



1M

ESTEPONA- GOLF AND SEA VIEWS

PRICE: 595.000€



The design is elegant and modern at the same time, its stunning architecture mixes the Mediterranean style with the newest and coolest tendencies in contemporary style.

This villa has been designed using the latest techniques to have an ecological and low maintenance building. It is a second line golf house and has fabulous sea views.



You can enjoy this swimming pool area, overlooking the golf course with a glass of wine in your hand.

It's the moment when you realize that you're living in one of the best place of this Cosmopolitan area, that is Costa del Sol. Enjoy this Mediterranean contemporary lifestyle!



All the qualities we use in 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.



This house has been carefully designed to enable all the rooms, even the bathrooms to have panoramic views.

Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials. The master bedroom has walk-in closet and all the bedrooms enjoy luxury on-suite bathrooms.



This villa is located in front of one of the best golf courses in Estepona, where you can sit in the evenings on your terrace and enjoy this stunning golf and sea views while the sun comes down over the Mediterranean sea.

The town of Estepona, with many amenities and restaurants, is only 5 minutes away by car.

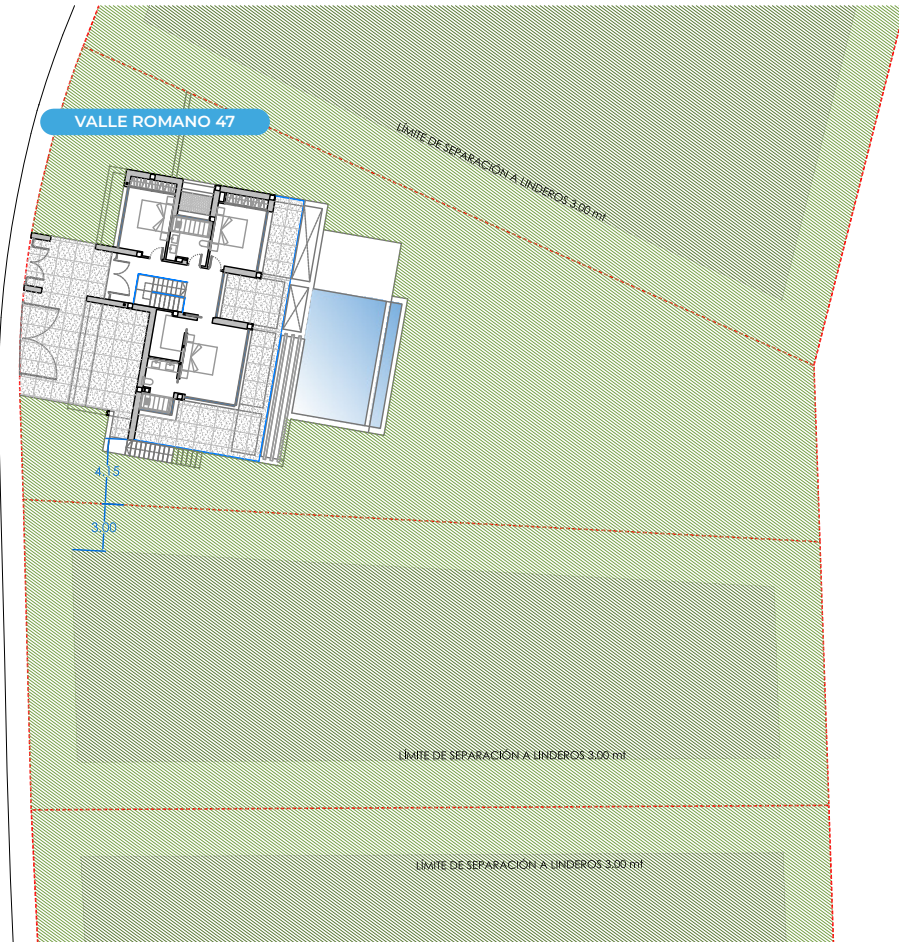
5 min Estepona
20 min Puerto Banús
30 min Marbella

