



**Modern new build villa for sale on the Costa del Sol**  
Marbella Area

🏠 House 📏 Plot 1634 m<sup>2</sup> 🏠 Built 369 m<sup>2</sup> 🏠 Terrace 217 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 144395

📞 On request

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## Modernist newly built villa in California style for sale in Marbella - Benahavis – Estepona

- This type of villa can be personalized and built on a plot of your choice on the Costa del Sol.
- There are several building plots available to choose from.
- The price depends of course on the price of the plot and the construction costs. Please contact us for more information.

Striking villa in Californian style, with a modernist architecture that accentuates horizontal lines.  
Spacious room-high windows to maximize natural light and views.  
Durable and functional design with maximum energy efficiency

### Distribution over 2 floors

#### *Ground Floor*

Entrance hall, stairs, elevator  
Guest toilet and cloakroom  
Living room  
Open kitchen with cooking island, breakfast bar and pantry  
Integrated dining and sitting area with direct access to the terraces  
Swimming pool and terrace with water features  
Chill-out corner  
Covered garage for 2 cars

#### *Upper floor*

Staircase and hallway  
Study  
Master suite with walk-in closet and private covered terrace  
3 en-suite bedrooms with shared covered terrace

*Optional: basement* of 208m2 with natural light and ventilation, which can be finished as desired.

Completion time of construction is 10 to 12 months

### Other features

- Air conditioning for cooling and heating
- Underfloor heating in bathrooms
- Ceramic tile floors
- Double glazing
- Glass balustrades for unobstructed views
- Fully equipped kitchen with Silestone worktop and Siemens appliances
- Bathroom Villeroy and Boch with Hans Grohe faucets
- Home automation
- Saltwater infinity pool with multi-colour lighting
- **P.S. Everything can be personalized!**

## ADVANTAGES OF BUYING OFF-PLAN:

- You can decide on the finishing
- You can change the internal distribution
- You will have the opportunity to buy at a considerably lower price than the current market price of a ready-to-move-in villa.

*We can show you all new projects that meet your wishes!  
At the developers' prices but including our top service and market knowledge!*



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