



New-build villa project for sale adjacent to a golf course near the beaches and Estepona town
Estepona

🏠 Apartment 📏 Plot 502 m² 🏠 Built 217 m² 🏠 Terrace 35 m² 🛏 3 to 4 🗺 3 # Ref. 209399

🏠 1.100.000 €

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Turnkey new-build villa for sale, surrounded by golf courses and close to Estepona centre

HIGHLIGHTS

- Contemporary new-build villa with modern architectural design
- Just minutes' drive from the beach, marina, and town centre
- Sustainable design with a focus on energy efficiency
- Stunning panoramic views of the mountains and partial sea views
- Customisable to suit the buyer's preferences

LOCATION

Ideally situated in a beautiful setting where peace and nature blend seamlessly with easy access to amenities and attractions. Positioned on an elevated plot directly bordering a golf course in Estepona. Only a 5-minute drive to expansive sandy beaches. Within a 10-minute radius, you will find supermarkets, restaurants, cafés, medical facilities, and sports amenities. The charming and historic centre of Estepona is approximately a 10-minute drive away. Marbella and the vibrant Puerto Banús can be reached in around 30 minutes via both the coastal road and the toll road.

THE VILLA

In figures:

Plot: 502 m²
Built area: 217 m²
Terraces: 35 m² + 117 m² rooftop terrace
Bedrooms: 3 to 4
Bathrooms: 3
Guest toilet

General:

A well-positioned 502 m² plot directly within the golf area.

The outdoor space features a **combination of spacious sun terraces, covered lounge areas, and landscaped gardens that flow seamlessly together.**

A beautiful **private swimming pool** integrates perfectly with the terrace.

South to south-west orientation offering open views over the golf course, surrounding mountains, and partial views of the Mediterranean Sea.

Description:

Stylish off-plan villa designed in a contemporary architectural style.

Built using high-quality, sustainable materials to ensure **optimal thermal insulation**.

The interior features an **open-plan, light-filled layout** where indoor and outdoor living merge effortlessly.

Floor-to-ceiling windows provide an abundance of natural light throughout the home.

Spacious living area with a TV lounge and integrated dining space.

The kitchen is **not included** in the price and can be fully customised to the buyer's taste.

The villa offers **3 to 4 generous bedrooms, 3 luxurious bathrooms, and a guest toilet**.

High-quality flooring enhances the modern aesthetic of the property.

A very **spacious basement level of 117 m²**, delivered in shell condition with plumbing and pre-installation for underfloor heating, allowing full customisation.

The developer can complete the basement to your specifications at an additional cost.

Potential to create extra features such as a **gym, home cinema, or wine cellar (bodega)**.

Ample storage space for practical living comfort.

The property includes an integrated garage in the basement level.

Additional features:

Air conditioning for heating and cooling

Underfloor heating on the main living level

Fireplace

Fitted wardrobes

Double glazing

Glass balustrades

Home automation system

Solar panels with battery storage for energy-efficient living

LED lighting indoors and outdoors

Off-Plan opportunity. Construction will commence only after signing the purchase agreement, giving the buyer the opportunity to personalise finishes and, where possible, adapt the layout to their preferences.



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