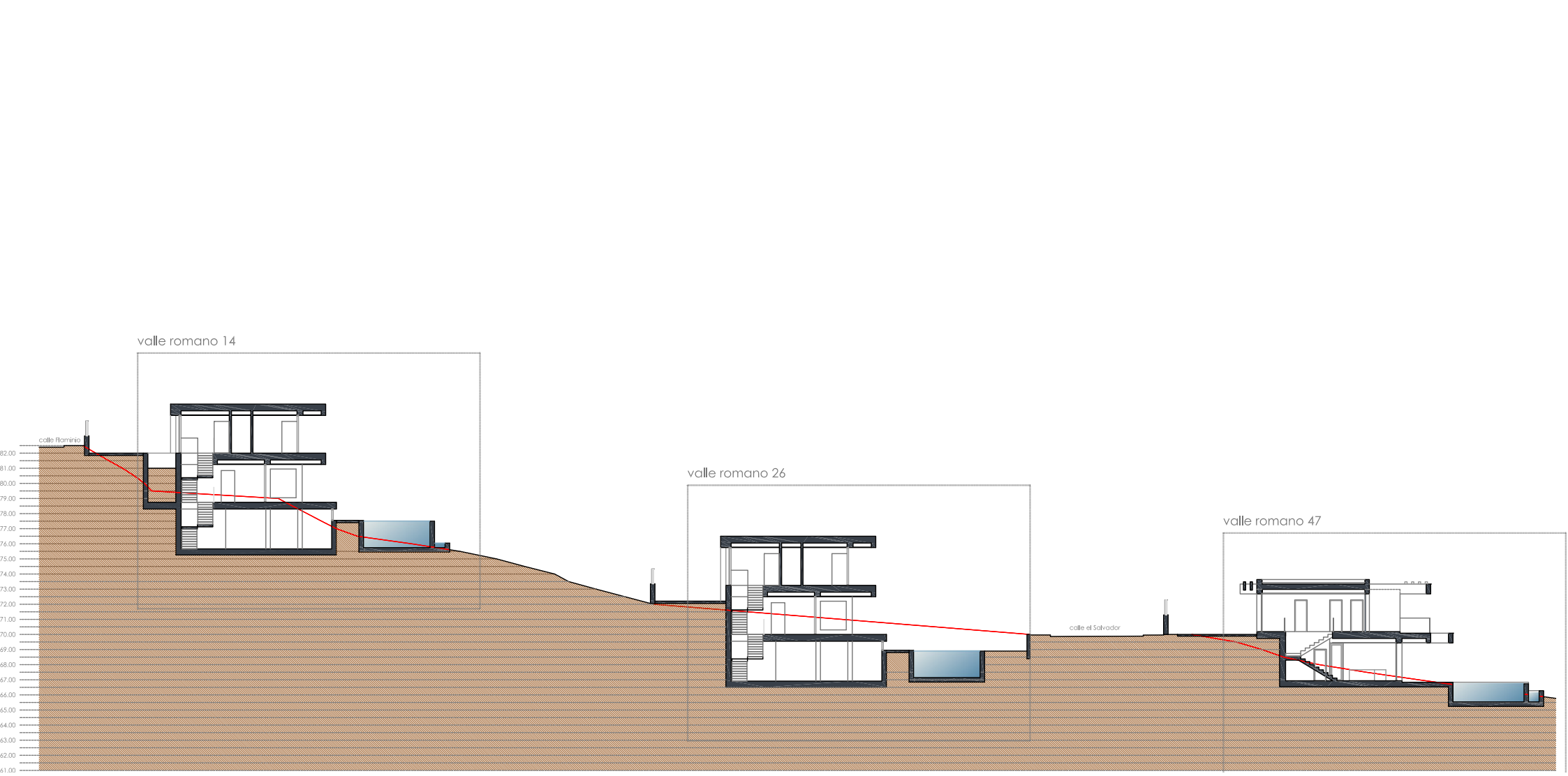


CALLE FLAMINIO



CALLE EL SALVADOR

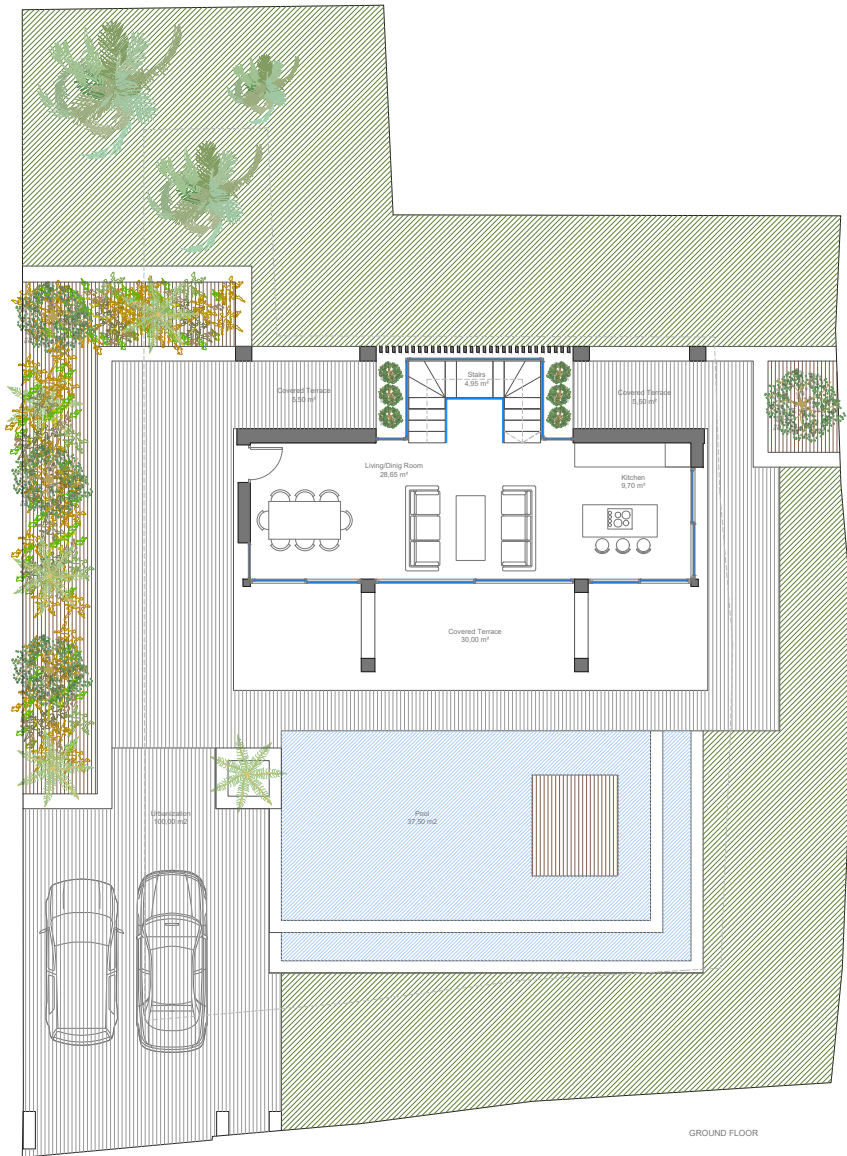






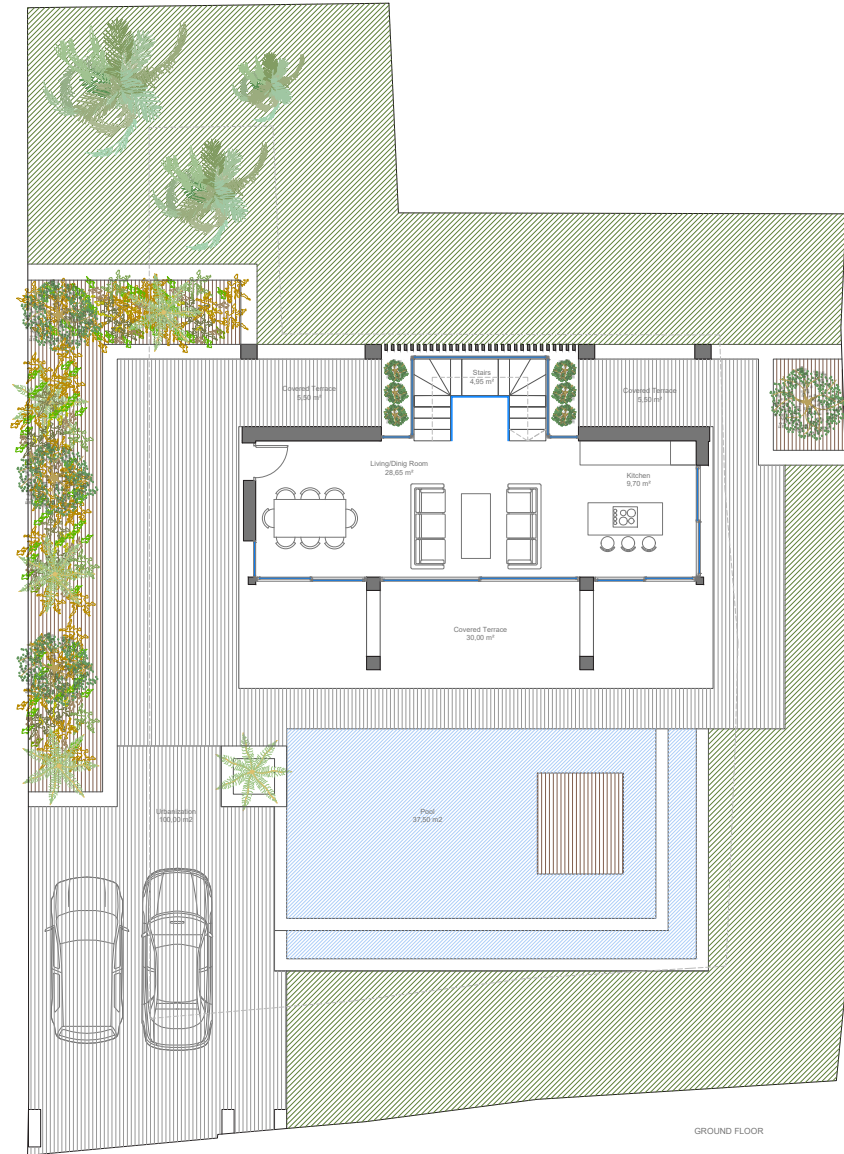
Located in Valle Romano, the heart of the New Golden Mile. In a few minutes you will be connected to Estepona, Puerto Banus and Marbella centre. These marvelous villas are surrounded by all kinds of services and have comfortable access from any point of the Costa del Sol. Airport and high-speed trains are less than 45 minutes away from your new home.

