Costas & Casas
Marbella Real Estate

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## Off-plan modern luxury villa with stunning lake, sea and mountain views for sale in Marbella

Marbella Area

House | Plot 1160 m² | Built 300 m² | Terrace 298 m² | 4 | 4 | Ref. 149593

**1.690.000 €**

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.

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# Brand new contemporary south facing villa for sale in an exclusive urbanisation in Istan, Marbella

## PROPERTY HIGHLIGHTS

- Impressive panoramic sea, mountain and lake views
- South-west orientation
- Privileged gated and permanently secured urbanisation
- Eco-friendly contemporary design with maximum comfort and luxury

## THE LOCATION

- In a **privileged and elegant urbanisation** comprised of luxury villas, townhouses and apartments, **surrounded by beautiful nature** and enjoying a true country ambience.
- At the base of the Sierra Blanca mountain range, blessed with **magnificent views as far as Gibraltar and the North African Coast.**
- **Gated and with round-the-clock security**.
- 10 minutes' drive to Nueva Andalucía which offers all amenities, the many fine golf clubs of its renowned Golf Valley.
- 15 minutes to the Golden Mile, its fine beaches, its splendid beach promenade, its 5-star restaurants and resorts such as Puente Romano and Marbella Club, each with a wide choice associated entertainment and leisure facilities.
- Also Puerto Banus, Marbella and the cosy white mountain pueblo of Istan are less than a 15-minute drive away.

## THE VILLA

- South - southwest facing, dominant position.
- Enjoying **spectacular 180º sea views as well as impressive views over the valley, forests and mountains**
- Contemporary modern architecture.
- Using the highest building standards and highest quality of materials, wood, marble. Luxury finishes with integration of the latest techniques so as to create an ecological and low maintenance building, yet keeping your comfort an absolute priority.
- Fluid and continuous interiors, with plenty of natural light projected in the house and different living areas for day and afternoon, according to the sun exposure.
- Every corner of the villa is designed to make full use of the amazing sea views and the ambience of the surrounding nature and landscape.
- Our interior designers are at your service to help you find the best options in finishes, interior design and furnishings.
- Distribution over 4 levels as follows

**Entrance level (top floor)**: garage, staircase and terrace
**Second floor:** 3 en-suite bedrooms, staircase
**First floor:** en-suite master bedroom with large private terrace overlooking the pool
**Ground floor:** Open kitchen with cooking island, pantry, breakfast bar. Integrated dining and sitting area, all with direct access to the terraces with outdoor dining area and pool area.

Construction time is about 10 to 12 months

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!**

*Some other features and building specifications:*

- Exterior carpentry: High quality thermal break aluminum profiles, brand Cortizo or similar. Security laminated glass CLIMALIT 3+3 / camera / 3+3. Sliding doors with invisible track (in the floor side).
- Plot enclosure: Streetside: 1m high wall + 1m high mesh. Division between plots: Stone finished retaining wall (if necessary) and metallic mesh.
- Heating and air conditioning: Aerothermal systems LG for air conditioning/heating and hot water. Electric underfloor heating system for all bathrooms.
- Interior floors: Porcelain tile // Exterior floors: Anti slip Porcelanic tile.
- Bathroom walls: Porcelain tile (different options to choose from)
- Security entrance door.
- Standard height white lacquered internal doors, with fixed panel to ceiling
- Closets and walk-in closets following detailed design. Closets: White lacquered sliding doors with finger pull. Walk in closets: without doors.
- New Unica Schneider (or similar) for electric switches and sockets.
- Lighting: Downlight LED on ceilings and in bathrooms, kitchens and corridors. Cove lighting in the livingroom and master bedroom.
- Swimming pool with salt water system. Finished in white mosaic. Includes exterior shower.
- Automated irrigation systems in the garden.
- Alarm system with camera
- Kitchen: Low and high units lacquered with finger-pull. Silestone worktop and splashback finished with porcelain tiles. Siemens appliances.
- Bathrooms: Sanitary ware by Villeroy and Boch (or similar). Including suspended toilets.Taps by Hansgrohe (or similar).

**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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