

# Luxury sea view villas in the New Golden Mile

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*Estepona, Málaga, Andalucía, the Costa del Sol, Spain*

Luxury independent villas with panoramic sea views in the New Golden Mile in Estepona. Choose your individual villa from 3 different types and sizes, and luxury finishes. Villas have been designed using the latest techniques to have an ecological and low maintenance building.

**Price from:** 985.000 € - 1.300.000€

## Benefits buying off-plan

It is a very comfortable and profitable way to build your luxurious property in a dream place at the cheapest price and with the guarantee of a solid construction company.

Buy 40% below market price.

Possibility to change internal distribution.

You can decide the finishes.

**Triple guarantee:** 10 years structure, 3 years installations, 1 year finishes.

## Payment terms

Reservation Fee 20.000€.

Buy the plot from 511.110€ to 597.550€ One 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.

Sign the contract 30.000 €

Start building 20%

Monthly payment. Construction completion time of 10- 12 mes

The final utility connections and first occupation licence for you.

## Over the plot

+ Additional buying cost

ITP: 21%

Notary's fees: 0,3-0,5%

Registration fees: 300-600€

## Over the building cost

+ Additional buying cost

ITP: 10 %

Notary's fees: 0,3-0,5%

Registration fees: 300-600€

Plot: 965 - 1095m<sup>2</sup>

Built living area 286 m<sup>2</sup>

Covered terraces 134m<sup>2</sup>

Open terraces 108m<sup>2</sup>

Swimming pool 67m<sup>2</sup>

Garden 400-510 m<sup>2</sup>

High quality construction using the latest technology. Luxury exclusive interior design are created using only the very highest quality materials.

- Eco design, luxury apps
- South facing with panoramic sea views from the spacious terraces;
- Large double height entrance.
- 4 bedrooms.
- 4 on suite bathrooms and 2 guest toilets.
- Closets and walk-in closets.
- Fully fitted kitchens to the highest standards and separated laundry area. Includes breakfast bar in Wood. Siemens appliances vitroceramic, extractor, oven, microwave, dishwasher, fridge/freezer, washing machine, tumble drier.
- Magnificent panoramic views over the sea from the spacious terraces.
- Built-in wardrobes, suspended ceiling, the highest quality materials, elegant interior design. Heating and air conditioning with eco saving, each room has independent control.
- Aerothermal heating systems LG for air conditioning/heating and hot water , Alarm/Camera/Door station/Mobile App;
- Premium qualities, luxury finished, designer fixtures
- Large open plan living, Infinity pool and two level large garden. Grass seeds and automated irrigation systems
- Swimming pool with salt water system;

### Location

The best location in the middle of the golf resort in Estepona A short walk from Cancelada and Flamingos Golf and Resort. Known as the new Golden Mile. It is walking distance to all services, restaurants, beaches and major attractions. San Pedro: 8 min, Marbella: 15 min, Puerto Banus: 12 min

### Optional extras:

it is possible to install additional: heat pump for swimming pool + automatic cover, Chillout area, upgrade to Gaggenau appliances and so on..