Estepona is the perfect place that balances the traditional and relaxed lifestyle of the coast with the cosmopolitan atmosphere of the town. You will find a wide variety of amenities and services: international and private schools with the highest educational standards, luxury shopping, exciting nightlife, stylish beach clubs, exquisite restaurants, yachting to beautiful beaches and stunning views, accompanied by 360 days of sunshine and the best weather throughout.

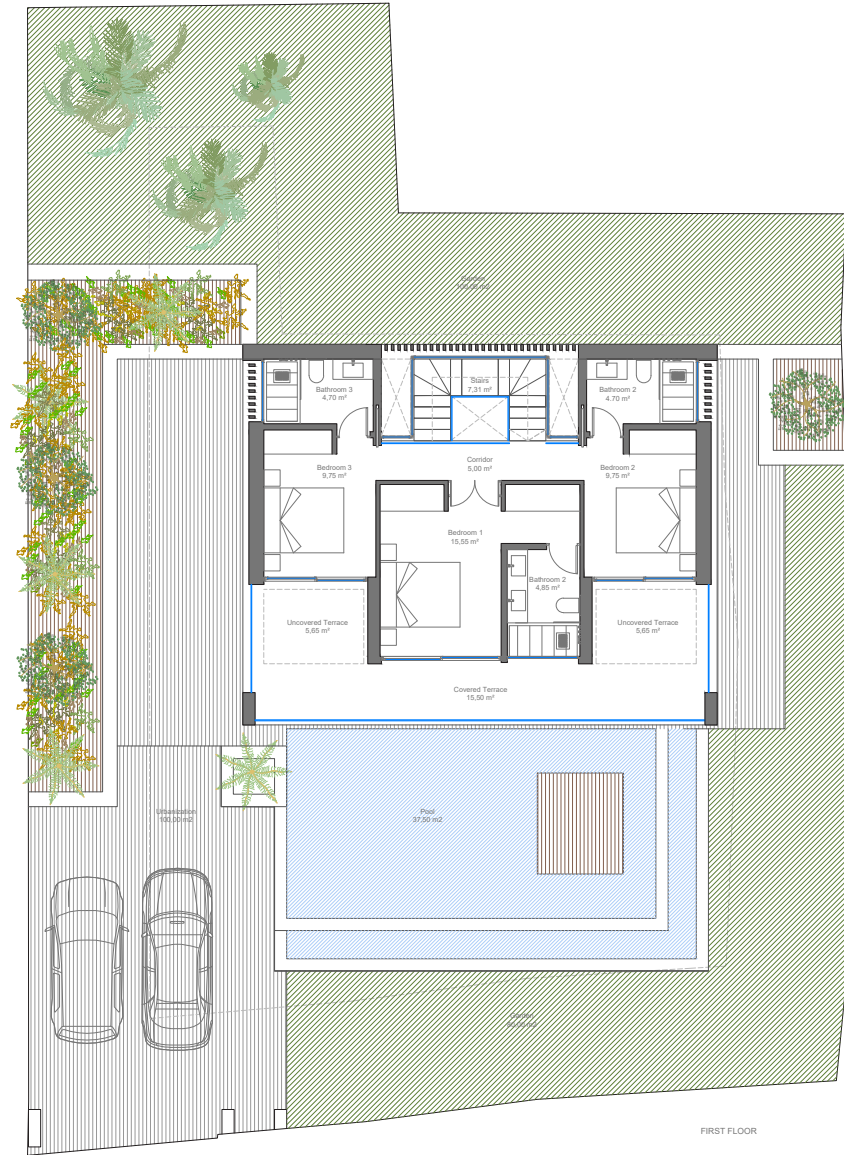


Beds	3
Baths	3
Built area	131,77 m ²
Basement	92 m ²
Covered terraces	62,06 m ²
Uncovered terraces	11,52 m ²
