



## Modernist new build villa for sale in a golf area near Estepona centre

Estepona

House 
 Plot 519 m<sup>2</sup>
 Built 220 m<sup>2</sup>
 Terrace 40 m<sup>2</sup>
 3 
 2 
 Ref. 165165-P

899.000 €

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.

## New build villa for sale near Estepona centre

### HIGHLIGHTS

- Modern new build villa.
- Close to all amenities.
- Open plan living.
- Spacious roof terrace and private pool.
- Lots of privacy.
- Under construction.
- Will be delivered ready to move in.

### THE LOCATION

Ideally located in a residential golf urbanisation in the western part of Estepona.  
The centre of Estepona and the port are just a few minutes away.  
Only a short drive to the beach and amenities.  
Several golf courses are in the immediate vicinity, with a leading golf club just a stone's throw away.

### THE VILLA

#### In figures:

Plot: 519m<sup>2</sup>  
Built area: 220m<sup>2</sup>  
Terrace area: 40m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Guest toilet  
2 floors + solarium

#### General:

Secluded plot situated in an elevated position.  
**Built-in private pool.**

A spacious roof terrace can be freely arranged.  
The sunny pergola terrace invites you to relax and enjoy long, warm summer days.  
**Southwest facing.**

## **Description:**

### **Detached new-build villa with a contemporary architectural style.**

Inspired by the natural environment and built to the highest standards.

Floor-to-ceiling sliding windows and recessed frames seamlessly connect with the outdoor spaces and provide an **airy and very bright interior.**

Open plan living space with an integrated dining area.

The kitchen is not included and can be chosen according to your own wishes.

3 bedrooms, 2 bathrooms and separate toilet.

The lower floor provides a space that can possibly be furnished as an extra bedroom or as an entertainment room.

Storage room.

Indoor garage for 1 car.

Other features:

Air conditioning for cooling and heating.

Underfloor heating.

Fireplace.

Double glazing.

Custom built-in wardrobes.

LED lighting inside and outside.

*Completion in the spring of 2025.*





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