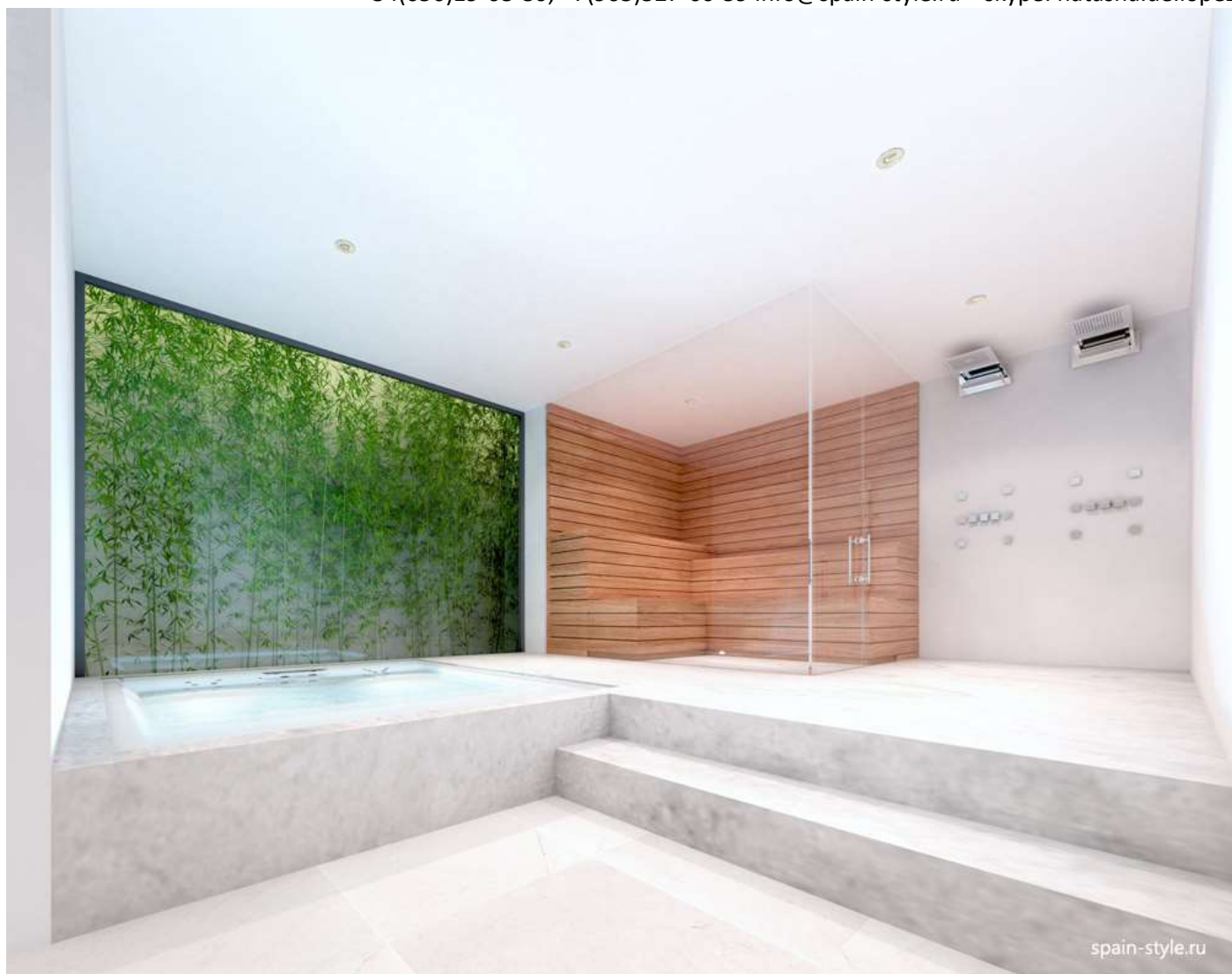






















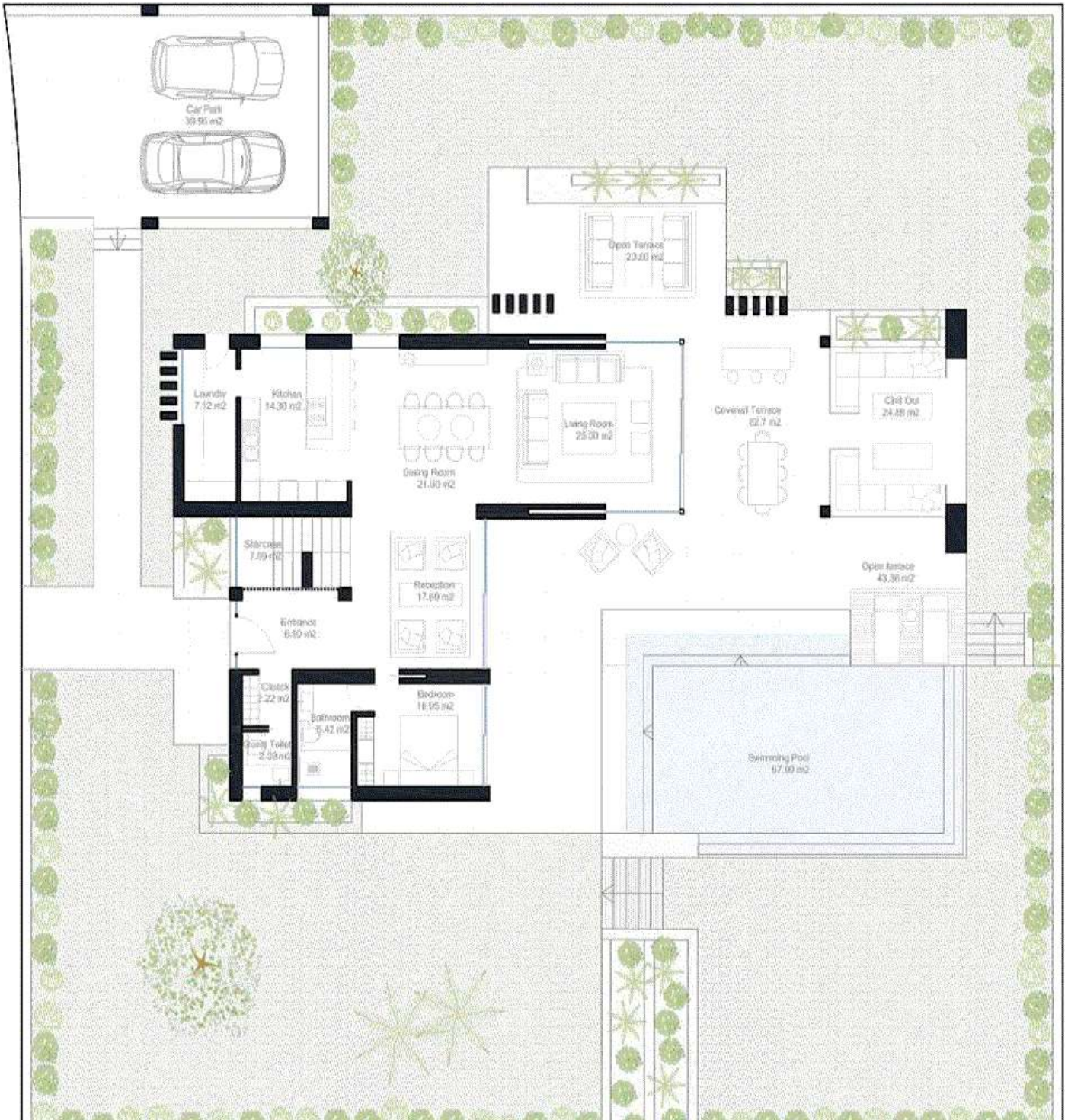












Masterplan Villa Type A





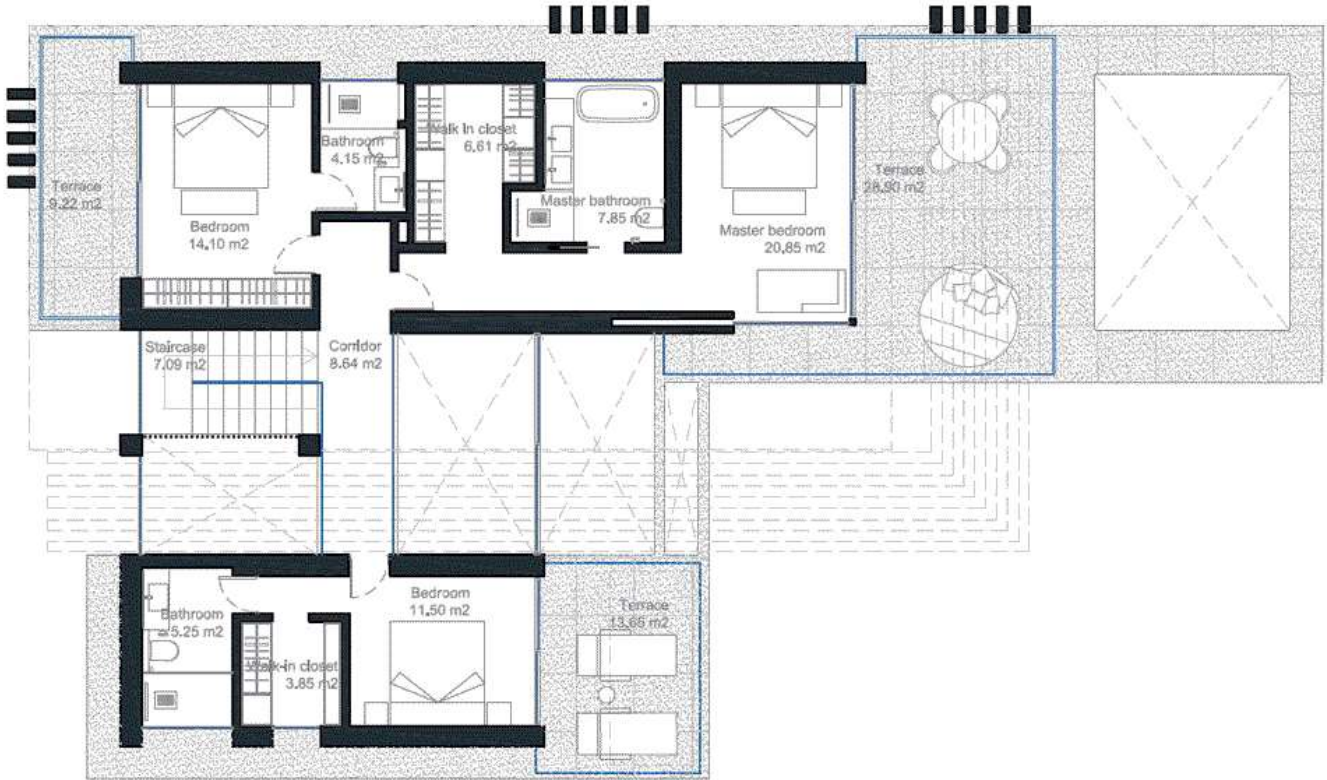
### Ground Floor Villa type A

Built Living Area: 147 m<sup>2</sup>

Covered Terraces 83m<sup>2</sup>

Uncovered Terraces: 92 m<sup>2</sup>

