



PUERTO DE LA DUQUESA- SEA VIEWS

PRICE FROM: 495.000€



## DELIGHTFUL AMBIANCE

The design of this villas is modern and fresh. The horizontal lines, parallel to the sea, create a simetrical shape, while the vertical lines break that simetry and give movement to the villa.

Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials throughout.

Beds: 3 and 4  
Plots: 519 - 654 m<sup>2</sup>  
2 Floors



## DREAMS DO COME TRUE

The ceilings of the first floor subtly cover the terrace shared by all the bedrooms, allowing light to enter conveniently according to the time of the day and the season.

The villa has been designed to maximise the indoor-outdoor flow that is so essential for tropical living.

Covered terraces: 79 - 82 m<sup>2</sup>  
Swimming pool: 30 m<sup>2</sup>  
Built Living Area: 168 - 179 m<sup>2</sup>



## LIVING THE LUXURY

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

Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Relation exterior-interior  
Open Plan  
Southeast Facing



## YOUR DREAM

Our open plan design accentuates the relation between exterior and interior, giving rise to a unique harmonious space.

The master bedroom has walk-in closet and it enjoys of a luxury on-suite bathroom.

Relation exterior-interior  
Open Plan  
South East facing



## 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.

All the qualities we use into our houses are high standard.

Outside relaxing  
Fabulous mornings  
Singular feeling



## TRUE RELAXATION

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

Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Luxury finished  
Designer fixtures  
LED lighting

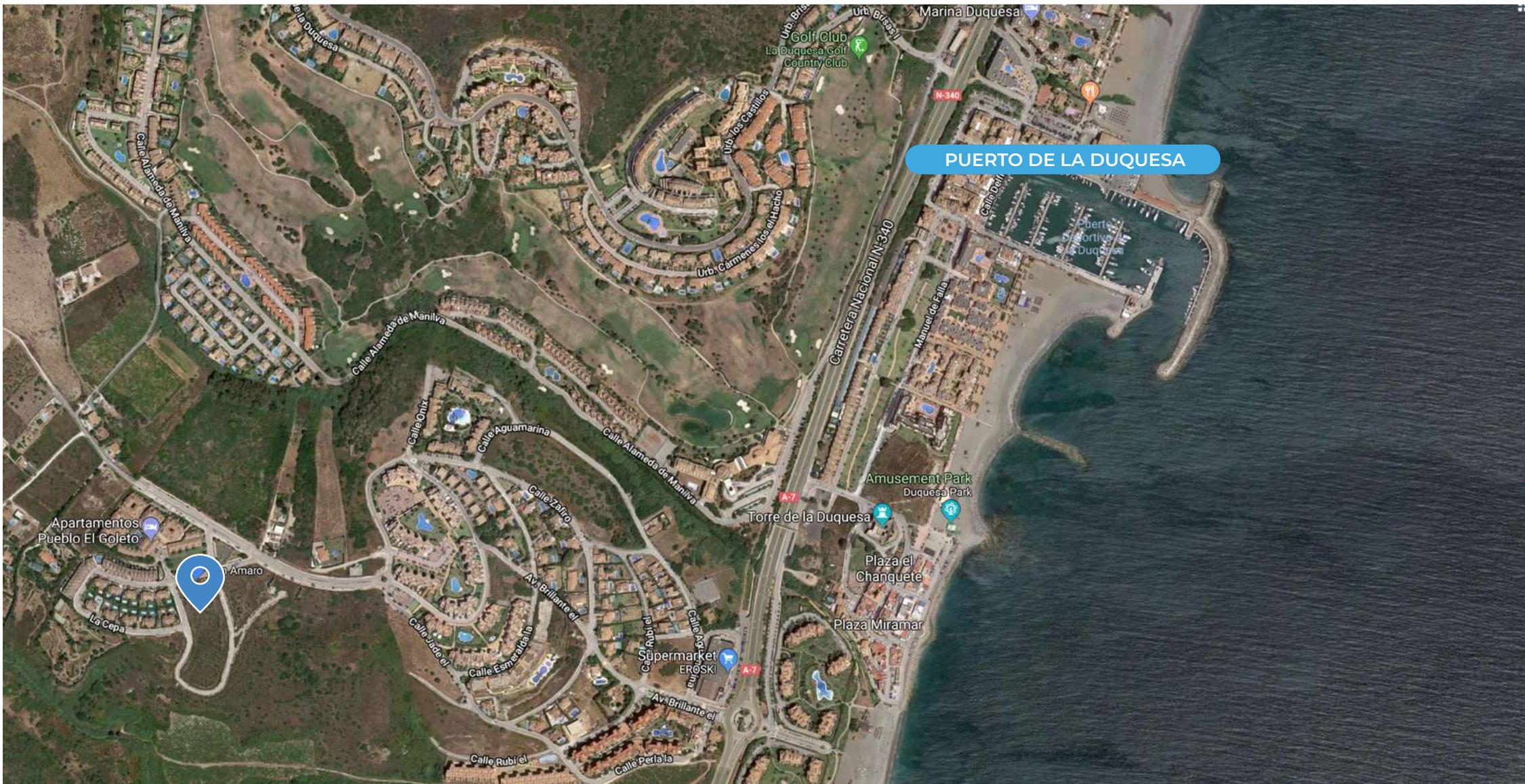


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## MARVELOUS LOCATION

These villas are strategically located in the Costa del Sol very close to various ports: Duquesa, Estepona and Puerto Banus. You will find all kinds of services and amenities such as restaurants, international schools, polo and golf within minutes.

