



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: aérothermal 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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