



1M

PUERTO DE LA DUQUESA - PANORAMIC SEA VIEWS

PRICE: 985.000€



A modern villa with spectacular sea views from any corner of the house. Designed and set on 2 levels, with floor to ceiling windows that allow light to enter the interior and is protected from the sun by its architecture and layout.

With a southeast location and parallel to the beach, this beautiful villa, like all our villas, will have the energy certificate A.

Beds: 4 / Baths: 4  
Built Living Area: 223,44 m<sup>2</sup>  
Plot: 1.223 m<sup>2</sup>



The villa has 4 bathrooms and 4 bedrooms, all with views of the Mediterranean and access to its terrace.

This villa has been designed using the latest techniques to have an ecological and low maintenance building. Enjoy this new signature Mediterranean contemporary lifestyle!

Eco design  
Sea views  
Luxury apps



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.

Relation exterior-interior  
Open Plan  
Southeast Facing



This villa is conceived under the need of a self-enclosed villa, protected from the exterior but at the same time flowing and opened to the pool and garden.

The façade of the house is visually connected through the movement of the staircase together with the pool and the chill out areas as if it was a real scale painting.

Outside relaxing  
Fabulous mornings  
Singular feeling



The staircase arises from the pool, connecting the rest of the house in a natural and organic way.

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.

Luxury finished  
Designer fixtures  
LED lighting



This villa is strategically located in the Costa del Sol very close to various ports: Sotogrande, Duquesa and Estepona. You will find all kinds of services such as restaurants, international schools, polo and golf within minutes.

Your new home is made to live comfortably, with amazing views overlooking the Mediterranean Sea and short distance to the beach.

