

# New villas with sea and golf views in Estepona

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

New villas in the New Golden Mile in Valle Romano in Estepona. Enjoy panoramic sea and golf views from your bedrooms and terraces. The elegant villas have been designed in the mediterranea style using the latest techniques.

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.

**Price:** from 495.000 € - 598.000€

Reserve 20.000€;

Buy the plot 160.000€ – 180.000€ 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.

Sing the contract 30.000 €;

Start building 20%;

Monthly payment. Construction completion time of 10-12 mes.

## Over the plot

+ Additional buying cost

ITP: 21%

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

Registration fees:

## Over the building cost

+ Additional buying cost

IVA: 10%

AJD: 1.5%;

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

Registration fees:

- Plot: 491 m2 -497m2
- Built living area 142,7 m2
- Covered terraces 121,4 m2
- Swimming pool 25 m2



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

- 2 levels
- 3 bedrooms, every bedroom has a bathroom and a private coved terrace;
- 3 bathrooms;
- Sea and golf views from terraces;
- Premium qualities, luxury finished, designer fixtures;
- Swimming pool with salt water system Eco design, luxury apps;
- Grass seeds and automated irrigation system, Alarm and Video intercom, kitchen with Siemens appliances vitroceramic oven, microwave, dishwasher, fridge freezer, ceiling extractor, washing machine/dryer;



### Optional extras:

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

### Location

The best location in the middle of the golf resort in Estepona, the New Golden Mile. It is a complex of 8 luxury villas surrounded by nature environment, 3 min. from Estepona, 15 min. from Puerto Banus with its luxury shops and restaurants, 20 min. from Marbella.







