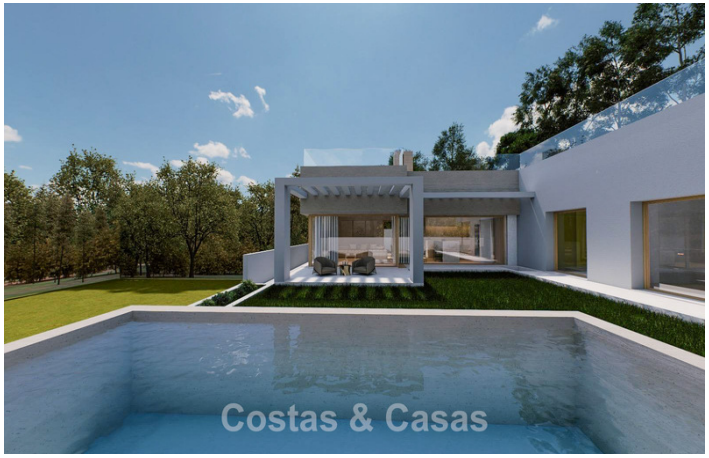
Costas & Casas
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New-build villa project for sale adjacent to a golf course near the beaches and Estepona town

Estepona

Apartment | Plot 502 m² | Built 217 m² | Terrace 35 m² | 3 to 4 | 3 | Ref. 209399

1.300.000 €

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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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