



Modern new build villa for sale, directly on the golf course with panoramic golf, mountain and sea views in Estepona
Estepona

House
 Plot 1060 m²
 Built 285 m²
 Terrace 78 to 147 m²
 4 to 6
 3 to 5
 Ref. 152202

On request

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New modern front line golf villa with sea views for sale in Estepona

HIGHLIGHTS

- Situated directly on the golf course in an elevated position
- Panoramic sea and golf course views
- Close to the city centre
- Eye-catching modern architecture
- High-quality materials and finishes
- Ecological, low-maintenance villa
- Overflow pool
- Numerous options regarding devices and finishes

THE LOCATION

Adjacent to a beautiful and **much appreciated golf resort**, just west of Estepona town centre, and **enjoying panoramic views of the golf course, the mountains and the sea.**

The golf club has a golf academy, a clubhouse and an excellent restaurant.

Amenities and the beach are only a very short drive away.

Estepona with its historic part of town, marina and long beach promenade is 3 minutes away by car. 20 minutes by car to the centre of Puerto Banus and 30 minutes to the centre of Marbella.

THE VILLA

Modern detached villa with an open layout and wide, room-high sliding windows that create an airy and spacious home.

The villa has been designed using the **latest techniques and high-quality materials and finishes** to create the perfect living space for you and your family. It is **ecological and low-maintenance** and features a delightfully modern design.

South facing.

The villa is divided over 3 levels as follows:

Ground floor:

- Hall, staircase
- Bedroom with direct access to the terrace
- Bathroom (also accessible from the hall)
- Open plan living room
- Open kitchen with breakfast bar and storage room
- Direct access to the partly covered terrace (50m2) and swimming pool
- Infinity pool of 30m2

Upper floor:

- Master bedroom en-suite with walk-in closet
- 2 bedrooms with shared bathroom
- Landing and stairs
- Terrace (28m2)

Lower level with natural light and ventilation

- According to the personal wishes of the buyers

Roof terrace (optional) 68m2

Other features

- Air conditioning for cooling and heating
- Heat pump for hot water
- Underfloor heating in the bathrooms
- Ceramic tile floors
- Safety glass
- Glass sliding windows with recessed profiles
- Siemens kitchen appliances
- Alarm system
- Automatic irrigation system
- Many options

For a detailed list of features, specifications, floor plans and payment methods, please contact us!

All permits, utilities, architectural studies and the plot are included in the price.

Completion of the villa: 10 to 12 months after signing the preliminary sales contract.

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 price significantly lower than the prevailing market price.

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