



SEA VIEWS - ESTEPONA

PRICE 750.000€

FINISHED

- Panoramic Sea Views
- Set on 3 Levels
- Bedrooms: 4
- Bathrooms: 4
- Swimming Pool
- Terraces 64 m²
- Built living area: 295 m²
- Plot: 490 m²
- Beach: Walking distance
- Garage
- Basement
- Eco design
- Modern Essence

























MARVELOUS LOCATION

This villa is situated in one of the best locations for luxury villas in the Estepona area.

This villa is located 5 minutes walking distance of the beach, you can sit on your terrace the evenings and enjoy this stunning open sea views while the sun comes down.

10 min Estepona
18 min Puerto Banús
20 min Marbella

AMENITIES AND SERVICES

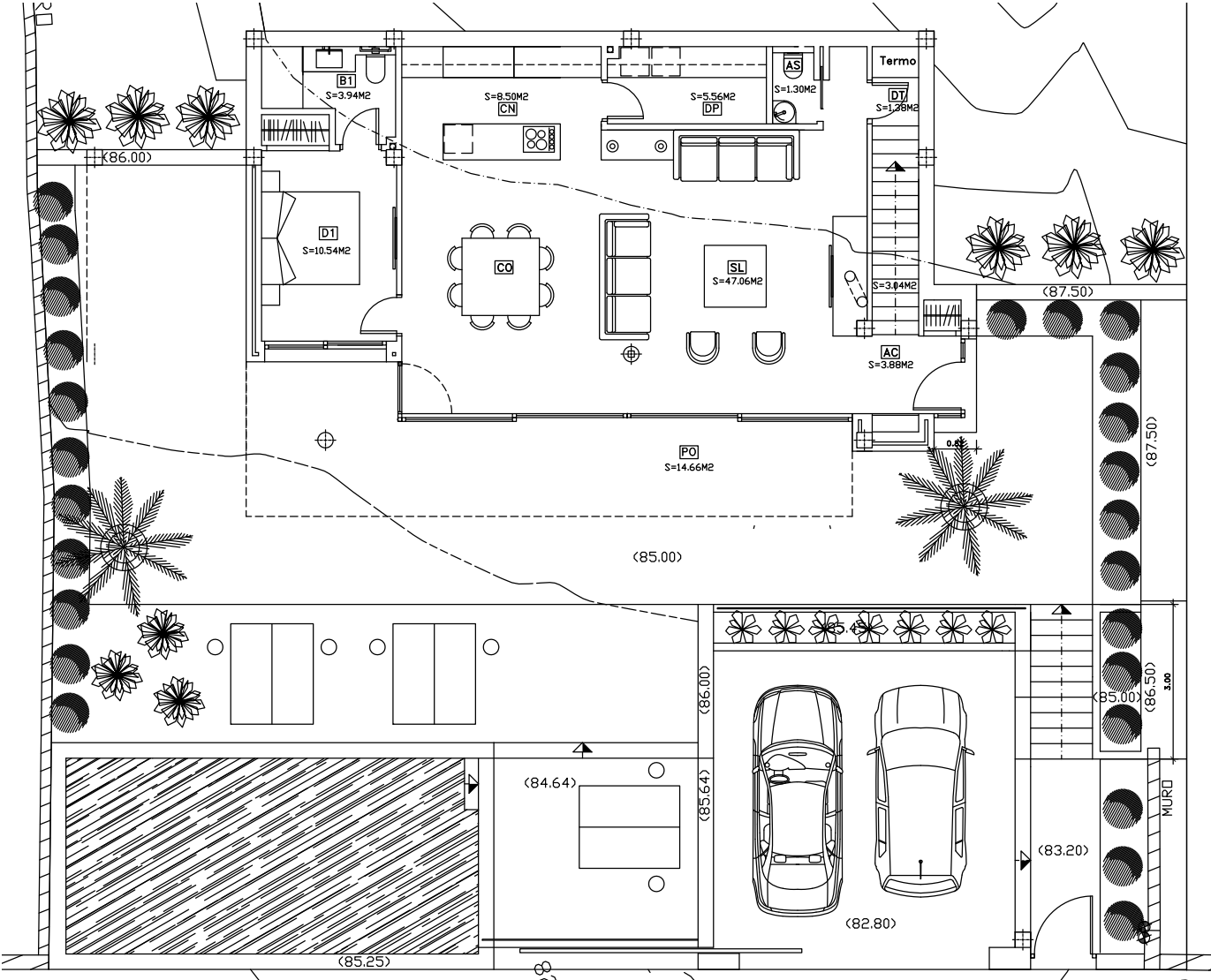


Estepona is the perfect place to balance the traditional and relaxed lifestyle of the coast with all sorts of services. Just minutes from your new home, you will find luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout.