10 min Estepona  
25 min Marbella  
Beach walking distance



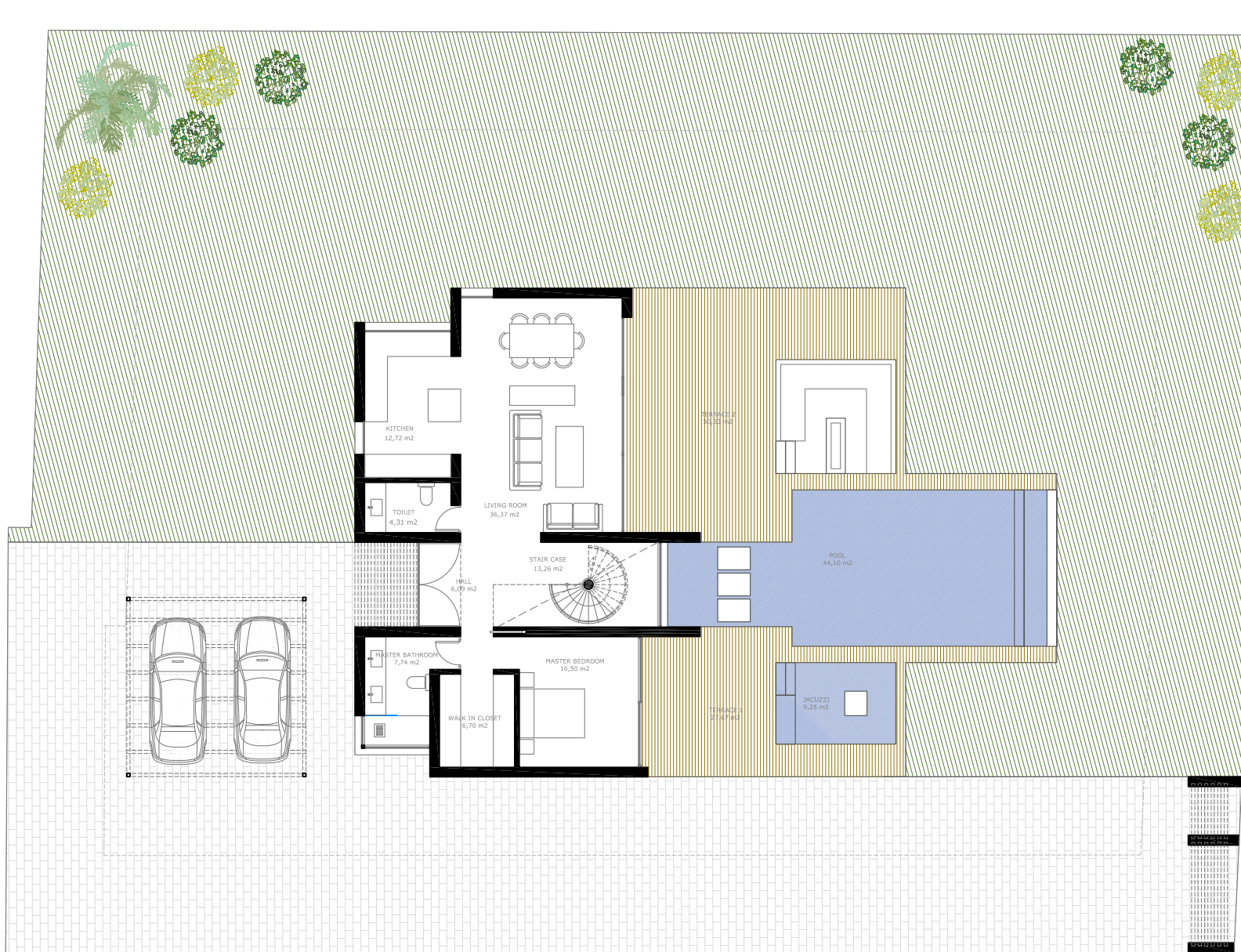




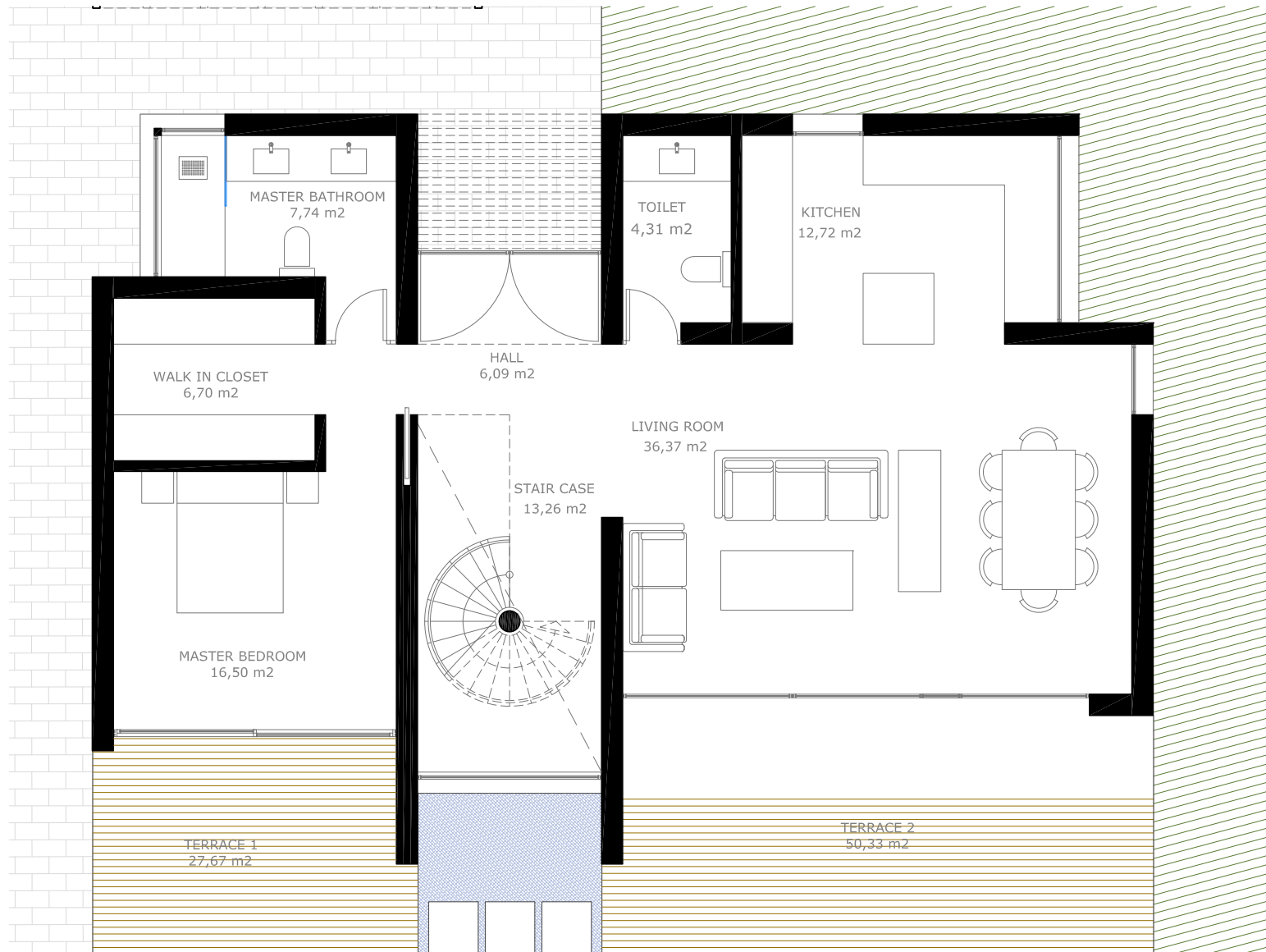
In only minutes you will connect with Sotogrande, Puerto de la Duquesa and Estepona. Cities that offer a wide range of services and amenities. You have access to both airports in the coast: Gibraltar (20 min) and Malaga International Airport at only 45 minutes drive.