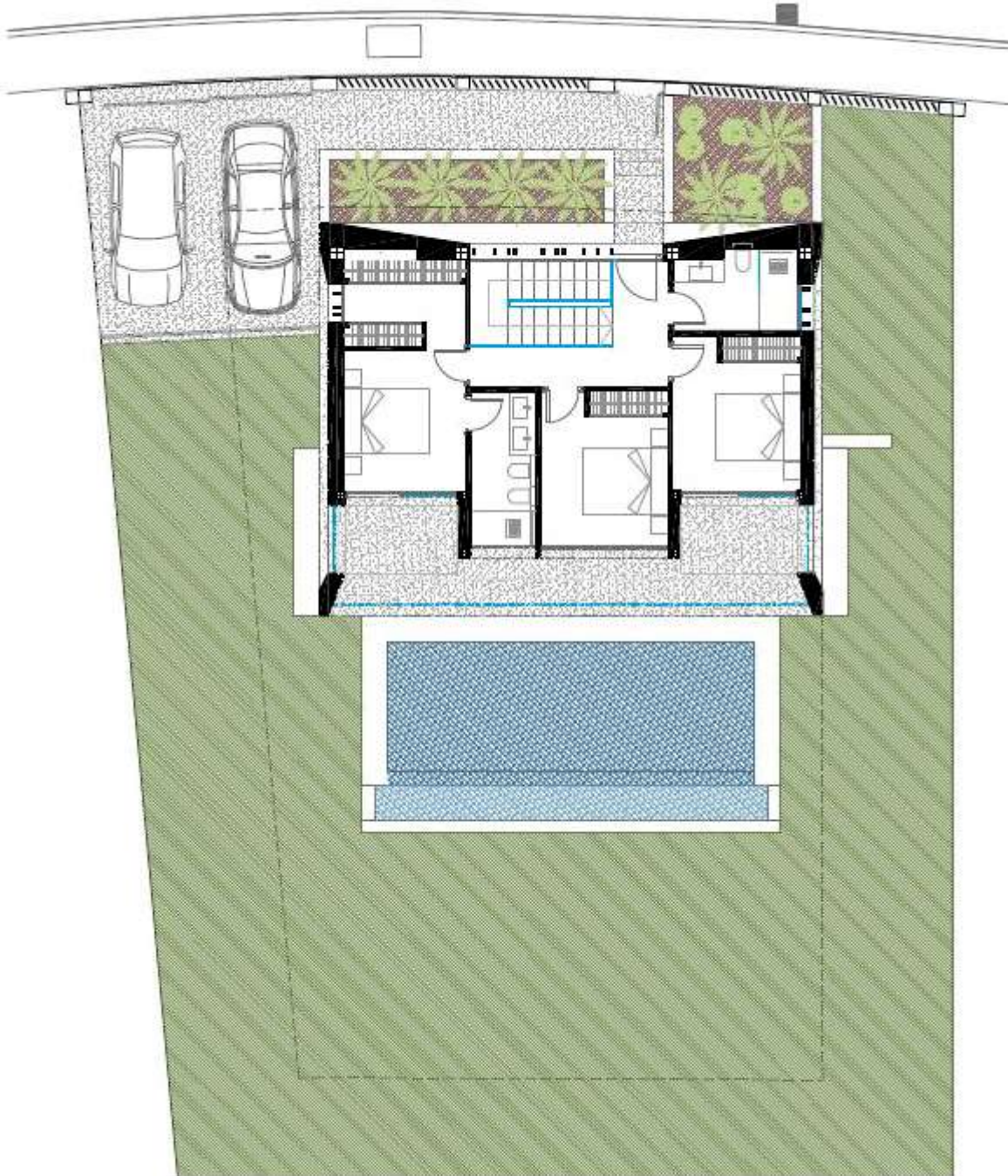






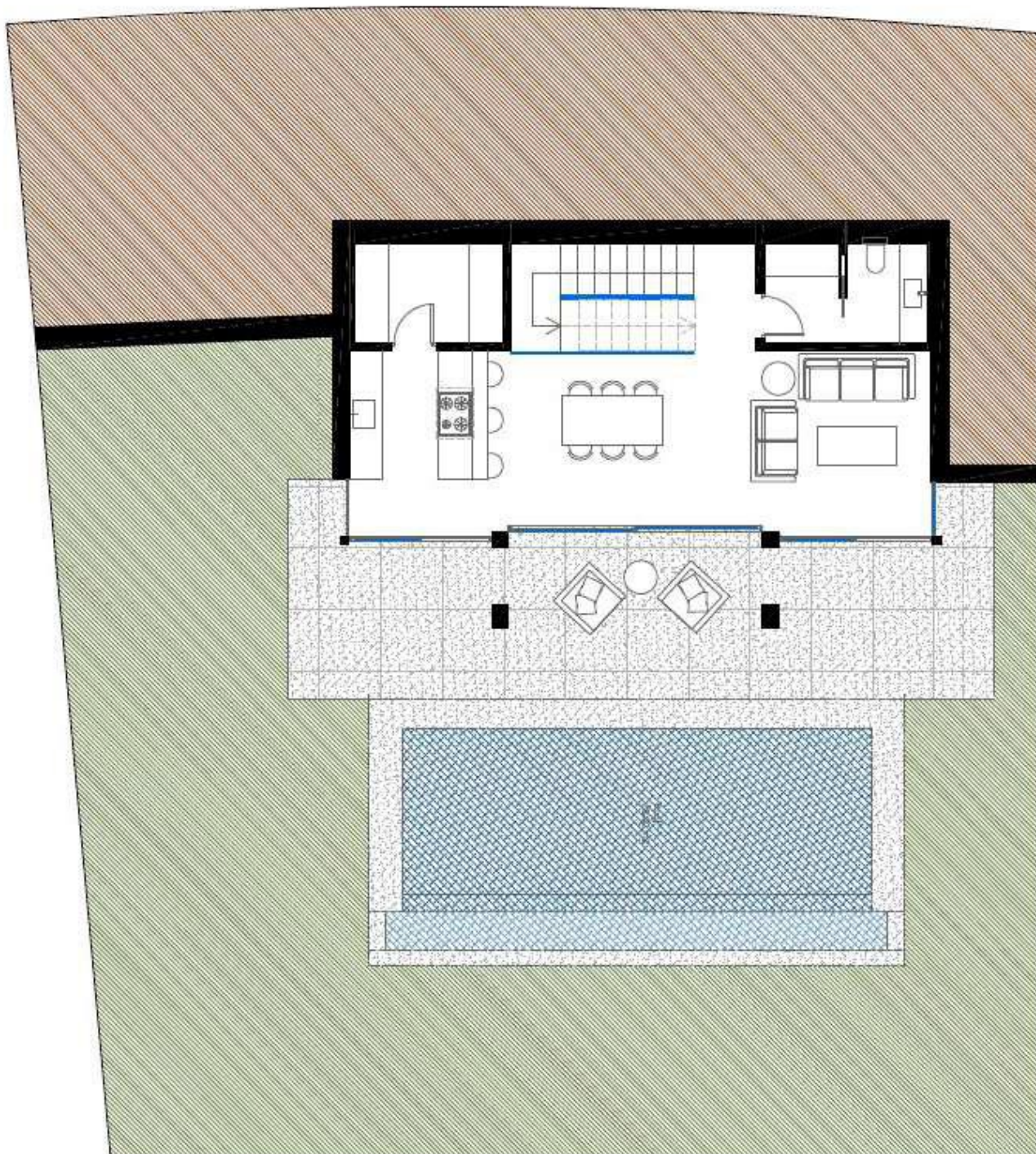






Masterplan

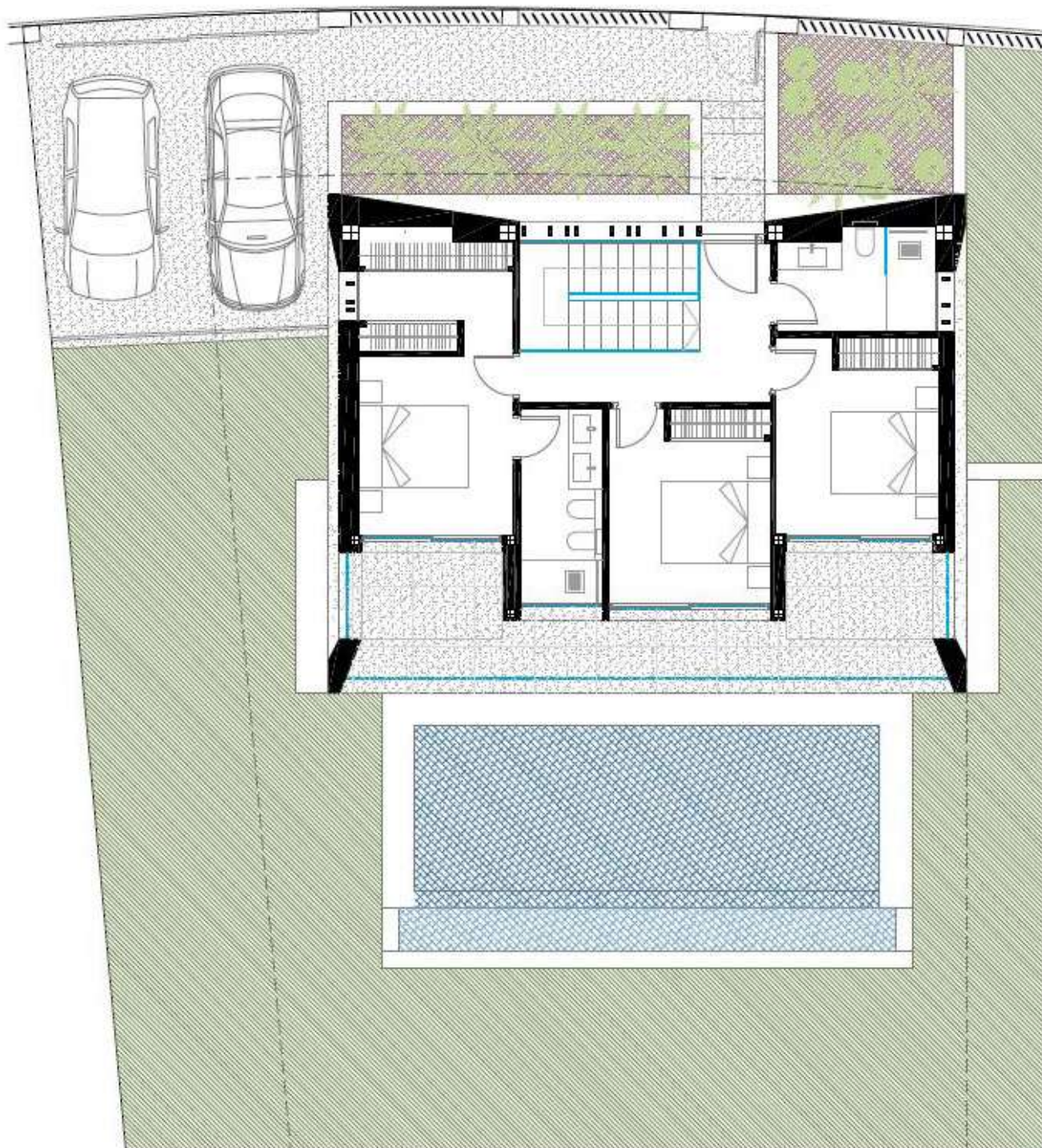




#### Ground floor

- Built area 65,70 m<sup>2</sup>
- Terrace 101 m<sup>2</sup>
- Pool 25 m<sup>2</sup>

