

A modern, multi-story white villa with a swimming pool and lounge area at dusk. The villa features large glass windows and balconies, with interior lights glowing. The pool is illuminated with a blue light, and several lounge chairs are arranged around it. The sky is a mix of blue and orange, suggesting sunset or sunrise. A palm frond is visible in the top left corner.

1M

ONE~MARBELLA  
LUXURY REAL ESTATE

WEST  
BEACH

*"A Cosmopolitan Lifestyle  
by the Sea..."*



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Unique Boutique Development composed of only 6 Houses. Contemporary Design & Architecture with luxury quality specifications in a stunning beachside location. Communal swimming pool, private garden, 2 parking spaces and store-room.

 **6**  
UNIQUE  
HOMES

 **50**  
METRES FROM  
THE BEACH



 **45**  
MINUTES TO  
MÁLAGA AIRPORT

 **330**  
SUNNY DAYS  
A YEAR

“

West Beach is located just 5 minutes drive to Estepona city centre, 20 minutes drive to Marbella, 45 minutes to Málaga International Airport and 25 minutes to Gibraltar.



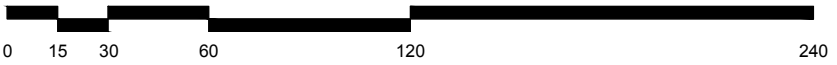
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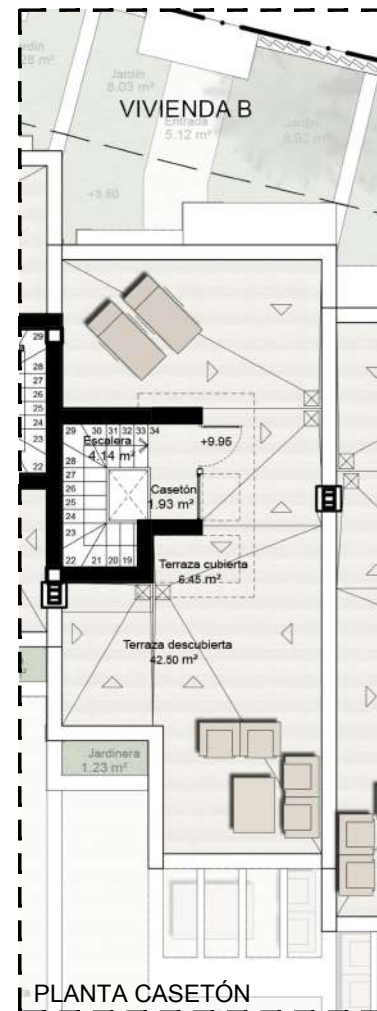
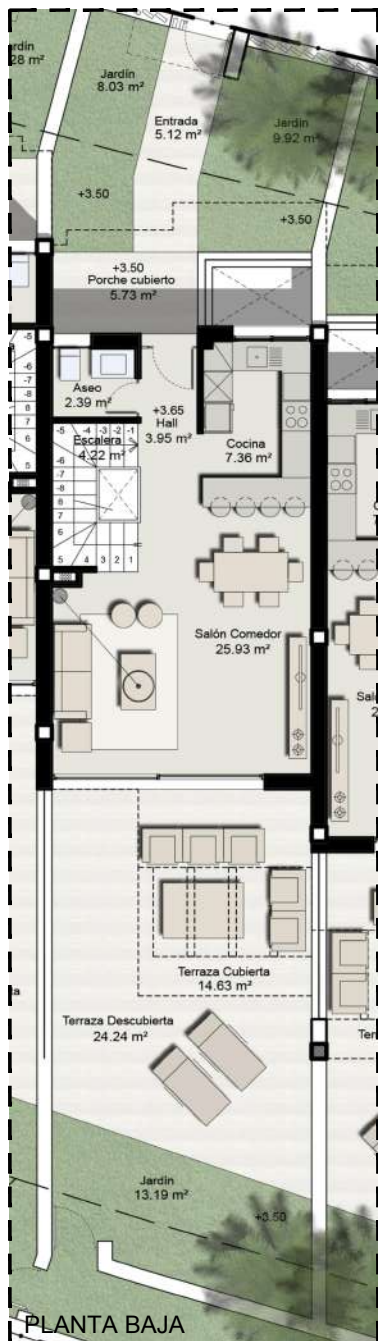
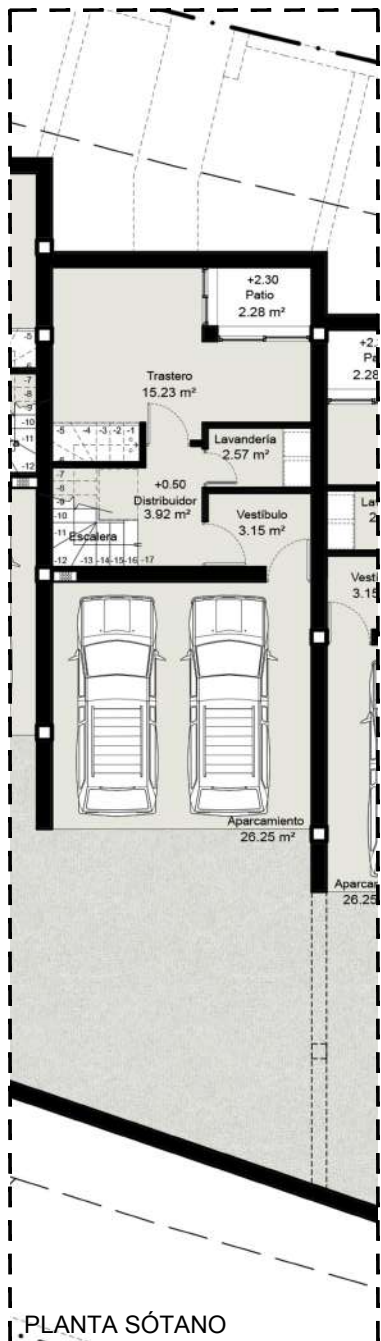
Total built areas from 290 to 317 m2. All the houses have 3 bedrooms, 2 complete bathrooms + 1 guest toilet, open plan modern kitchen, big living room and private garden, 2 car underground garage & large store-room and solarium with nice views.





