



New modern luxury villa for sale, with sea and golf views, Estepona.

Estepona

House Plot 497 m² Built 163 m² - 3 3 # Ref. 138031

595.000 €

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PROPERTY HIGHLIGHTS

Panoramic sea and golf views
Stunning contemporary style architecture
High standard materials and finishes
Ecological, low maintenance building
Overflow pool
Optional lower floor
Plenty of options regarding appliances and finishes.

THE LOCATION

Free standing contemporary style luxury villa with **stunning sea and golf views**. Second line golf, directly overlooking one of the area's best golf courses.

The **beach and plenty of amenities are only a very short drive away**.

Estepona with its historic town, marina and long beach promenade is 5 minutes away by car. 20 Minutes to the centre of Puerto Banus and 30 minutes to Marbella centre.

THE VILLA

3 en-suite bedrooms
Built liveable area: 163m2
Plot size : 497m2
Covered terraces: 76m2
Open terraces: 103m2
Pool size: 37m2

Stunning architecture which incorporates the newest and coolest tendencies of contemporary, minimalist style.

Open plan layout: integrated kitchen, dining and lounge areas seamlessly connect with terraces by means of wide sliding floor-to-ceiling windows.

All rooms, including bathrooms, enjoy panoramic views.

High quality materials and finishes.

The villa is built over 2 levels and comprises 3 en-suite bedrooms. The option exists to add a lower floor which can be **furnished to the individual likings of the buyer**.

OPTIONAL: Lower floor of 97m2: with fitness room, games room, laundry room, bar, machine room, additional living room, guest toilet etc., with the same finishes as the villa.
Price: € 74.000

DISTRIBUTION:

Ground floor:

Open plan living room and dining room with floor-to-ceiling sliding windows which can fully open, creating a large, open space which fluidly connects with the terraces and the pool.

Open plan kitchen, white lacquered drawers and cupboards with fingerpull and a Dekton work top. The kitchen is fully equipped with **SIEMENS** (or similar) appliances.

Guest toilet

Hall

Staircase

Terrace of 52m2 with pool of 32m2

Overflow pool

Carport for 2 cars

Upper floor:

En-suite master bedroom with walk in closet

2 en-suite bedrooms

Large terrace overlooking the pool

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: High quality marble 'Crema marfil' quarry El COTO size 40x60

Exterior floors: idem, with non-slip finish

Pool area: idem, with non-slip finish

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: SIMON

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

Kitchen units lacquered with fingerpull, Dekton 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 6/14/4, includes thermal glass.

Daikin 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 upgrade
- Bedroom in basement
- Gymnasium in basement
- Spa room in basement
- Office room in basement

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.

More information, plans, options and materials at our office in Marbella.

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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