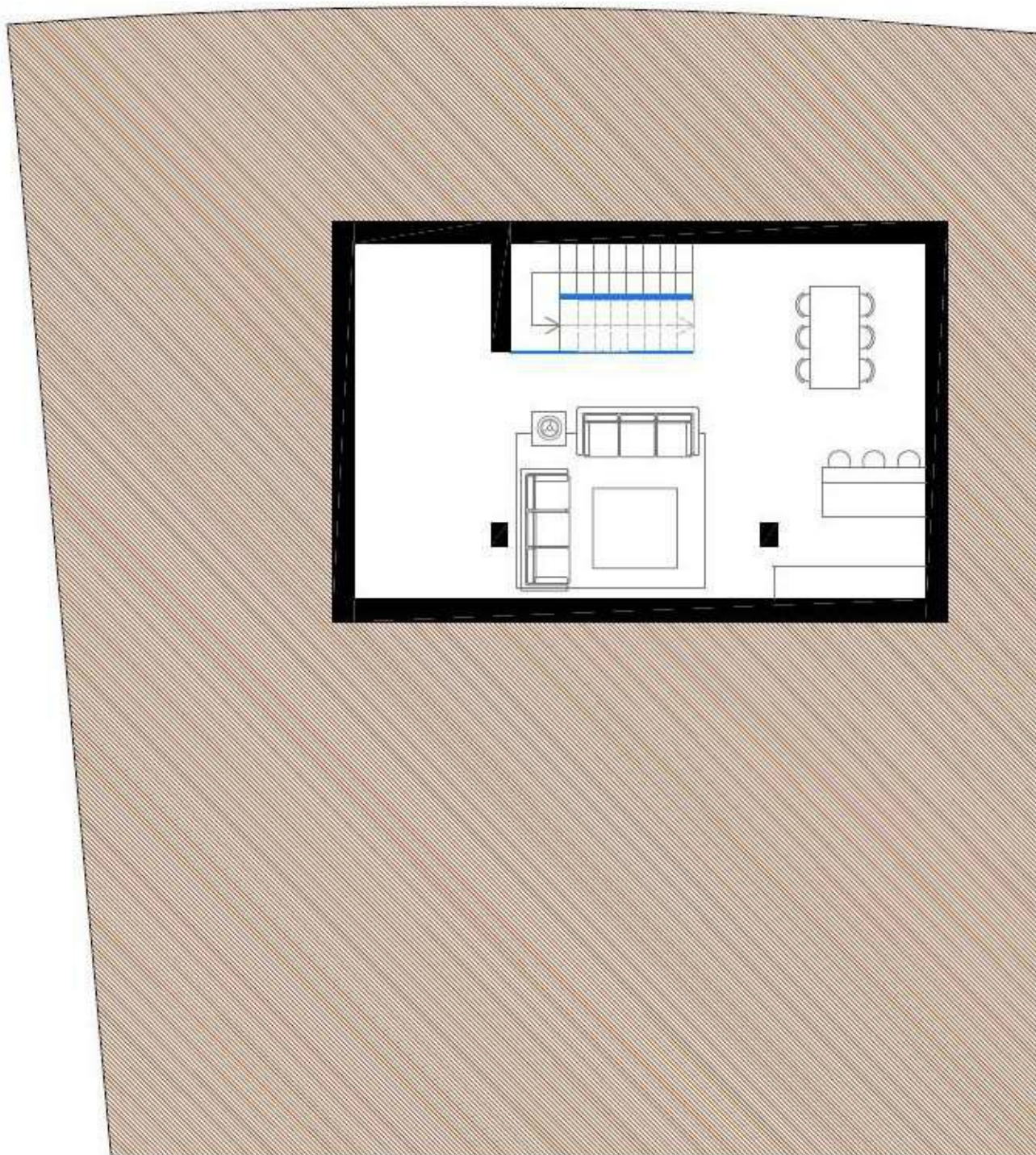




#### First floor

- Built area 77 m<sup>2</sup>
- Terrace 20.40 m<sup>2</sup>





Basement (optional)

Built area 80,86 m<sup>2</sup>