



**New modern luxury villas for sale with stunning panoramic sea views along the coastline to the African coast in Manilva on the Costa del Sol**

Costa del Sol (other)

🏠 House 📏 Plot 1000 m<sup>2</sup> 🏠 Built 231 m<sup>2</sup> 🏠 Terrace 160 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 152330-1

📞 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 form part of any contract. The price does not include purchase costs.

## Newly built luxury villas for sale in an elegant modern style with breathtaking sea views in Manilva on the Costa del Sol

### OFF MARKET

### HIGHLIGHTS

- The Mediterranean “balcony” offers spectacular panoramic views across the Mediterranean to Africa.
- Walking distance to the beach or 2 minutes drive to the beaches
- Modern, elegant design
- Turn Key
- Private “infinity” swimming pool (42m2) and sunken chill-out zone

### THE LOCATION

- **The villas are within walking distance or a two minute drive from the beach, with its amenities and several restaurants.**
- **Several pleasant beaches and coves nearby.**
- Less than 10 minutes drive to **La Duquesa marina** with a good selection of restaurants, and **Sabinillas seafront promenade** with numerous bistros and restaurants.
- Only 12 minutes drive from the **exclusive marina of Sotogrande** with numerous amenities and restaurants.
- Sotogrande is one of the most exclusive travel destinations in Europe and has numerous exclusive golf clubs, and **the whole area is a true golfer's paradise.**
- A polo club, an equestrian center and several trendy beach clubs are located in Sotogrande.
- It is a 20 minute drive to the **beautiful historic center of Estepona**, one of the best holiday destinations in Spain.
- At 30 minutes from the luxury marina of Puerto Banús and 40 minutes from Marbella center.
- For those looking for a taste of authentic Andalusia, the picturesque picture-postcard village of Casares is just 20 minutes' drive away. Other alternatives for trips include:
  - Gaucin and Castellar de la Frontera
  - Gibraltar
  - Tarifa (popular destination for its beautiful sandy beaches and world spot for windsurfers and kiteboarders)
  - Baelo Claudia (Beautiful beach and high dunes, Ancient Roman city: the Pompeii of Spain located on the Atlantic coast)
  - The cities of art: Cadiz, Jerez, Ronda and Seville.

### THE VILLAS

- The villas designed in an **elegant modern style** that perfectly combines functionality and luxury are located in a beautiful environment.

You can choose from 3 types of villas:

**Here we discuss villa type 1:**

- Plot size: from 802m<sup>2</sup> to 1,929m<sup>2</sup>
- Gross construction area: 231 m<sup>2</sup>
- Terraces:160m<sup>2</sup>
- Car port: 34m<sup>2</sup>
- **Infinity pool: 42 m<sup>2</sup>**
- **Sunken chill-out zone: 18m<sup>2</sup>**
- 2 floors
- 4 bedrooms
- 4 bathrooms en-suite
- Guest toilet
- **Open plan living space with see-through fireplace**
- Open plan kitchen with cooking island and utility room

## **Other characteristics:**

- Ceramic tile floors
- Underfloor heating in the bathrooms
- Air conditioning for cooling and heating
- Security door in "Iroko" hardwood
- Sanitary facilities: Roca, Hansgrohe
- Automatic irrigation
- Fenced plot with 1 m high wall plus 1 m mesh

The construction time takes about 12 months after purchasing the plot and after obtaining the building permit +/- 3 months.

All permits and studies are included in the price.

*Update 06/2022*

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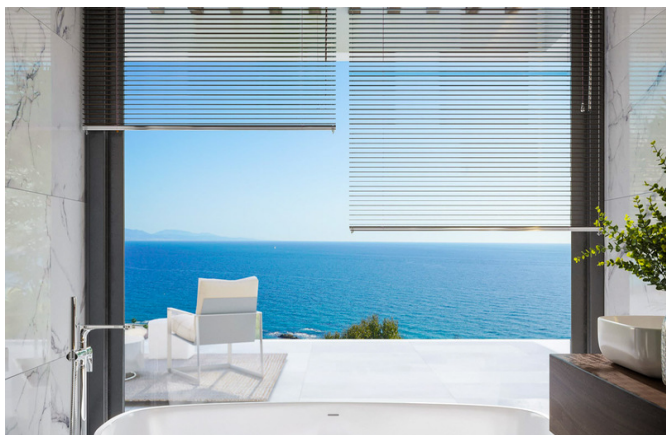
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