EMPLAZAMIENTO PLANTA BAJA





RESUMEN DE SUPERFICIES			
<b>VIVIENDA B</b>			
<b>SUP. CERRADA-ABIERTA</b>	Sup. Útil m <sup>2</sup>	S.Const.Real m <sup>2</sup>	S.Computable m <sup>2</sup>
TOTAL SUP. CERRADA	151,78 m <sup>2</sup>	178,38 m <sup>2</sup>	116,41 m <sup>2</sup>
TOTAL SUP. ABIERTA	138,12 m <sup>2</sup>	36,38 m <sup>2</sup>	7,19 m <sup>2</sup>
<b>TOTAL SUP. VIVIENDA</b>	<b>289,90 m<sup>2</sup></b>	<b>214,76 m<sup>2</sup></b>	<b>123,60 m<sup>2</sup></b>
<b>SUP. SEGÚN RASANTE</b>			
	Sup. Útil m <sup>2</sup>	S.Const.Real m <sup>2</sup>	S.Computable m <sup>2</sup>
TOTAL SUP. SOBRE RASANTE	236,50 m <sup>2</sup>	149,52 m <sup>2</sup>	123,60 m <sup>2</sup>
TOTAL SUP. BAJO RASANTE	53,40 m <sup>2</sup>	65,24 m <sup>2</sup>	0,00 m <sup>2</sup>
<b>TOTAL SUP. VIVIENDA</b>	<b>289,90 m<sup>2</sup></b>	<b>214,76 m<sup>2</sup></b>	<b>123,60 m<sup>2</sup></b>
<b>SUP. SEGÚN USOS</b>			
	Sup. Útil m <sup>2</sup>	S.Const.Real m <sup>2</sup>	S.Computable m <sup>2</sup>
VIVIENDA	236,50 m <sup>2</sup>	149,52 m <sup>2</sup>	123,60 m <sup>2</sup>
GARAJE	26,25 m <sup>2</sup>	28,86 m <sup>2</sup>	0,00 m <sup>2</sup>
TRAST-L.SERVICIO SÓT	27,15 m <sup>2</sup>	36,38 m <sup>2</sup>	0,00 m <sup>2</sup>
<b>TOTAL SUP. VIVIENDA</b>	<b>289,90 m<sup>2</sup></b>	<b>214,76 m<sup>2</sup></b>	<b>123,60 m<sup>2</sup></b>

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50 metres from one of the best beaches in the area, Playa Guadalobón...