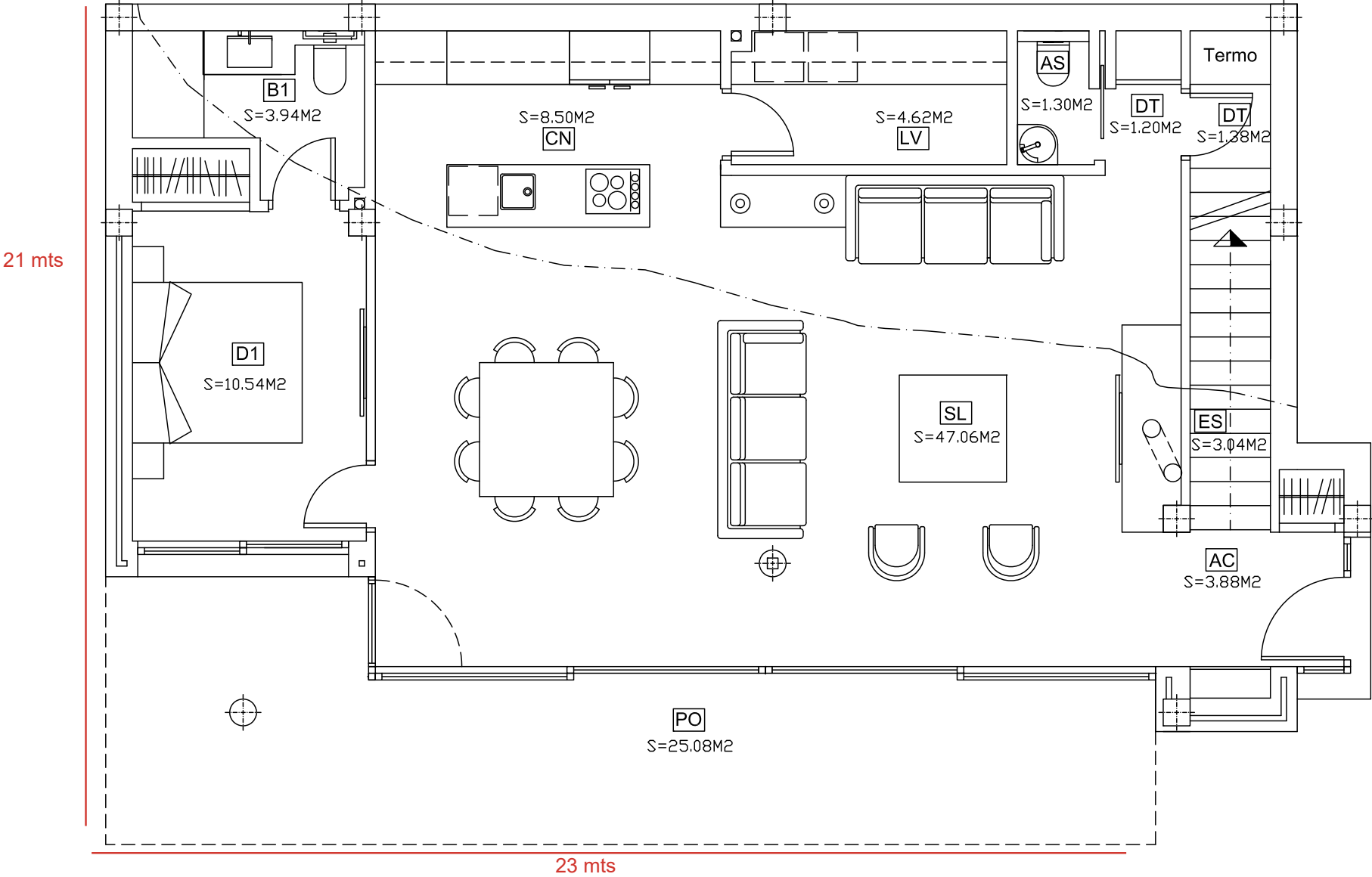
Your villa is only walking distance from the beach and only minutes away from the most recognized golf courses in Europe. Within minutes, you will connect to Marbella, Puerto Banus, Puerto Estepona, Malaga (High Speed Train and the International Airport at only 35 minutes drive). Choose from a variety of international and private schools with the highest educational standards.



