

# New luxury off-plan villas in Estepona

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

New luxury off-plan villas with panoramic sea views in New Golden Mile on the first line of La Resina Golf Course. Seaview villas with swimming pool, garden and terraces to enjoy amazing views of the Mediterranean Sea

Villas situated in the gated and secured golf community La Resina Golf. It is one of the best 9 holes on the Costa del Sol. Besides the golf it has a gym, paddle tennis courts, a shopping center, magnificent gardens and landscaping.

**Price from: 985.000€**

## 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 instalations, 1 year finishes.

## Payment terms

Reservation Fee 20.000€.

Buy the plot 450.000 – 550.000€.

Sign the contract 30.000€.

Start building 20%

Monthly payment. Construction completion time of 10-12 mes

## Over the plot

+ Additional buying cost

IVA: 21%

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

Registration fees: 300-600€

## Over the building cost

+ Additional buying cost

IVA: 10 %

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

Registration fees: 300-600€

Total Built Area 182,25m<sup>2</sup> -240m<sup>2</sup>

Plots: 1.058m<sup>2</sup> - 1.151 m<sup>2</sup>

Terraces: 66,9m<sup>2</sup>-126,75m<sup>2</sup>

Pool: 29,25m<sup>2</sup> – 38,85m<sup>2</sup>

- 2 levels
- Bedrooms: 4/
- Baths: 3-4;
- Fully fitted kitchen with electrical Siemens appliances (Oven, Microwave, Vitroceramic, Extractor, Dishwasher, Fridge/freezer) Ceiling extractor Edesa, washing machine and dryer, Built in wine cooler



- Eco design; Energy certificate A
- Aerothermal heating systems LG for air conditioning/heating and hot water . Electric underfloor heating system for all bathroom,
- Panoramic sea views, South East facing;
- Swimming pool with salt water system , finished in white mosaic, Includes exterior shower.
- Sea view garden, Grass seeds and automated irrigation systems
- Luxury apps, Built- in wardrobes, Suspended ceiling, Luxury finished, Designer fixtures; Led lighting
- Security entrance door. Alarm, Camera, Door station, Mobile App;
- 24 security system

It used the best quality materials, natural marble, wood and carpentry for luxury designs. All living areas have the entrance of daylight and a good ventilation. Designers of the company will work with you to find the best choice in furniture and finishes.

#### **Optional extras:**

It is possible to install additional: heat pump for swimming pool and automatic cover – price upon request, upgrade to GAGGENAU appliances 11.200€., Chill out 18.000€. and ect.

#### **Location**

New villas are situated in a very marvelous location a few minuts from Estepona, Marbella and Puerto Banús , luxury restaurants and shopping, natural parks and beautiful playas and famous beach clubs..

It is only 30 min to the Gibraltar International airport and 45 min drive to the Malaga International airport.

There are 40 golf course near your home, it is 10 min from Villa Padierna.

Enjoy this exclusive lifestyle in the best part of the Costa del Sol!.