Swimming Pool: 67 m<sup>2</sup>



### First Floor Villa Type A

Built Living Area: 138 m<sup>2</sup>

Covered Terraces: 52 m<sup>2</sup>



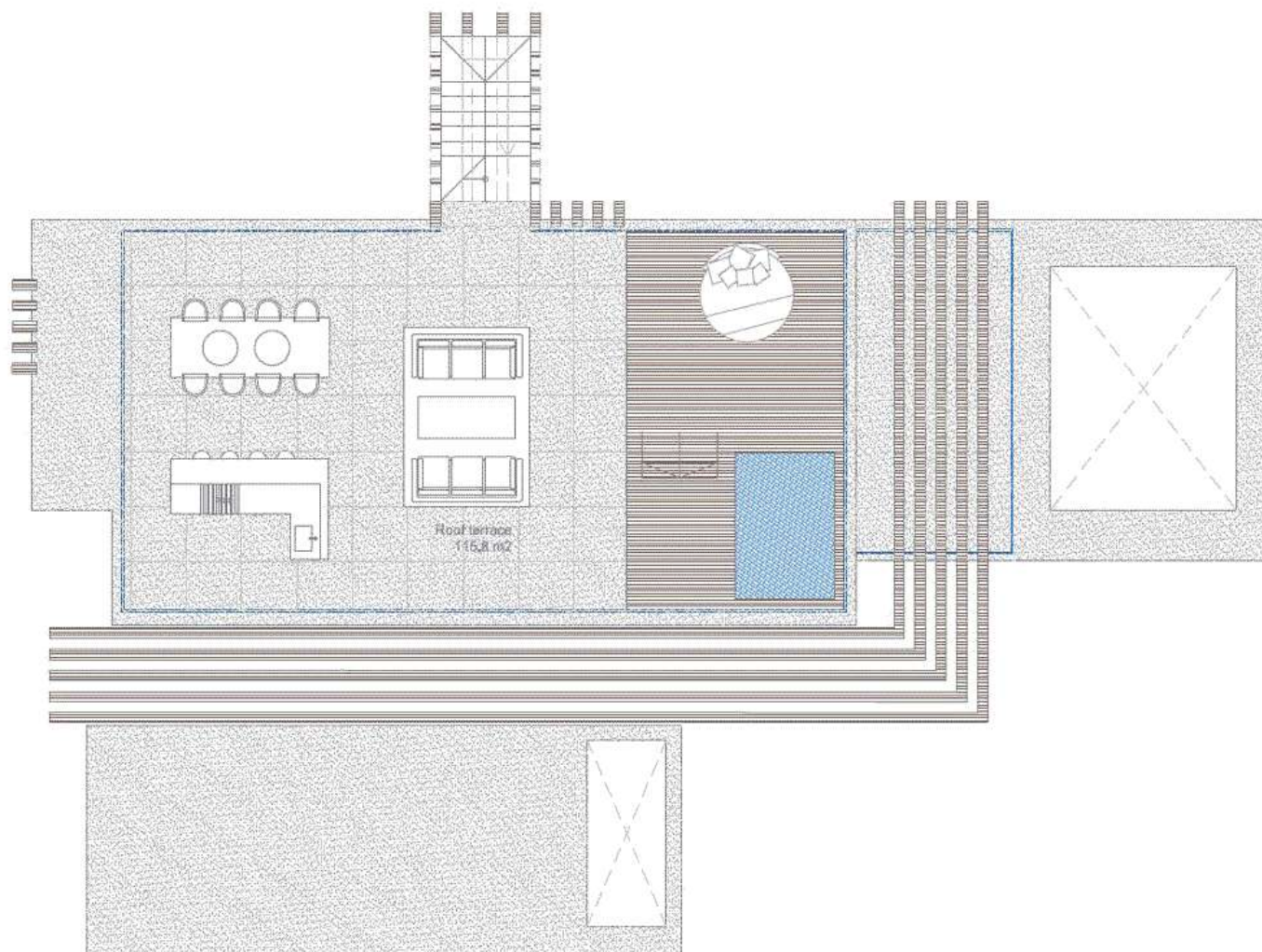


Option extras: Basement Villa Type A 176.400 €

Built Living Area: 144 m<sup>2</sup>

#### Extras

- Spa ( Includes: Jacuzzi, sauna and spa shower): 37.050 €
- Cinema (Includes: Projector, projector screen and sound system.): 5.800 €
- Wine cellar (Includes: Wine rack, air conditioner and glass door): 9.500 €



### Optional extras: Roof Terrace Villa Type A

38.700 €

Uncovered Terraces: 115 m<sup>2</sup>

#### Extras:

- Glass balustrade 17.150€
- Jacuzzi 18.500 €
- BBQ with bar and sink 9.500 €