MASTERPLAN

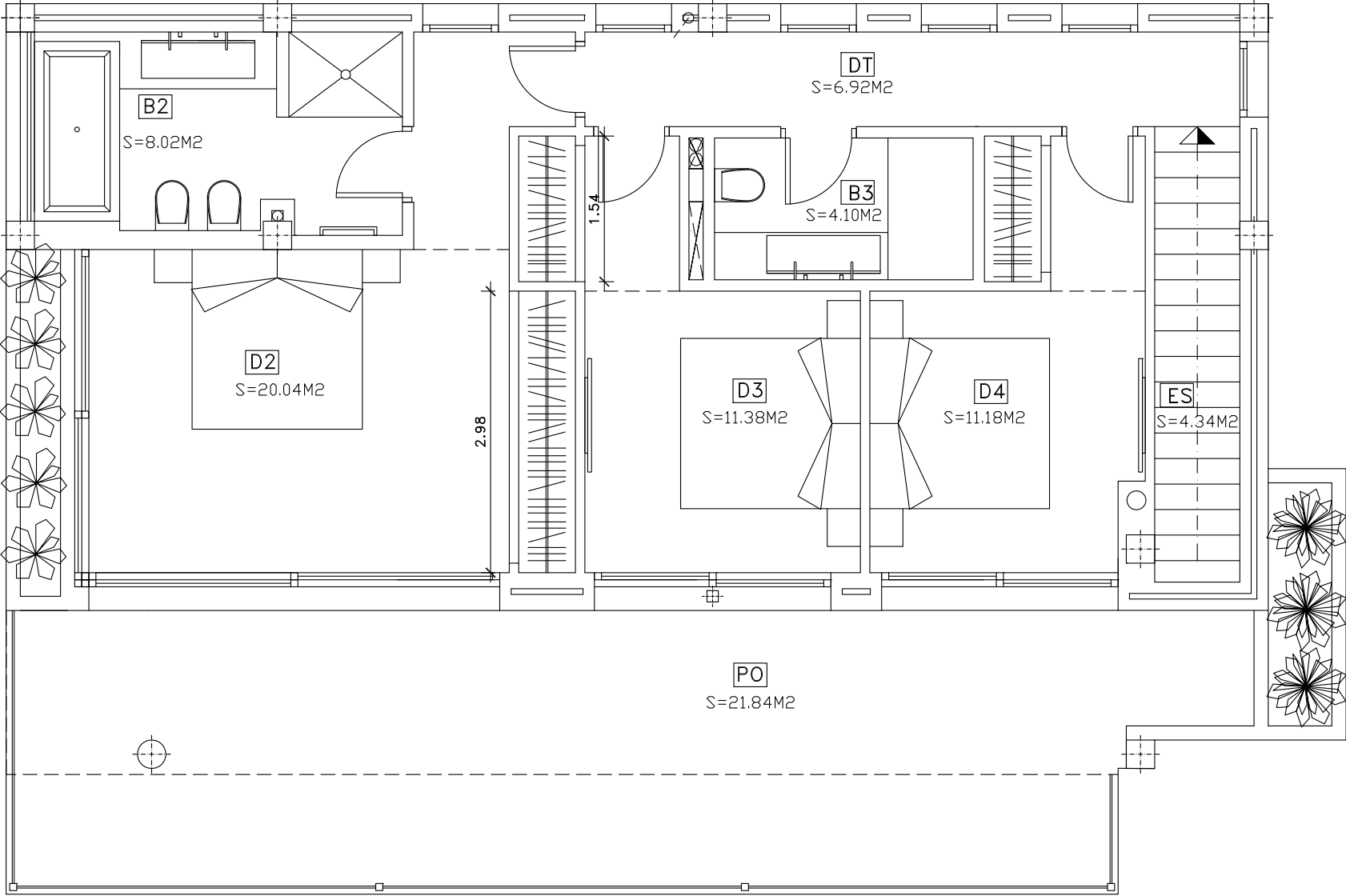


GROUND FLOOR



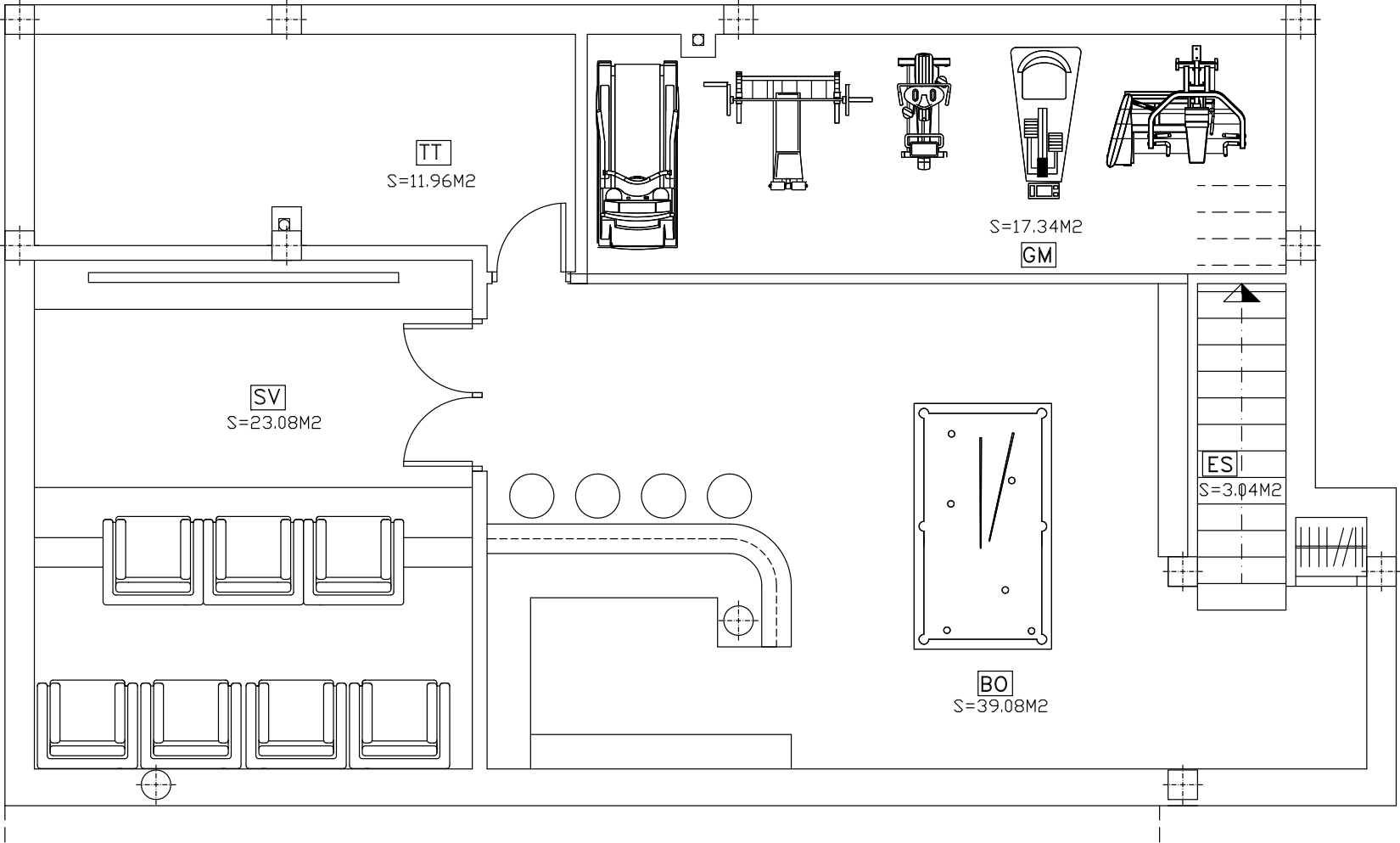
Built Living Area: 100 m²
Terraces: 28 m²

FIRST FLOOR



Built Living Area: 83 m²
Terraces: 36 m²

BASEMENT



Built Living Area: 111 m²

QUALITY SPECIFICATIONS

FOUNDATION

Reinforced concrete foundation with tie beams Sanitary forget.
A forget with a space between the land and the house.
A traditional system to avoid the humidity.

STRUCTURE

Waterproof, reinforced concrete, one-way slab.
Reinforced concrete waffle slab with steel/concrete pillars and beams, according to structure project details.

ROOF

Inverted flat roof finished with white roof tiles or white gravel in not transited areas and selected high quality ceramic porcelanic with non-slip finish in terrace areas.
Waterproofing of terraces over living areas with double asphalt layer and high-density insulation (50 mm)

EXTERIOR WALLS AND SURFACE

Ceramic bricks double layer with insulation (density 45 Kg/m³)
Exterior renders with damp proof cement mortar in color white.

INTERIOR WALLS AND SURFACES

Ceramic bricks finished with "mastered" plaster work and smooth plastic paint.



QUALITY SPECIFICATIONS

FLOORING & TILING

Interior: High quality Marble “Crema marfil” 40x60 cm with a highly polished finish. From the quarry “ El COTO”.

Exterior and terraces: High quality Marble “Crema marfil” 40x60 cm with a pre-polished finish.

Swimming pool area: High quality Marble “Crema marfil” 40x60 cm with a non-slipt finish.

