



**New eco-conscious modern luxury villa with open seaviews for sale, walking distance to the beach, Estepona**

Estepona

🏠 House 📏 Plot 756 m<sup>2</sup> 🏠 Built 319 m<sup>2</sup> 📏 - 🛋️ 4 🚿 4 # Ref. 138466

🏠 975.000 €

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## New eco-conscious modern luxury villa with open seaviews for sale, walking distance to the beach, Estepona

### PROPERTY HIGHLIGHTS

- Desirable location, 80 m walking distance to the beach
- On one of the last remaining plots in this enviable location
- Contemporary, minimalist architecture with an innovative modular building concept
- Short building time: 6 to 8 months
- Guaranteed A rated energy certificate

### THE LOCATION

- Enviably beachside location: just 80m away from a quiet Blue Flag beach on the Costa Natura
- Desirable, quiet, off the beaten track location and beach (30m wide)
- On one of the last available plots in this attractive area
- Short drive to amenities
- Several golf courses in a radius of 5 km
- 5 minutes by car to the centre of Estepona
- 5 minutes by car to the beach promenade of Sabinillas and the marina of La Duquesa

### THE VILLA

- Contemporary-modern, minimalist architecture.
- Very innovative modular building concept, with high-end finishings and materials throughout.
- The villa enjoys fabulous open sea views from its upper levels.
- Guaranteed thermal and acoustic insulation
- This is a truly energy efficient villa with a guaranteed A rated energy certificate which will sharply reduce your energy bills, reduce your carbon footprint and create a healthy living environment.
- Very appealing villa to anyone looking for a permanent residence, a holiday home or investment property with excellent rental returns.
- Excellently priced
- Distributed over 3 levels

*Other Features*

- Fully fitted kitchen with top notch appliances (Siemens or similar)
- Underfloor heating (and cooling) system throughout
- Passive windows throughout, with security glass and acoustic treatment

***The price of the project includes:***

- The plot
- Interactive design process with a renowned architect
- All the necessary licences and insurances
- Rapid villa construction of between 6 to 8 months
- All utility connections
- Basic landscaping
- All exterior surrounding walls, entrance gate and garages
- Key-in-hand villa
- Friendly payment plan

**Various options with regard to materials, interior design, appliances, etc. are possible.**

**For a no-obligation detailed list of features, specifications, floorplans and available options, please contact us!**

***We can show you all new projects that match your requirements!***

***At developers' prices but including our top-notch service and market knowledge!***