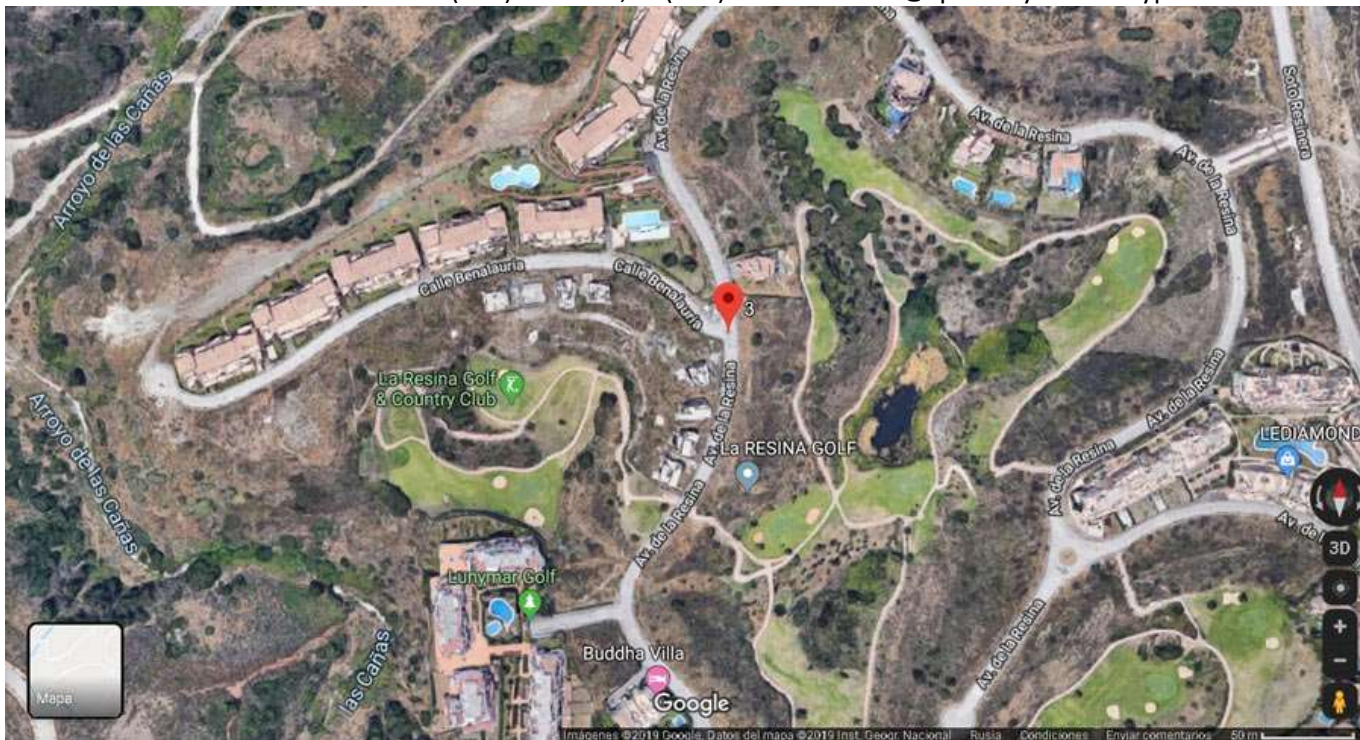
10 min San Pedro Alcantara

15 min Estepona;

18 min Puerto Banús;

25 min Marbella;