EXTERIOR CARPENTRY

Aluminium carpentry, profiles by Cortizo or similar, high quality windows CLIMALIT 6/14/4

Main sliding doors with sunken frames and lift & side system with thermal break and security double glazing.

Bedrooms doors: Sliding hidden sashes system with thermal break and security double glazing.

Windows: tilt and turn hidden sash system with thermal break and security double-glazing.

INTERIOR CARPENTRY

Front door: Security system door with wood finish.

Interiors doors: White smooth lacquered wood with stainless steel concealed hinges.

Wardrobes: White textured lacquered wood with stainless steel concealed hinges.

EXTERIORS

Lower retaining wall in exposed stone. *

Plot to road enclosure: 1,50m high damp proof concrete brick colored in “Crema Marfil”. Plot to plot division: Galvanized mesh (2 meters) and/or “vegetation screen” according to type and location.

Terrace banisters in glass and aluminium finish.

Vehicle gate to driveway entrance in colored aluminium with electric engine with remote control.

Walking gate to driveway entrance in colored aluminium.

Overhead light.



QUALITY SPECIFICATIONS

SWIMMING POOL

Reinforced concrete structure. Waterproofing by Revestech or equivalent.
Finished with white mosaic.
Salt or chlorine based filtration system with water pump.
Includes exterior shower.

SANITATION

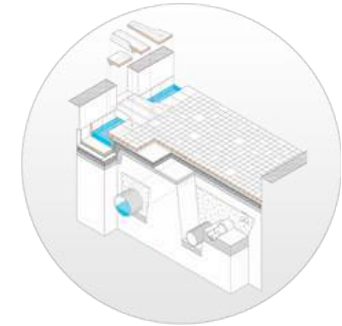
System separating rainwater and wastewater.

ELECTRICITY

Electrical switches and sockets SIMON. High Tech series or similar.

HEATING AND AIR CONDITIONING

Daikin system (hot/cold air con) by concealed ducts throughout the house with separate areas. Each room has independent control. With eco saving.
Aerothermie



QUALITY SPECIFICATIONS

SANITARY WARE AND TAPS

Bathroom fittings by Roca and taps by Grohe or other leading brand. Tiling with Porcelanosa.

KITCHEN

White lacquered handle less drawers and cabinets.
Fully equipped with aluminium SIEMENS (or similar) appliances: Induction hob, oven, extractor, microwave, refrigerator / freezer.
Dekton work surface.
Downlights with warm or cold light.

NOTABLE FEATURES

Ceiling height in main living area of approx. 2,8 meters with floor to ceiling windows.
Living area patio doors slide and leave a huge open area uniting living areas and terraces.
Pre-installation of blinds
Bticino video entry system.
Continuation of High quality Marble “Crema marfil” floor inside and outside of the property for heightened esthetical value. Lighting with downlights.
ECO building with very low energetic consumption.



OPTIONAL EXTRAS

Automated irrigation systems	3.600,00 € (INCLUDED)
Domotic System	8.200,00 €
- Alarm	
- Camera	
- Door station	
- Smart lights	
- Mobile App to control everything	
Bioethanol Fireplace Ecosmart	2.500,00 €
Kitchen SIEMENS appliances	22.000,00 €
· Induction hob	
· Oven	
· Extractor	
· Microwave	
· Refrigerator / freezer	
· Dishwasher	
· Washing Machine	
Cove Lighting in the livingroom.....	3.850,00 € (INCLUDED)
Wine Cellar.....	18.500,00 €
Fireplace with TV.....	12.450,00 €

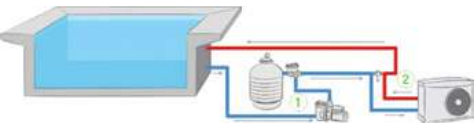


Photovoltaic panels for self-consumption (90% daily consumption)	20.000,00 €
· 24 Solar panels BENQ SOLAR 260W (9.360Wp)	
· Hybrid Inverter INGETEAM STORAGE 6TL	
· Lithium Battery LG CHEM RESU 10 Kwh	
· Management and monitoring mobile app	

Outside built Jacuzzi with LED multicolor light and hot water 4x3 m	24.250,00 €
---	-------------



Heat pump for swimming pool + automatic cover	18.300,00 €
---	-------------



Swimming pool automatic cover	12.050,00 €
-------------------------------------	-------------



PAYMENT TERMS



Sales Price 750.000€



Method of Payments

-Reservation Fee 15.000€

-Sign the contract 100%



Completion. Balance

Once the villa has the first occupation licence. We will go to the notary and you just pay the balance.

Total price: 750.000€ V.A.T. not included