



## Attractive new modern luxury villas for sale, with sea and golf views, Manilva, Costa del Sol

Costa del Sol (other)

House 
 Plot 632 m<sup>2</sup>
 Built 209 m<sup>2</sup>
 Terrace 107 m<sup>2</sup>
 4 
 4 
 Ref. 138682

555.000 €

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### PROPERTY HIGHLIGHTS

- New project of 27 villas
- Contemporary style architecture, with open plan layout
- Fantastic sea and golf views, only 600m away from the beach
- Close to all amenities, golf and leisure facilities

### THE LOCATION

New, attractive project of 27 **luxury villas, in a quiet urbanisation, just 600m away from the beach** and within walking distance of a supermarket and amusement park. Just a very short drive to Puerto de La Duquesa's marina, several restaurants and international schools, and the beach promenade of Sabinillas with its abundance of bistros and eateries.

All properties offer **great views over the sea and the adjacent 18-hole golf course** which features spectacular tees and several facilities.

20 minutes by car to Estepona with its charming old town, its marina and long beach promenade. Sotogrande's stylish marina is about 12 minutes away. The quaint Andalusian village of Casares takes a 30 minutes' drive. There are further **interesting excursion alternatives** such as Gibraltar, Gaucin, Castellar de la Frontera, Ronda and Sevilla.

### THE PLOTS

Plot size: from 632m<sup>2</sup> to 818m<sup>2</sup>  
Wall fenced plots  
Landscaped mature garden  
Pool size: 40m<sup>2</sup>

### THE VILLAS

Built size: 209m<sup>2</sup>  
Terraces: 107m<sup>2</sup>  
4 bedrooms (of which 2 en-suite)  
3 bathrooms + 1 guest toilet  
Distribution over 2 floors

An excellent opportunity to **acquire a brand new modern-style luxury villa with beautiful sea and golf views at a very attractive price.**

The villas are designed with an **open plan layout**, i.e. with integrated lounge, dining area and kitchen with spacious and airy living areas.

#### *Distribution*

##### ● **Ground floor**

Integrated kitchen with cooking island, salon and dining area  
En-suite bedroom with fitted wardrobe  
Guest toilet  
Laundry room  
Stairs and entrance hall  
Porch

##### ● **Upper floor**

En-suite bedroom  
2 bedrooms  
Shared bathroom  
Stairs  
Large terrace, accessible via all bedrooms

Prices villas phase1: from € 500.000 to € 548.000

**Update 08/2019: prices from 6 available villas from €555.000 to €575.000**

### **OTHER FEATURES**

- Fully fitted kitchen with prime quality appliances
- Fitted wardrobes
- Home automation system
- Air conditioning
- Porcelain tiled floors
- Concrete enclosure of plot and garden
- Lighting and automatic irrigation in garden
- Video entry phone
- Alarm system
- Outside parking area

#### **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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