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.



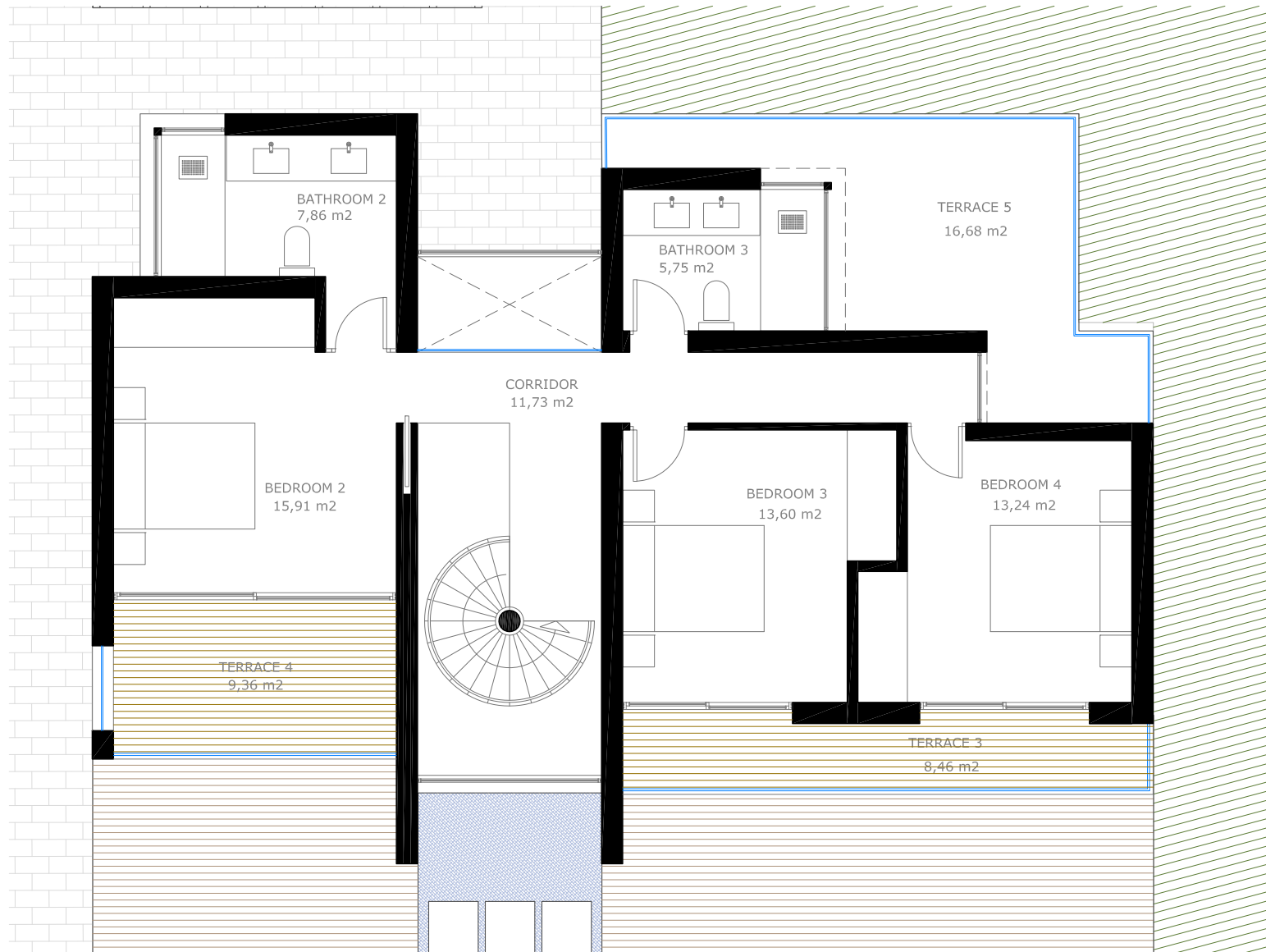


◆ GROUND FLOOR



Built Living Area: 123,60 m<sup>2</sup>  
Terraces: 78 m<sup>2</sup>  
Pool: 44,10 m<sup>2</sup>

