Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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

Estepona

House | Plot 756 m² | Built 226 to 266 m² | Terrace 83 m² | 3 | 3 | Ref. 139730 | On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

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 to18 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!

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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

Estepona

House | Plot 756 m² | Built 226 to 266 m² | Terrace 83 m² | 3 | 3 | Ref. 139730 | On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.