



**Beautiful, modern and luxurious first line golf villas with panoramic sea and mountain views for sale, Estepona**  
Estepona

🏠 House 📏 Plot 756 m<sup>2</sup> 🏠 Built 226 to 266 m<sup>2</sup> 🏠 Terrace 83 m<sup>2</sup> 🛏 3 🚿 3 🏠 Ref. 139730

🔗 On request

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## Beautiful, modern and luxurious first-line golf villas with panoramic sea, mountain and valley views for sale, Estepona

### PROPERTY HIGHLIGHTS

Front line golf location on a magnificent 18 hole course  
Rural, tranquil setting, 2 minutes away from amenities  
Modern design, open plan layout  
Plenty of additional options

### THE LOCATION

**Rural, tranquil setting** between mountains and sea, **in the middle of a prestigious 18-hole golf course** which boasts beautiful greens and fantastic sea and countryside views. The golf club benefits from a well appreciated bar and restaurant, which are only a stone throw away from the property. There are several other top class golf courses in a 4 km radius.

**Amenities** and 2 supermarkets are just a 2-minute drive away. The beach is about 3 minutes driving away. A major new hospital is being built in the immediate vicinity.

The leisure port of La Duquesa and the sea promenade of Sabinillas with a good choice of **restaurants, bars and leisure facilities** are about 10 minutes away by car. The centre of Estepona takes about 12 minutes to reach by car.

The trendy and lively resorts of Puerto Banus and Marbella take a 25- and 30-minute-drive respectively.

### THE VILLAS

Plot size: 756 m2  
Built size: 226m2  
Terraces: 83m2  
3 en-suite bedrooms  
Swimming pool

The project comprises **10 charming new built villas**, designed with open plan layout, double-height ceilings and large sliding floor-to-ceiling windows so as to create modern light-filled homes that extend fluidly to its spacious terraces.

**Building works are about to start (early 2019) and completion time will take between 16 to 18 months.**

*Distribution over 2 floors as follows:*

- **Ground floor:**

Open plan kitchen with island and breakfast bar  
Integrated dining and lounge area  
En-suite bedroom with walk-in closet  
Guest toilet  
Staircase  
Ample terraces and pool area  
Car parking

● **First floor:**

2 en-suite bedrooms each with private terrace  
Staircase

- OPTIONAL lower floor at € 85,000

Other features

- Fully fitted kitchen by Siematic, Silestone Blanco Zeus work top and NEFF appliances
- Underfloor heating throughout
- Marble floors, natural stone floors
- Pre-installation for home automation
- Air conditioning for cooling and heating
- Swimming pool
- Automatic irrigation garden
- Gravel parking area
- Recharge point for electrical vehicles

**Price for the villa before any options: from € 1,100,000 to € 1,175,000**

*Options*

- Lower floor (basement level)
- Underwater window between swimming pool and basement.
- UNIQUE model Jacuzzi 190x 150 x 80 .
- Incense burner according to design.
- Electric blackout internal blinds in bedrooms.
- Corten colour Sasa XL model ethanol chimney in keeping with design.
- Fountain in the entrance according to design.
- Reinforced concrete pergola outside the entrance.
- Prefabricated aged concrete paving in outdoor parking area.
- Stone-look porcelain tiling on the side wall of the staircase.
- Pre-installation of hydraulic lift, vertical shaft, and structure. Vertical shaft, structure, and THYSSEN domestic hydraulic lift with 3 stops.
- Choice of white or turquoise glass mosaic for swimming pool.
- Keraben brand grey porcelain as an alternative to natural stone.
- Naturdec synthetic, oak finish, floating platform flooring as an alternative to natural stone.
- Basic automation (flood controls, air handler smoke detector in kitchens, and video doorbell connection).
- Automation 'Plus' (flood controls, air handler smoke detector in kitchens, video doorbell connection, and lighting and sound controls).
- Automation 'Plus Extra' (flood controls, air handler smoke detector in kitchens, video doorbell connection, lighting and sound controls, and blackout blind controls)
- Vertical wooden oak finish dividing beams between staircase and basement living room.

**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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