



**Modern new build villas for sale within walking distance of a beautiful golf clubhouse on the New Golden Mile, between Marbella and Estepona**  
Marbella Area

🏠 House 📏 Plot 581 m<sup>2</sup> 🏠 Built 419 m<sup>2</sup> 🏠 Terrace 70 m<sup>2</sup> 🛏 3 to 4 🗺 3 🏠 Ref. 158444-P

🏠 1.520.000 €

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.

## Environmentally consciously designed new build villas for sale between Marbella and Estepona

### PROPERTY HIGHLIGHTS

- A short distance from all amenities.
- Within walking distance of a beautiful golf clubhouse with numerous amenities.
- Private garden with private swimming pool.
- Only 2 villas left!
- Energy certificate A.

### THE LOCATION

Quietly located in a highly coveted urbanization on the New Golden Mile between Marbella and Estepona. Within walking distance of a beautiful clubhouse with spa, fitness room, heated indoor pool, outdoor pool, basketball court, restaurant, tennis and padel courts. A short distance from several golf courses, a 5 to 10 minute drive to San Pedro, Puerto Banus or Estepona. 20 minutes to Marbella centre.

### THE VILLAS

#### In figures:

**Update price list : 09/2024**

Plot: 547m<sup>2</sup> - 581m<sup>2</sup>  
Total built area: 419m<sup>2</sup>  
Built area: 378m<sup>2</sup>  
Surface area of terraces: 70m<sup>2</sup>  
3 or 4 bedrooms  
Guest toilet  
Swimming pool: 28m<sup>2</sup>  
Parking: 43m<sup>2</sup> - 60m<sup>2</sup>  
Prices: €1,520,000 and €1,630,000

#### Description:

**Collection of 15 new, detached luxury villas of which only 3 are still available!**

Designed in a contemporary and ultra-modern architecture with attention to comfort and a refined finish.

**Southern orientation.**

Relaxing views of the surrounded gardens.

Each home enjoys an enclosed private garden with its own saltwater swimming pool.

Spacious open and covered terraces with possibly a barbecue area.

**Bright, contemporary interior with open layout.**

Open plan living space with living room and integrated dining area.

Open, modern kitchen fully equipped with high-quality Siemens appliances.

**Floor-to-ceiling sliding windows with recessed profiles** ensure a seamless transition between indoors and outdoors.

Each home has **3 bedrooms, with the option of creating a 4th guest bedroom on the lower floor.**

Office space.

**You can arrange the lower floor entirely according to your own wishes with relaxation facilities such as sauna & hammam, home cinema and a fitness room.**

Laundry room and technical room.

Private parking/carport in the driveway.

Other features:

**Energy certificate A**

Aerothermal system for hot water.

Air conditioning

Double glass

Glass balustrades

Porcelain floors

Fitted wardrobes

Home automation system

LED-lighting

Solar panels

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