SEA VIEWS - ESTEPONA

PRICE: 695,000€
DELIGHTFUL AMBIANCE

The design of the villa follows the latest tendencies in architecture. The sun is the element that plays an essential role in the villa, lighting up the villa through both East and West.

This villa has been designed using the latest techniques to have an ecological and low maintenance building.

Beds: 4 / Baths: 5
Built Living Area: 212 m²
Plot: 981 m²
DREAMS DO COME TRUE

It’s a contrast of the modern and contemporary together with a functional distribution, that brings along a pleasant and harmonious comfortable home.

Set on 2 levels, this spacious villa has a double height ceiling in the living room which brings light across the house all day long.
LIVING THE LUXURY

The aim of the design is to maximise the indoor-outdoor flow and the sea views from both the east and the west.

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

Luxury finished
Designer fixtures
LED lighting
YOUR DREAM

Waking up and walking into this south west facing terrace is the best way to start another lovely day.

We offer a range of designer fixtures that are the final touch to your desired new home. You can choose from an endless list of material following your taste and preference.

Modern Essence
Built-in wardrobes
Suspended ceiling
LOVELY MORNINGS

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.

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

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

The villa is located 5 minutes walking distance to the beach, you can sit on your terrace the evenings and enjoy this stunning open sea views while the sun sets down.
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.
GROUND FLOOR

Built Living Area: 107 m²
Covered Terraces: 35 m²
Uncovered Terraces: 51 m²
Pool: 41 m²

The intellectual property of the designs here reproduce, belongs to the developers | Some of the elements shown on the images may be listed as optional.
FIRST FLOOR

Built Living Area: 104 m²
Covered Terraces: 43 m²

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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 floors: Marble. Size 40x60cm
Exterior floors: Marble. Size 40x60cm

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>21,200,00 €</td>
</tr>
<tr>
<td>Electric underfloor heating system for all bathrooms</td>
<td>3,867,00 €</td>
</tr>
<tr>
<td>Suspended toilet bowls</td>
<td>400,00 € /unit</td>
</tr>
<tr>
<td>Automated irrigation systems</td>
<td>3,600,00 €</td>
</tr>
<tr>
<td>Domotic System</td>
<td>8,200,00 €</td>
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<tr>
<td>- Alarm / Camera / Door station / Smart lights / Mobile App to control everything</td>
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<tr>
<td>Multi-color LED Lighting in the swimming pool</td>
<td>850,00 €</td>
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<tr>
<td>Bioethanol Fireplace Ecosmart</td>
<td>2,500,00 €</td>
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<tr>
<td>Upgrade to GAGGENAU appliances</td>
<td>7,500,00 €</td>
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<tr>
<td>- Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine</td>
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<tr>
<td>Underfloor heating system with hot water</td>
<td>30,000,00 €</td>
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<tr>
<td>Cove Lighting in the livingroom</td>
<td>3,850,00 €</td>
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<tr>
<td>Wine cellar</td>
<td>18,500,00 €</td>
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<tr>
<td>Fireplace with TV</td>
<td>12,450,00 €</td>
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<tr>
<td>Photovoltaic panels for self-consumption (90% daily consumption)</td>
<td>20,000,00 €</td>
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<td>- 24 Solar panels BENQ SOLAR 260W (9.360Wp)</td>
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<td>- Hybrid Inverter INGETEAM STORAGE 6TL</td>
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<tr>
<td>- Lithium Battery LG CHEM RESU 10 Kwh</td>
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<td>- Management and monitoring mobile app</td>
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<tr>
<td>Outside built Jacussi with LED multicolor light and hot water 4x3 m</td>
<td>24,250,00 €</td>
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<tr>
<td>Heat pump for swimming pool + automatic cover</td>
<td>18,300,00 €</td>
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<tr>
<td>Swimming pool automatic cover</td>
<td>12,050,00 €</td>
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<tr>
<td>Swimming pool finishing with Mármol</td>
<td>6,000,00 €</td>
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<tr>
<td>Chillout area with fireplace and water blades</td>
<td>29,300,00 €</td>
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<tr>
<td>BBQ area with pergolas</td>
<td>16,300,00 €</td>
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**PAYMENT TERMS**

1. **Reservation Fee 20,000€**
   Bank / insurance guaranteed

2. **Buy the plot 240,000€**
   Client becomes the developer

3. **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

4. **Start building 20%**
   Once the license has been granted, construction starts.

5. **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.

6. **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.

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**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

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**Total price: 695,000€ V.A.T. not included**