

### Modern luxury villa for sale with stunning panoramic sea views for sale on the Costa del Sol

Costa del Sol (other)

 House  Plot 1405 m<sup>2</sup>  Built 260 m<sup>2</sup>  Terrace 246 m<sup>2</sup>  4  4  # Ref. 152330-3

 On request

## Newly built luxury villa on one floor with open panoramic sea views for sale in Manilva on the Costa del Sol

### OFF MARKET

### PROPERTY 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
- On 1 floor
- Private “infinity” pool

### THE LOCATION

- **The villas are within walking distance or a two minute drive from the beach, with its amenities and several restaurants.**
- 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 center of Estepona**, one of the best holiday destinations in Spain.
- At 30 minutes from the luxury marina of Puerto Banùs 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, the nearby white picturesque white villages
  - 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 VILLA

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 3:

- Plot size: 1.405m2
- Gross construction area: 260 m2
- Terraces: 246m2
- Garage: 149m2
- Infinity pool: 37 m2
- **1 floor**
- 4 bedrooms
- 4 bathrooms, 3 of which are en-suite, with dressing room
- Guest toilet
- **Open plan living space with see-through fireplace**
- Open plan kitchen with cooking island and pantry and pantry

### Other characteristics:

- Ceramic tile floors
- Underfloor heating in the living areas and bathrooms
- Air conditioning for cooling and heating
- Security door in "Iroko" hardwood
- Sanitary ware: Villeroy & Boch, Handgrohe
- 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

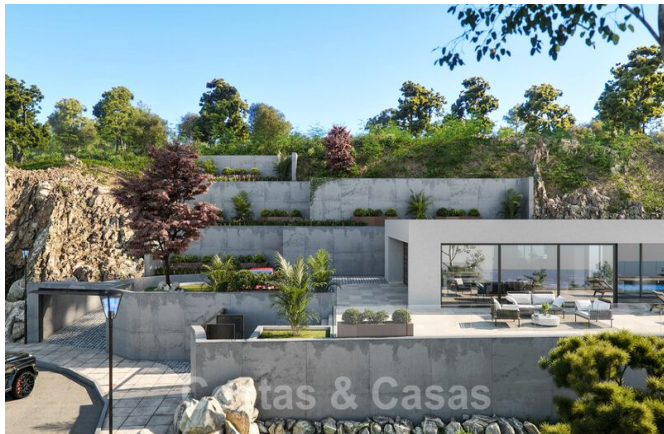
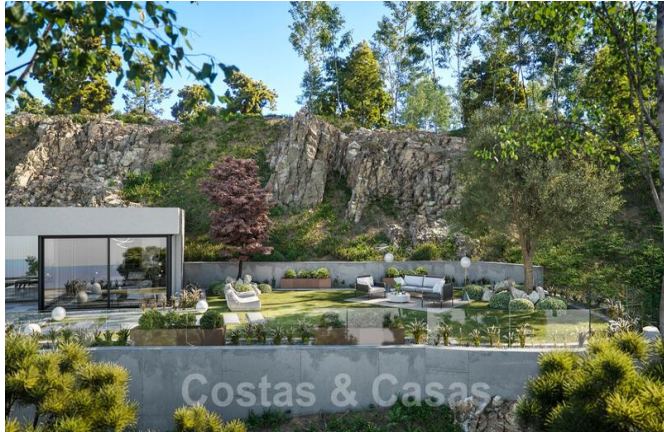
For the other types see 152330-1 and 152330-2

### Advantages of buying off plan:

- You can decide on the finish
- 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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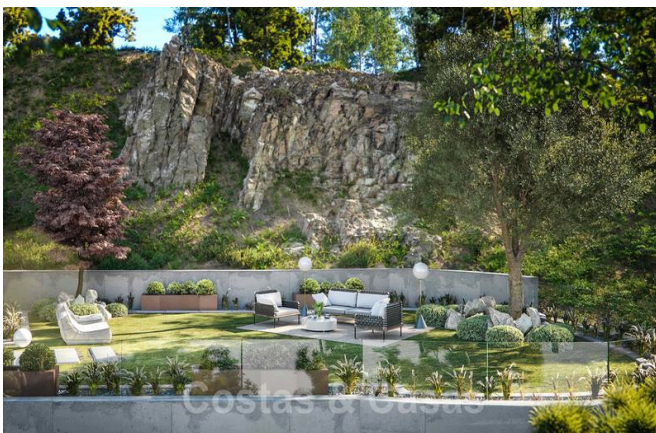
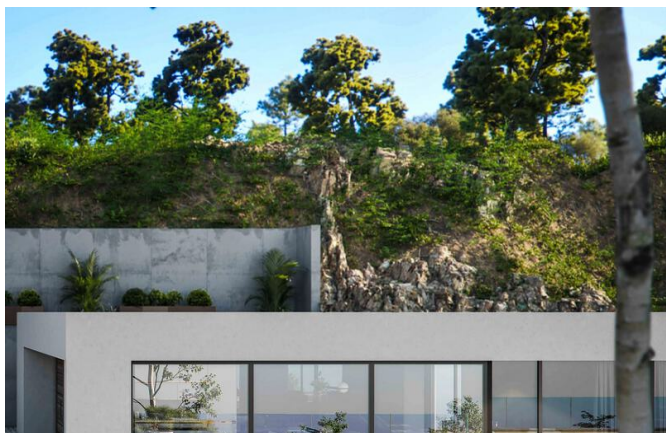
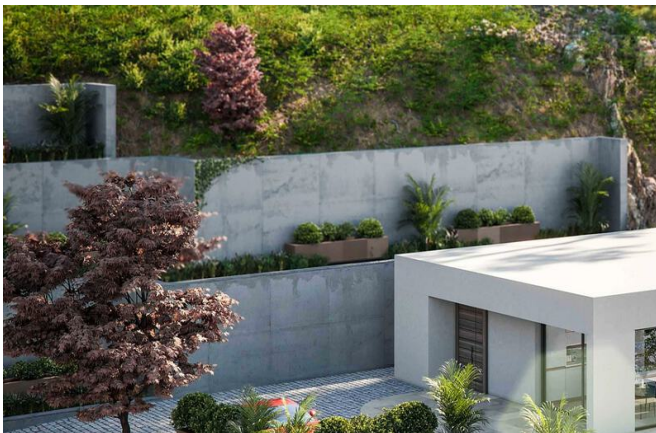
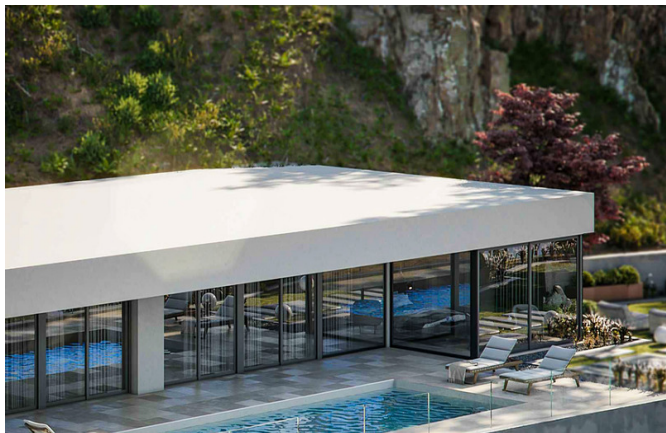
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