



**Modern and contemporary villas under construction for sale, a stone's throw from the golf course located in Marbella - Estepona**  
Marbella Area

🏠 House 📏 Plot 671 m<sup>2</sup> 🏠 Built 563 m<sup>2</sup> 📏 - 🚗 3 to 4 📶 3 to 4 # Ref. 152406

📞 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.

## Modern newly built villas for sale, close to the golf course in Estepona - Marbella

### OFF MARKET

A project consisting of just 3 luxury villas designed following a contemporary, modern design, located a stone's throw away from the golf course, within a very nice and well-established residential area.

Located **within walking distance of a beautiful clubhouse which offers a spa, gym, indoor heated pool, outdoor pool, basketball court, restaurant, relaxation room with fireplace, tennis and padel courts and several supermarkets and restaurants.**

1.5 km to the beach and beach clubs, within easy reach of several golf courses, 5 to 10 minutes drive to San Pedro, Puerto Banus or Estepona and 20 minutes to Marbella town.

These villas are built using high quality materials.

### THE VILLAS:

- Warm and modern architecture
- **Private garden and an infinity pool**
- Spacious covered and open terraces
- Glass balustrades
- **South to West Orientation**
- Each villa has **2 floors plus a habitable multifunctional basement with natural light and a roof terrace**
- The villas have 3 to 4 bedrooms with 4 bathrooms
- **Open plan layout**
- **See-through fireplace between the living room and the terrace**
- Floor-to-ceiling windows for **lots of light**
- Modern kitchen with cooking island and Bosch appliances
- Underfloor heating in the bathrooms
- Air conditioning for cooling and heating
- Ceramic tiles (75x75) inside and outside
- Home automation
- 2 Carports and 2 parking spaces
- Plot: from 671m<sup>2</sup> to 737m<sup>2</sup>
- Living area: from 289m<sup>2</sup> to 304m<sup>2</sup> plus terraces and the garden
- Total built area: from 563m<sup>2</sup> to 650m<sup>2</sup>
- Prices: ~~from €950,000 to €980,000~~

For a detailed list of materials, specifications, floor plans and/or viewing, please contact us.

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