
- **Further excursion alternatives** are Gaucin, Castellar de la Frontera, Ronda, Gibraltar and Sevilla.

THE VILLAS

- Plot sizes from 519m² to 638m²
- Total built living area from 172m²
- Terraces: 144m²
- Infinity swimming pool: 32m²
- 3 en-suite bedrooms

- The villas are conceived to **smoothly integrate with the landscape of the sea and the pool**, using horizontal lines parallel to the sea. This modern, **futuristic design** blends perfectly with functional elegance, creating **eye catching but cosy and pleasant luxury homes**.
- **Large, open plan indoor spaces seamlessly integrate with generous terraces** by means of wide sliding floor-to-ceiling windows which **maximize the indoor-outdoor flow and the experience of subtropical living**.
- Each villa is **built over 2 levels and comprises 3 en-suite bedrooms** and a guest toilet. Buyers can choose between a **host of different options** in finishes, appliances and additional rooms to suit their individual needs.

Distribution of each villa:

Ground floor:

- Open plan living room and dining room with floor-to-ceiling windows which can fully open, creating a large, open space which fluidly connects 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**.
- Fireplace
- Guest toilet
- Hall
- Staircase
- Terrace of 52m2 with pool of 32m2
- Carport for 2 cars

Upper floor:

- En-suite master bedroom with walk in closet
- 2 en-suite bedrooms
- Large covered terrace of 24m2 overlooking the pool and the sea

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 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 30x60
- Exterior floors: porcelain tile imitating cement with antislip finish size 30x60
- Armoured entrance door
- Standard height white lacquered internal doors, with hidden hinges
- Walk in closets without doors, finished in wood laminate
- Bathroom floors: ceramic tiles imitating white marble and cement finish
- Wardrobes: white lacquered sliding doors with finger pull and insides finished in cancum textile
- Switches and sockets: Berker B7
- Lighting: Downlight LED on ceilings, bathrooms, kitchens and corridors
- Kitchen units lacquered with fingerpull, Silestone worktop looking like marble, Siemens appliances (or similar)
- Bathrooms: Roca, Hans Grohe taps

- High quality aluminium thermal break profiles by Cortizo, security laminated glass CLIMALIT 4+4/16/4+4, includes thermal glass.
- LG system for heating and air conditioning
- Front wall for plot enclosure
- ECO building with low energetic consumption: aerothermal system, double insulation, sun passive protection
- Infinity swimming pool finished in white mosaic

Other optional extras:

- Domotic system
- Underfloor heating system
- Upgrading to Gaggenau appliances
- Heating for outdoor pool
- Bioethanol fireplace outside
- Chill out area
- Automatic pool reel
- Pool finishing in porcelain tiles
- Jacuzzi
- Bedroom in basement
- Gymnasium in basement
- Spa room in basement
- Office room in basement

PRICES

Update 05/2020
Only 7 villas left
from € 495.000 to € 595.000

All licenses, utility connections, architect studies and the plot are included in the price.

OPTIONS:

- Small basement (77m2): lower floor with fitness room, games room, laundry room, bar, machine room, additional living room, bar, etc. Price: € 84.700
- Large basement (117m2): € 128.700
- Solarium / Roof terrace with glass balustrade, external lighting and spiral staircase: € 48.000

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

For a detailed list of features, specifications, and floor plans, please contact us!

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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