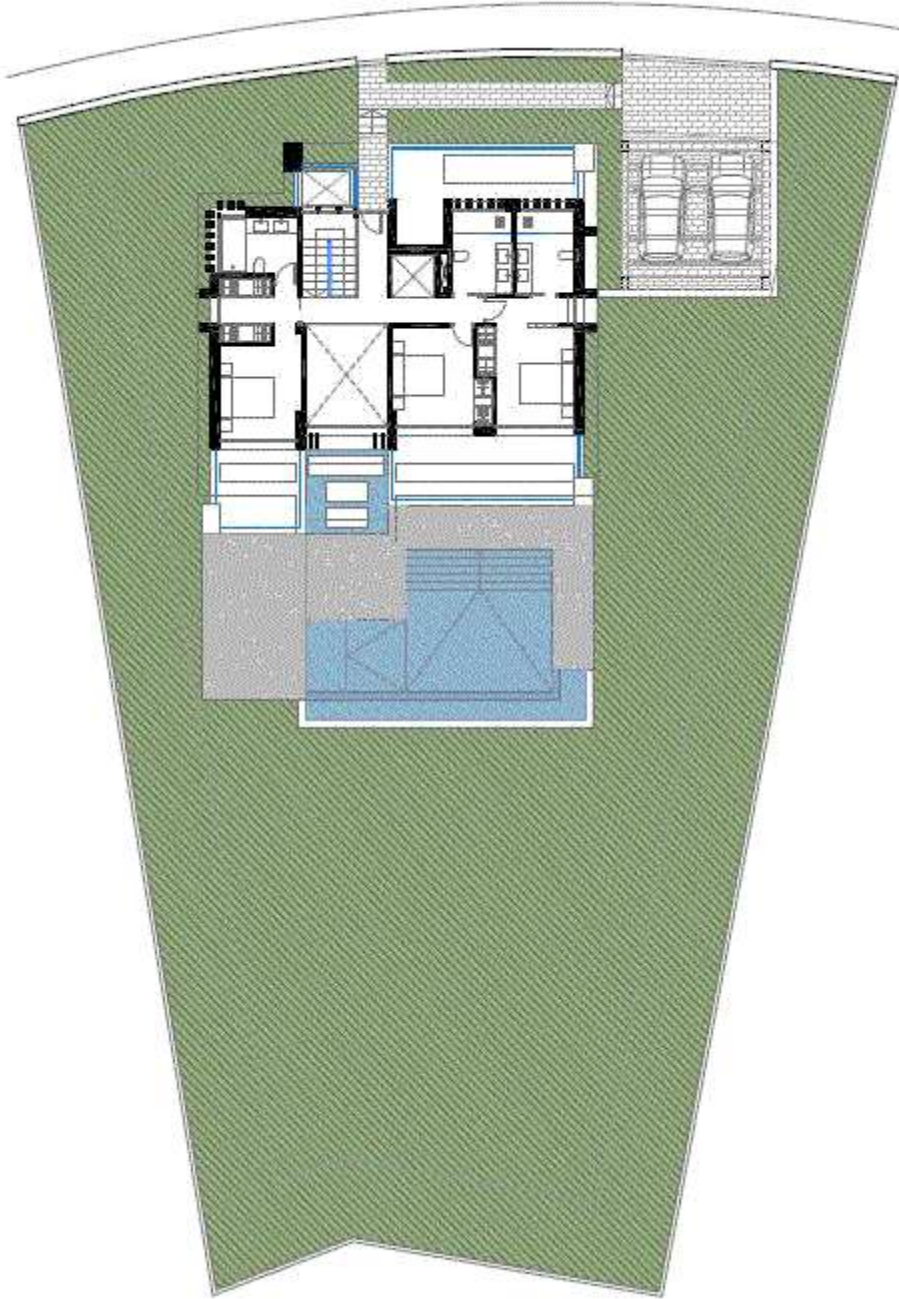












Masterplan



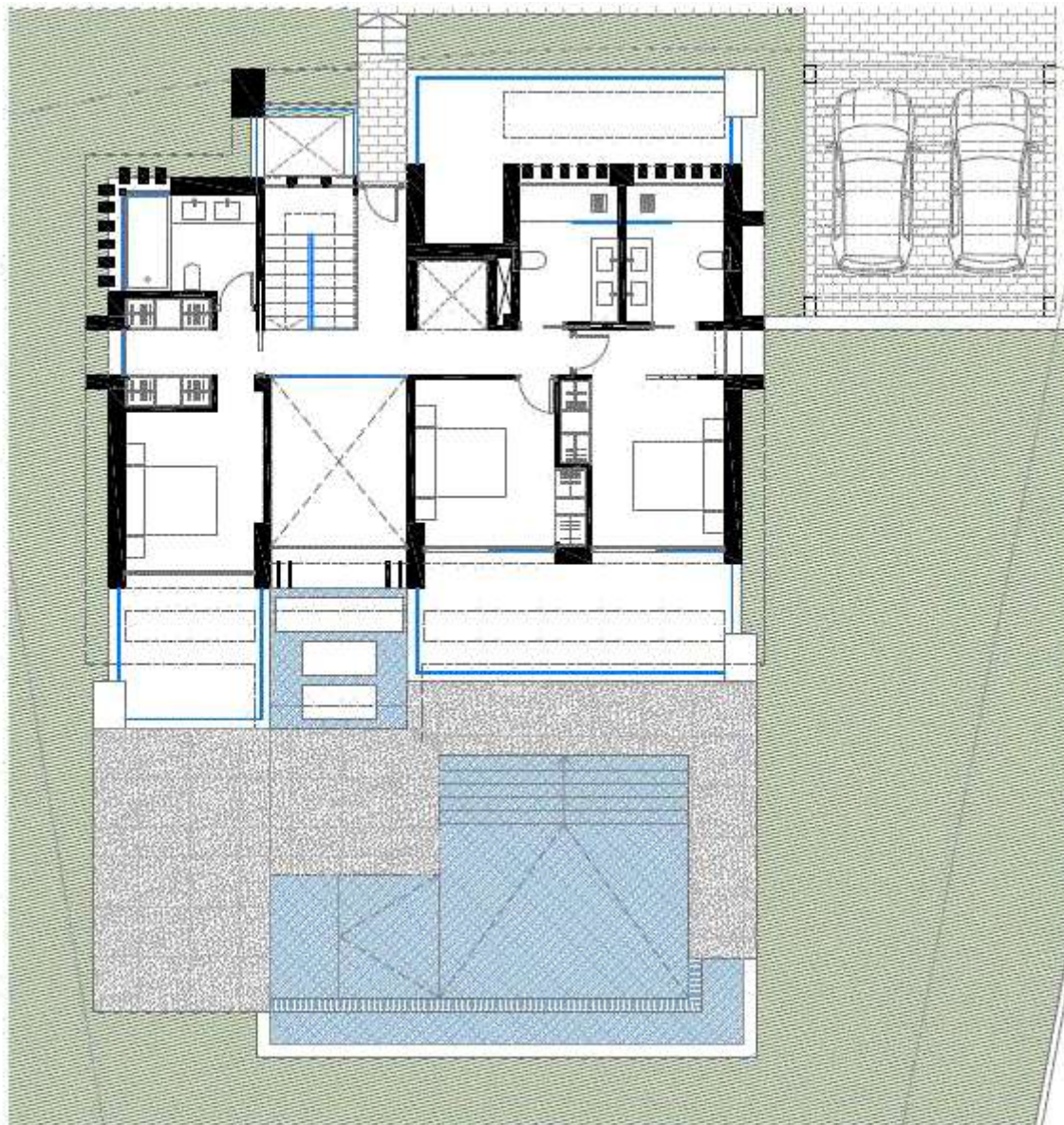
**Ground floor**

Built area: 120m<sup>2</sup>

Terraces: 85,85m<sup>2</sup>