◆ FIRST FLOOR



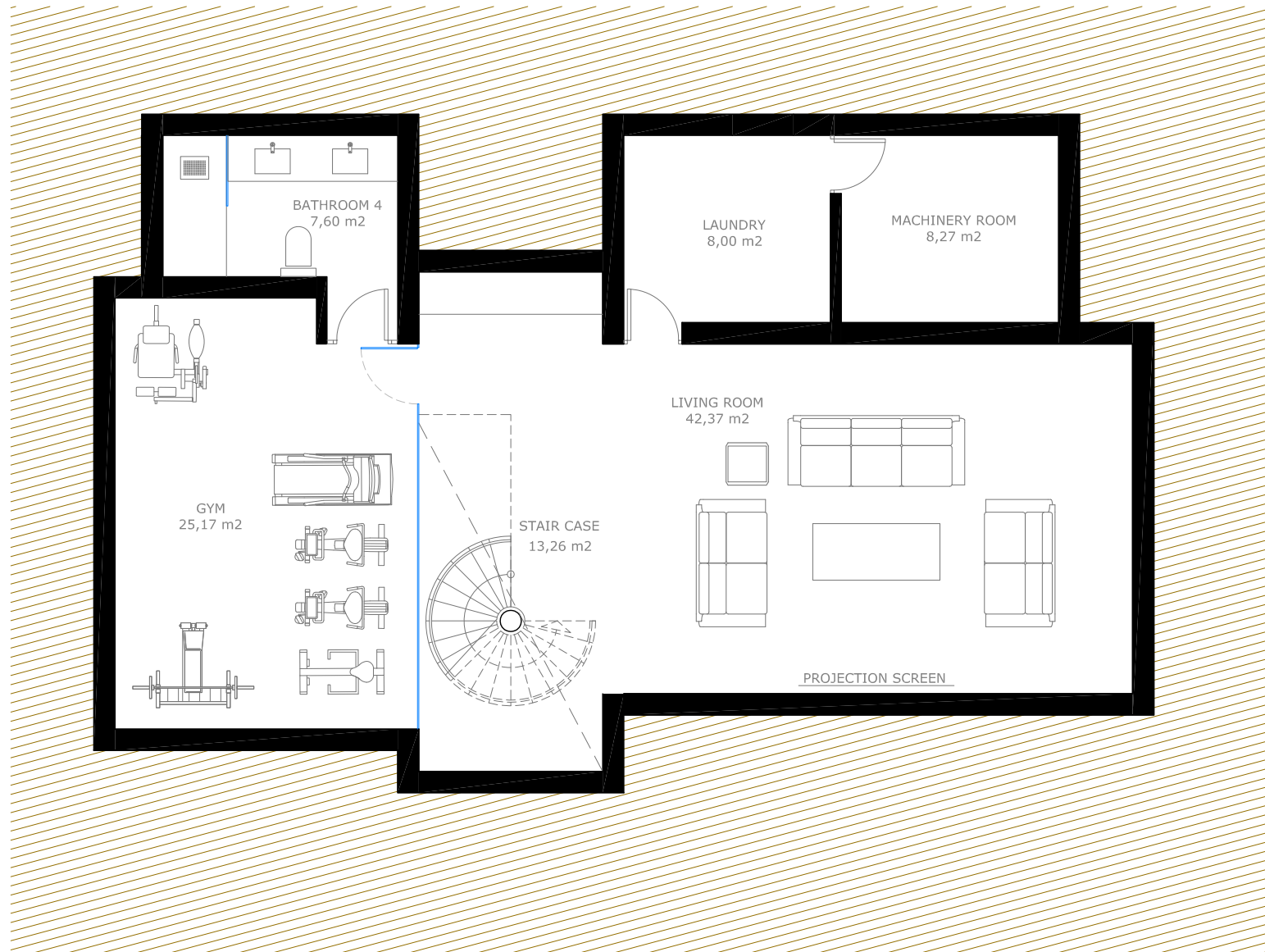
Built Living Area: 99,84 m<sup>2</sup>  
Terraces: 34,50 m<sup>2</sup>



## BASEMENT (111.150€)

Same finishes as the rest of the villa, without divisions

CUSTOMISE



Built Living Area: 123,50 m<sup>2</sup>

#### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Pad footings and beams to tie. (when not basement)
- Twoway reinforced concreteslab, with pillars and beams, accoring 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 hight wall+ 1m hight 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: Anti slip Porcelanic tile.

#### SKIRTING BOARD

- According to the floor.

#### BATHROOM WALLS

- Porcelanic tile (differents options to choose from)

#### 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.
- 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 and master bedroom.

### 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 / Camera / Door station/ Mobile App

### 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.
- Built-in wine cooler

### BATHROOMS

- Sanitary ware-Villeroy and Bosch (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).



<b>UPGRADE TO GAGGENAU APPLIANCES</b> <small>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</small>	<b>11.200 €</b>
<b>CHILL OUT</b>	<b>18.000 €</b>
<b>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</b>	<b>PRICE UPON REQUEST</b>

**V.A.T. NOT INCLUDED**



**1 — Reservation Fee 20.000€**

**2 — Buy the plot 325.000€**  
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: 985.000€ V.A.T. not included**