



Eye catching new-built modern luxury villa with panoramic sea views for sale, close to beach, Manilva, Costa del Sol

Costa del Sol (other)

🏠 House 📏 Plot 1223 m² 🏠 Built 223 m² 🏠 Terrace 78 m² 🛏 4 to 5 🗝 4 # Ref. 139425

🏠 985.000 €

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PROPERTY HIGHLIGHTS

Off-plan contemporary villa project with plenty of room for optional extras and personalisation
Elevated plot, walking distance to the beach
Panoramic sea views

THE LOCATION

On a slightly elevated plot overlooking the sea, in an upmarket residential area.
The villa benefits from **panoramic sea views**.
Walking distance to the beach and amenities.

The marinas of Estepona, Sotogrande, La Duquesa are all less than 12 minutes away by car and benefit from plenty of exquisite restaurants, lively bars, intriguing boutiques, international schools and different amenities.

The area offers several **prime golf courses**, nice beach clubs, tennis clubs, wildlife parks and equestrian centres.

THE VILLA

Plot size: 1.223m²
Built size: 223m²
Terraces: 78m²
4 bedrooms and 4 bathrooms (3 en-suite)
1 guest toilet
Swimming pool: 44m²

Sumptuous **contemporary-style luxury villa with open plan design**, distributed over 2 levels. The aim is to create **stylish but functional** living areas where you can relax in total comfort. Bright and airy living spaces with floor to ceiling sliding windows seamlessly connect with the outdoor terraces and pool area.

This is an off-plan project which leaves plenty of room for **personalisation via optional extras** in addition to arrangements with our architects to optimize your choices in furniture and finishes.

All materials used are of high standard and the latest techniques are used to create an **ecological and low maintenance home**. All bed- and bathrooms enjoy views of the Mediterranean Sea and benefit from direct access to terraces.

Distribution over 2 floors

Ground floor:

Large open plan kitchen with breakfast corner
Integrated lounge with fireplace and dining area
En-suite master bedroom with walk-in closet
Hall and staircase
Guest toilet
Direct access to the terraces and pool area from all quarters

First floor:

1 en-suite bedroom with private terrace
Staircase
2 guest bedrooms with a shared bathroom and shared terrace

Optional lower floor (optional) :

Gym
Laundry room
Machinery room
Home cinema theatre
Games room
Guest toilet

Construction completion time is 10 to 12 months

OTHER FEATURES

- Thermal break Aluminium profiles by Cortizo or similar, high quality security laminated glass CLIMALIT 3+3 / camera / 3+3. Thermal glass Sliding doors with invisible track (in the floor side)
- Street front-1m high wall+ mesh
- Aerothermal heating systems LG for air conditioning/heating and hot water
- Interior floors: Marble. Size 40x60cm Exterior floors: Marble. Size 40x60cm
- Closets: White lacquered sliding doors with finger pull and interior finished in Cancun textile. Walk in closets without doors
- Switches and sockets: Berker B7 white
- Downlight LED on ceilings, in bathrooms, kitchens and corridors
- Swimming pool, finished in white mosaic. Includes exterior shower
- Kitchen: Low and high units lacquered with finger pull. Silstone worktop and splashback finished with ceramic looking like marble.
- Electrical appliances: Oven Siemens, Microwave Siemens, Vitro ceramic Siemens, Extractor Bosch, Dishwasher Siemens, Fridge/freezer SIEMENS or similar
- Bathrooms: Sanitary ware-Roca (or similar) Resine shower tray with security glass panel. Taps: Grohe (or similar)

Optional extras

- Lower floor/ basement at 117.000€
- Electric underfloor heating bathrooms
- Suspended toilets
- Automated irrigation system
- Domotics
- Multi-color LED lighting swimming pool
- Bioethanol fireplace ecosmart
- Upgrade to Gaggenau appliances
- Underfloor heating with hot water
- Cove lighting in living room
- Fireplace with TV
- Wine cooler Siemens

- Outside Jacuzzi with LED lights and hot water
- Heat pump swimming pool
- Automatic cover swimming pool
- Chill out area
- BBQ with pergola
- Natural wood flooring (except bathrooms)
- Interior cantilever wooden staircase

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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