



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

Costa del Sol (other)

 House  Plot 1405 m²  Built 260 m²  Terrace 246 m²  4  4  Ref. 152330-3

 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 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 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, 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

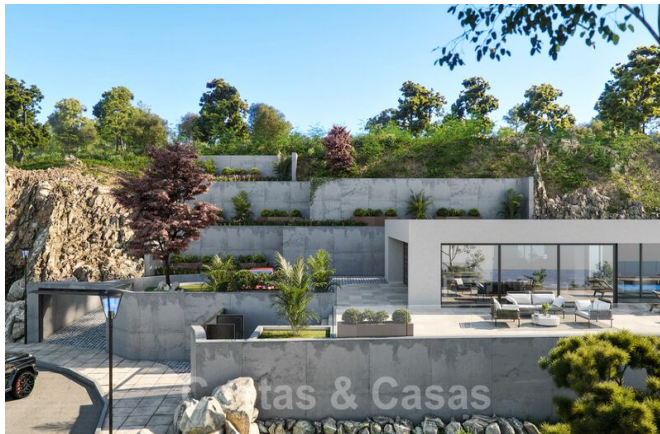
For the other types see 152330-1 and 152330-2

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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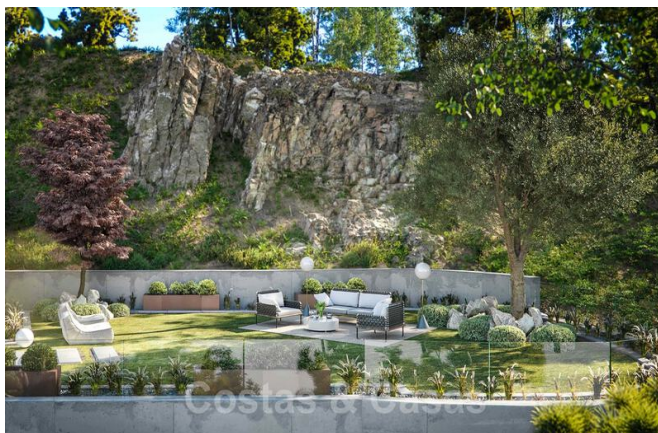
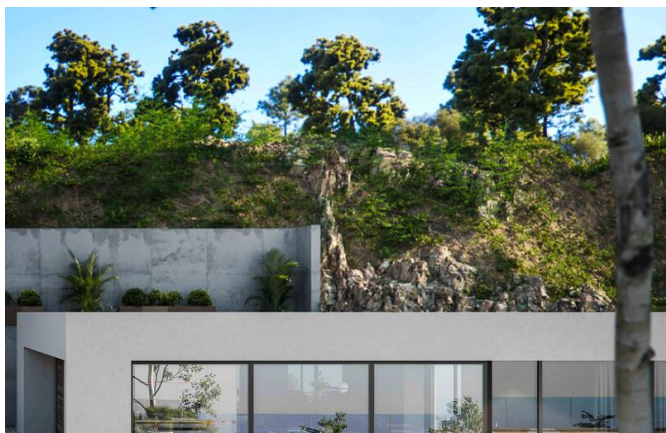
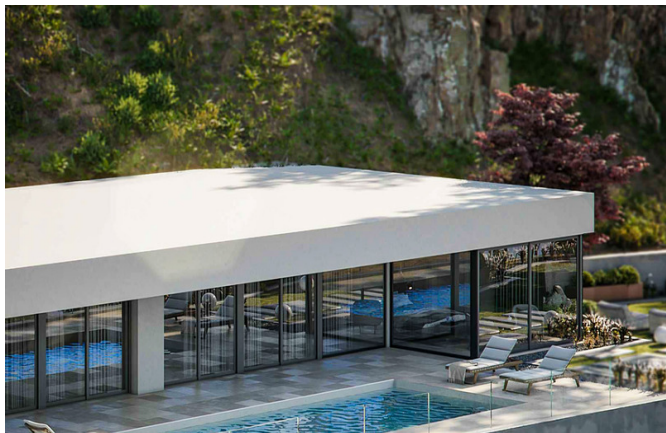
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