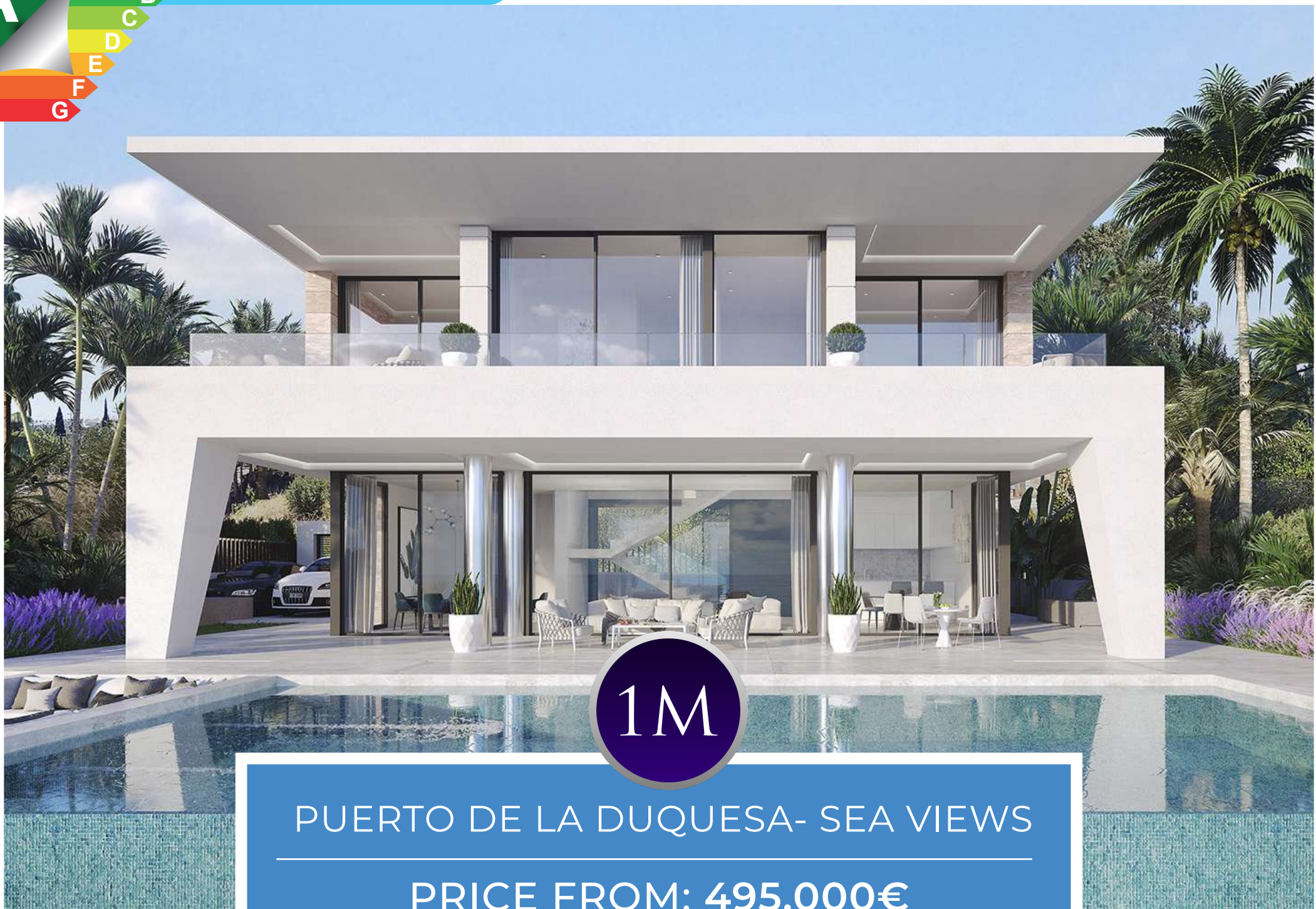


Energy Certificate A



1M

PUERTO DE LA DUQUESA- SEA VIEWS

PRICE FROM: 495.000€



The design of this villas is modern and fresh. The horizontal lines, parallel to the sea, create a simetrical shape, while the vertical lines break that simetry and give movement to the villa.

Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials throughout.

Beds: 3 and 4
Plots: 519 - 654 m²
2 Floors



The ceilings of the first floor subtly cover the terrace shared by all the bedrooms, allowing light to enter conveniently according to the time of the day and the season.

The villa has been designed to maximise the indoor-outdoor flow that is so essential for tropical living.