Pool: 38,85m<sup>2</sup>



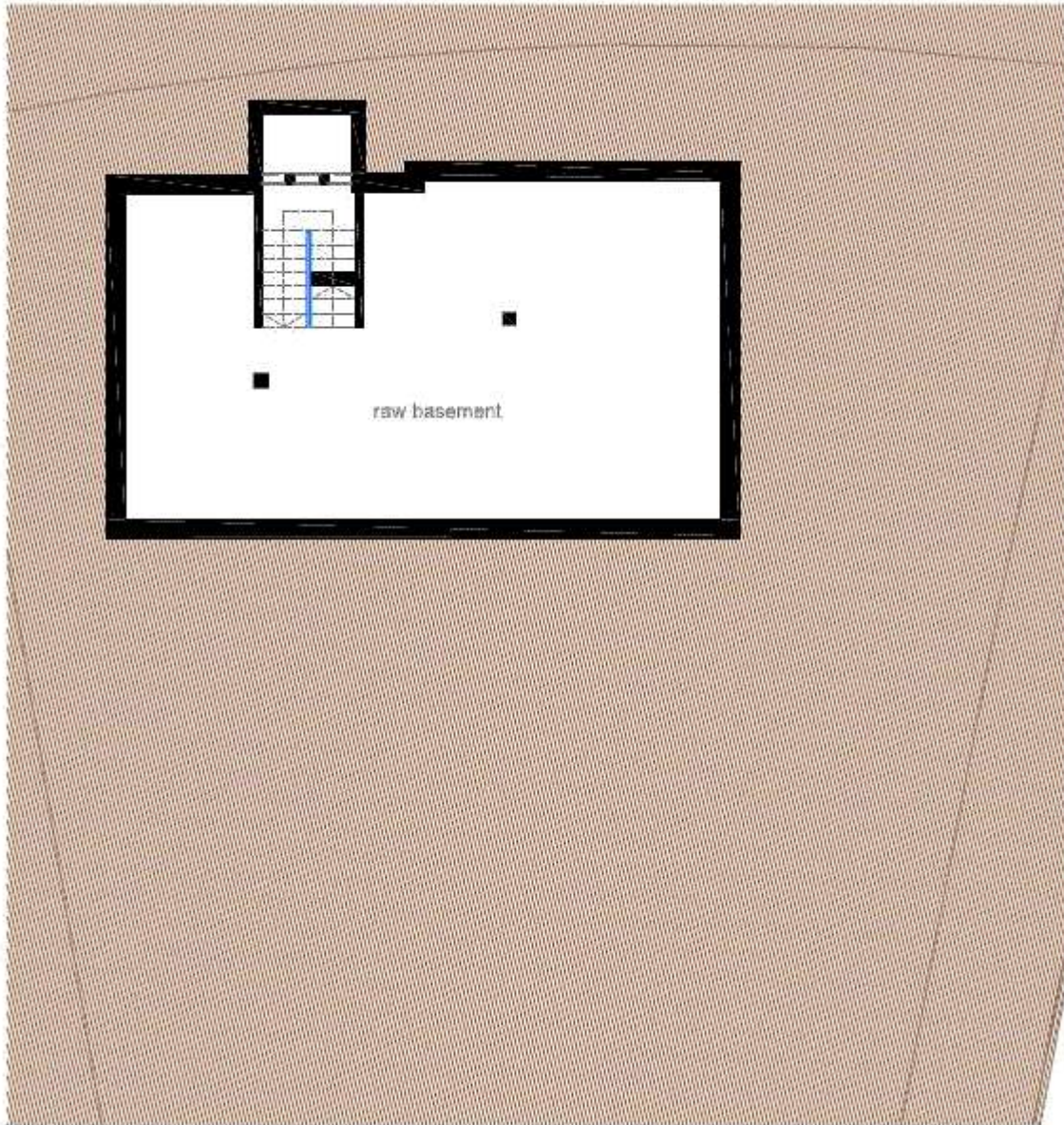


**First floor**

Built Area: 120m<sup>2</sup>

Terraces: 40,90m<sup>2</sup>





**Basement**

Built Area: 116,50m<sup>2</sup>