Pool	51,40 m ²
Plot	497 m ²

◆ GROUND FLOOR



GROUND FLOOR



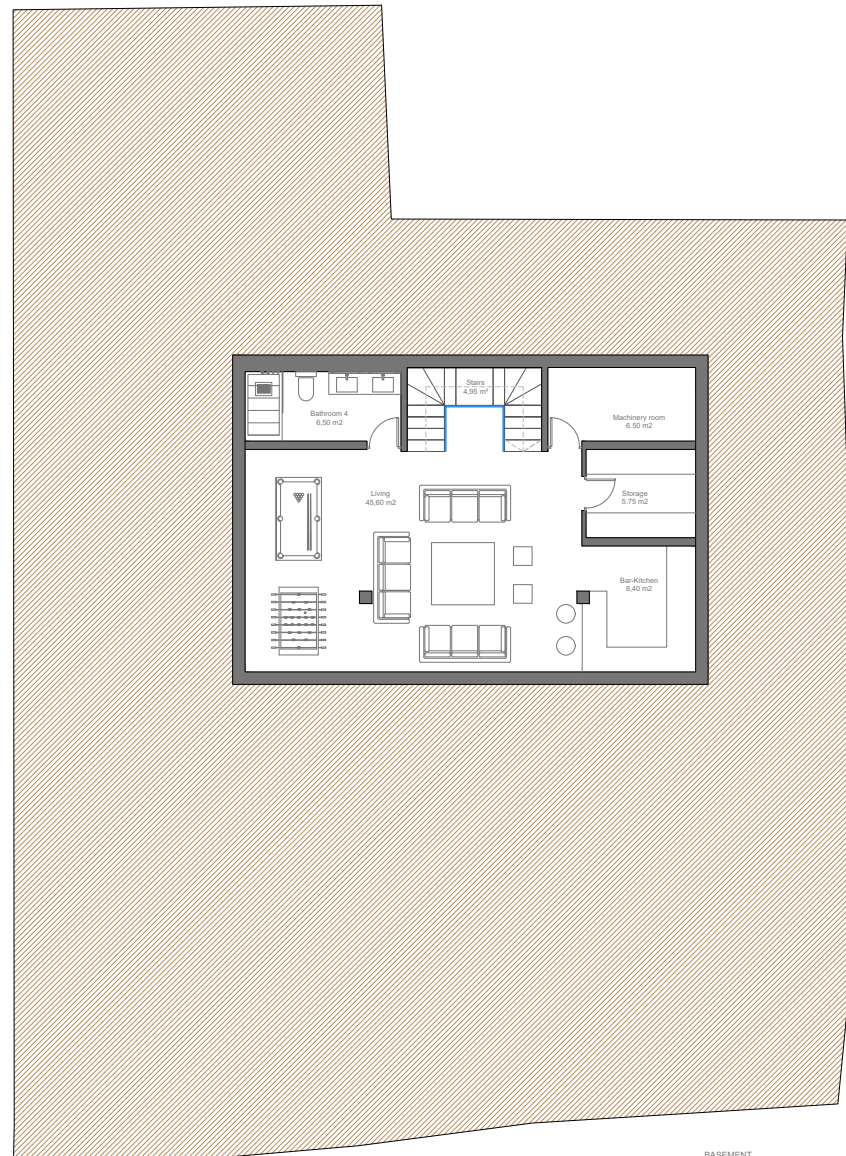
FIRST FLOOR



BASEMENT

Same finishes as the rest of the villa, without divisions

CUSTOMISE



BASEMENT

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).



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

V.A.T. NOT INCLUDED

1 — **Reservation Fee 20.000€**

2 — **Buy the plot 200.000€**
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 NOT 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

TRIPLE GUARANTEE

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

Total price: 595.000€ V.A.T. not included