Covered terraces: 79 - 82 m²
Swimming pool: 30 m²
Built Living Area: 168 - 179 m²



All the qualities we use into our houses are high standard, we only use the best marbles, woods and carpentry for our luxury designs.

Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Eco design
Sea views
Luxury apps



Our open plan design accentuates the relation between exterior and interior, giving rise to a unique harmonious space.

The master bedroom has walk-in closet and it enjoys of a luxury on-suite bathroom.

Relation exterior-interior
Open Plan
South East facing



Every single element, starting from the architecture that gives shape to the building until the smallest design detail, pursues the same philosophy and uses the same language.

All the qualities we use into our houses are high standard.

Outside relaxing
Fabulous mornings
Singular feeling



The interior of the house has been designed to be fluid and continuous. Designed with different living zones for day and afternoon light according to the sun exposure.

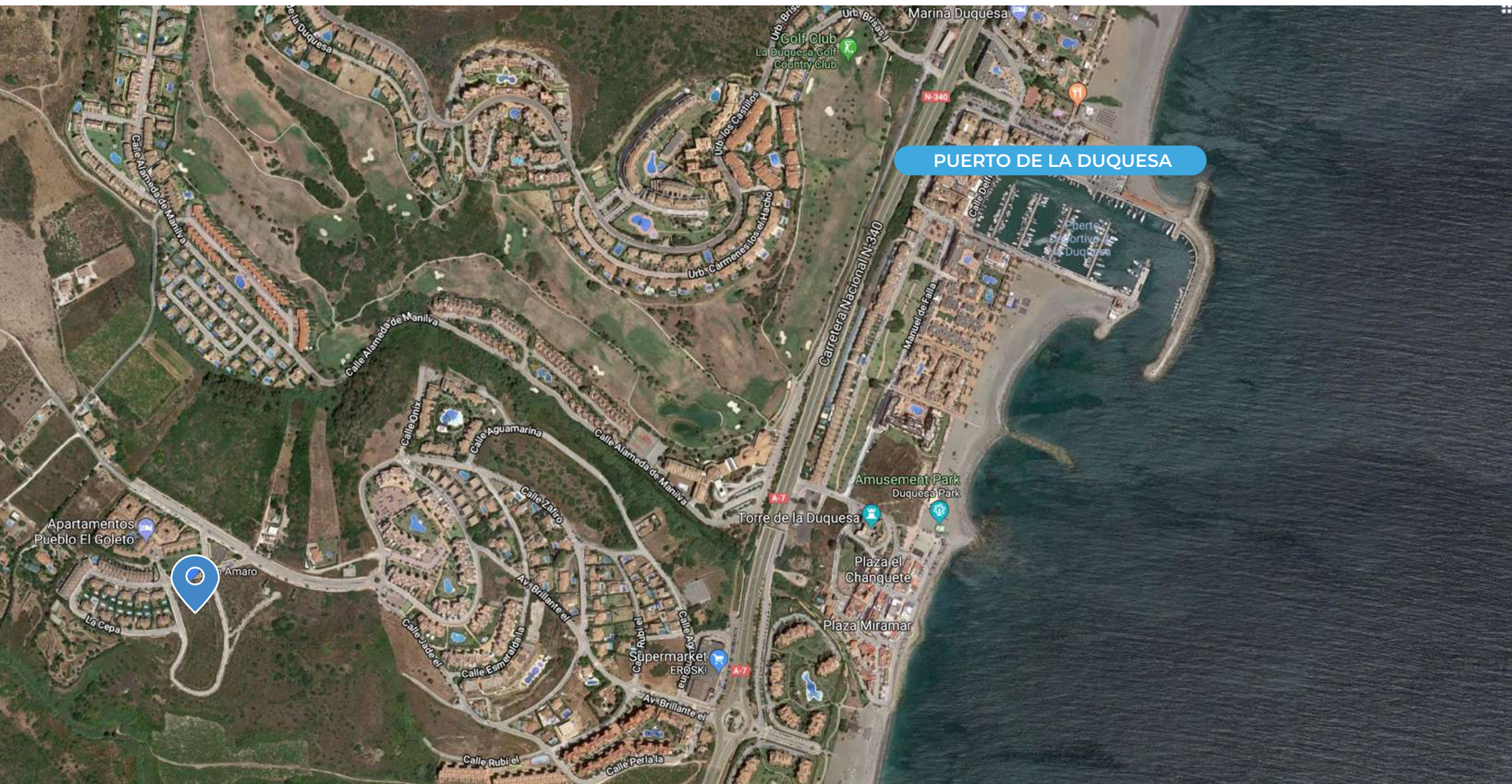
Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Luxury finished
Designer fixtures
LED lighting









These villas are strategically located in the Costa del Sol very close to various ports: Duquesa, Estepona and Puerto Banus. You will find all kinds of services and amenities such as restaurants, international schools, polo and golf within minutes.
These villas are made to live comfortably, with amazing views overlooking the Mediterranean Sea and walking distance to the beach.

10 min Estepona
25 min Marbella
Beach walking distance





In only minutes you will connect with Sotogrande, Puerto de la Duquesa and Estepona. Cities that offer a wide range of services and amenities. You have access to both airports in the coast: Gibraltar (20 min) and Malaga International Airport at only 45 minutes drive.

You can relish a numerous well known golf courses, select tennis clubs, water sports, yachting, wildlife parks, polo, horse-riding, popular beach clubs, exquisite restaurants and exclusive shopping. All these accompanied of over 320 days of sunshine yearly.



FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene.
- Exterior wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

PLOT ENCLOSURE

- Street front-1m high wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Antislip Porcelanic tile.

SKIRTING BOARD

- According to the floor.

BATHROOM WALLS

- Porcelanic tile.

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.
- Walk in closets: Without doors.

SWITCHES AND SOCKETS

- New Unica Schneider (or similar).

◆ QUALITY SPECIFICATIONS

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom.

SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

- Alarm / Video intercom.

KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer
- Ceiling extractor
- washing machine/ dryer.

BATHROOMS

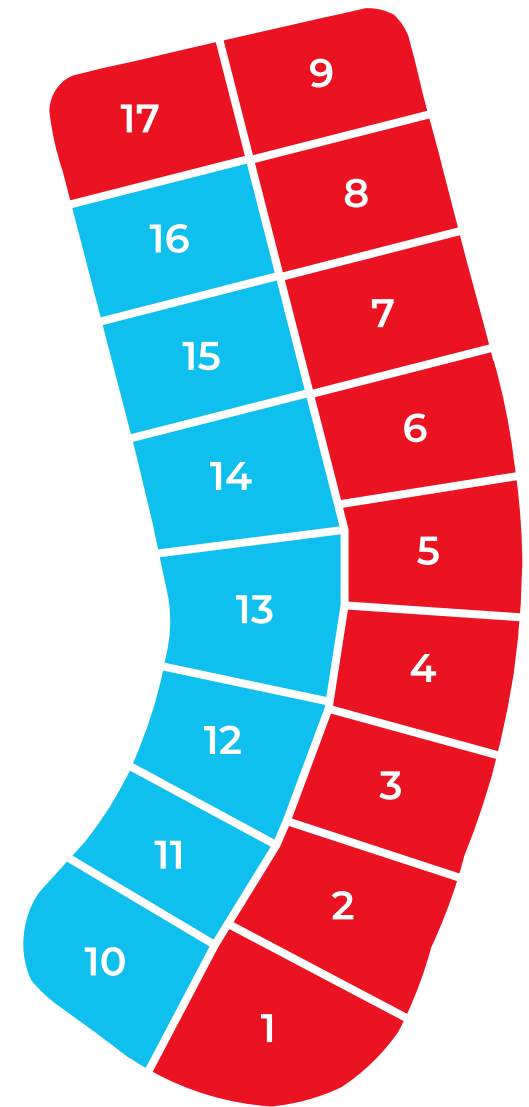
- Sanitary ROCA (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).



<p>UPGRADE TO GAGGENAU APPLIANCES</p> <p>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</p>	<p>11.200 €</p>
<p>CHILL OUT</p>	<p>17.000 €</p>
<p>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</p>	<p>PRICE UPON REQUEST</p>

V.A.T. NOT INCLUDED

Villa	Total Price €	Plot m2	Plot €	BED
10	550.000,00 €	604	180.000,00 €	3
11	550.000,00 €	566	180.000,00 €	3
12	550.000,00 €	573	180.000,00 €	3
13	550.000,00 €	591	180.000,00 €	3
14	550.000,00 €	600	180.000,00 €	4
15	550.000,00 €	605	180.000,00 €	4
16	495.000,00 €	607	165.000,00 €	4
17	495.000,00 €	603	165.000,00 €	4



■ RESERVED / SOLD

*** Plot price is included in total price**

1 — **Reservation Fee 20.000€**

2 — **Buy the plot**
Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 — **Start building 20%**

Once the license has been granted, construction starts.

4 — **Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 — **Completion**

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

TAXES

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs

NO ADDITIONAL COSTS

There are NO additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

NO COMMUNITY FEES

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

Total price: from 495.000€ V.A.T. not included