These villas are made to live comfortably, with amazing views overlooking the Mediterranean Sea and walking distance to the beach.

10 min Estepona  
25 min Marbella  
Beach walking distance



# AMENITIES AND SERVICES

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In only minutes you will connect with Sotogrande, Puerto de la Duquesa and Estepona. Cities that offer a wide range of services and amenities. You have access to both airports in the coast: Gibraltar (20 min) and Malaga International Airport at only 45 minutes drive.

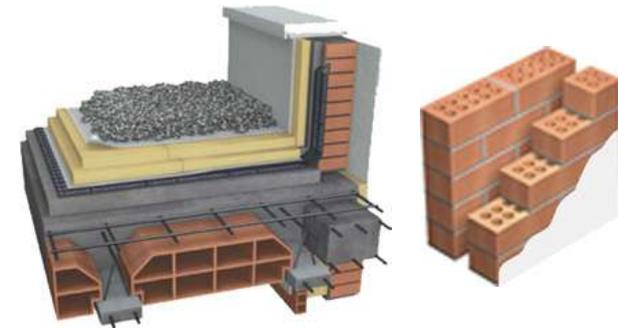
You can relish a numerous well known golf courses, select tennis clubs, water sports, yachting, wildlife parks, polo, horse-riding, popular beach clubs, exquisite restaurants and exclusive shopping. All these accompanied of over 320 days of sunshine yearly.



# QUALITY SPECIFICATIONS

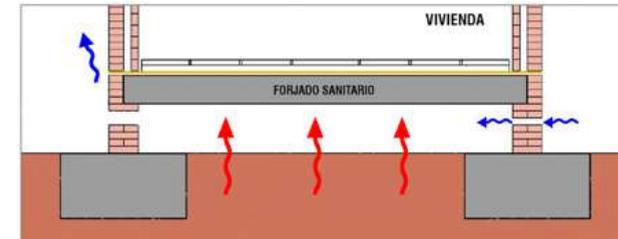
## FOUNDATION AND STRUCTURE

Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity. Pad footings and beams to tie. Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.



## ROOF AND TERRACES

Inverted flat roof with non-slippery floor tiles, when practicable and gravel when not. Insulation and waterproofing according to the regulations. Glass balustrade, with hidden aluminum profile in the first floor.



## EXTERIOR WALLS

Brick cavity wall with partly insulated cavity with extruded polystyrene. Exterior wall rendering with cement mortar and finishes according to design. The pillars will be covered to break the thermal bridge.



## PARTITIONS

Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

## EXTERIOR CARPENTRY

Thermal break Aluminum profiles by Cortizo or similar, high quality security laminated glass CLIMALIT 3+3 / camera / 3+3. Thermal glass. Sliding doors with invisible track (in the floor side)

## PLOT ENCLOSURE

Street front-1m high wall+ mesh. Division between plots: Stone finished retaining wall (when necessary) and metallic mesh

## HEATING AND AIR CONDITIONING

Aerothermal heating systems LG for air conditioning/heating and hot water



# QUALITY SPECIFICATIONS

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## FLOORS

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

## SKIRTING

According to the floor.

## BATHROOM WALLS

Ceramic tile imitating White marble and cement finish.

## ACCESS DOOR

Armoured entrance door.

## INTERNAL DOORS

Standard height white lacquered internal doors, with hidden hinges.

## WARDROBE

Closets and walk-in closets following detailed design.

Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.

Walk in closets: Without doors.

## SWITCHES AND SOCKETS

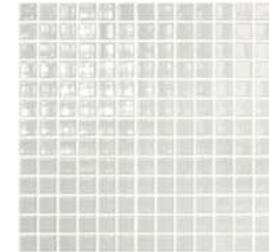
Berker B7 white

## LIGHTING

Downlight LED on ceilings, in bathrooms, kitchens and corridors.

## SWIMMING POOL

Swimming pool, finished in white mosaic. Includes exterior shower.



# QUALITY SPECIFICATIONS

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## KITCHEN

Low and high units lacquered with fingerpull.  
Silestone worktop and splashback finished with ceramic looking like marble.  
Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge / freezer.

## ELECTRICAL APPLIANCES

Oven Siemens HB22AR52IE\*  
Microwave Siemens HF15G561\*  
Vitroceramic Siemens EH631BL18E\*  
Extractor Bosch DIB097A50\*  
Dishwasher Siemens SN64D002EU \*  
Fridge/freezer SIEMENS KG36NXI4A\*  
\*Or similar

## BATHROOMS

Sanitary ware-Roca (or similar)  
Resine shower tray with security glass panel.  
Taps: Grohe (or similar)



# OPTIONAL EXTRAS

Basement (Small) .....84.700,00 €  
 (Same finishes as the rest of the villa, without divisions)

Basement (Large) .....128.700,00 €  
 (Same finishes as the rest of the villa, without divisions)

Electric underfloor heating system for all bathrooms .....3.867,00 €

Suspended hung toilet .....400,00 € /unit

Automated irrigation systems .....3.600,00 €

Domotic System .....8.200,00 €  
 - Alarm / Camera / Door station/ Smart lights /Mobile App to control everything

Multi-color LED Lighting in the swimming pool .....850,00 €

Bioethanol Fireplace Ecosmart .....2.500,00 €

Upgrade to GAGGENAU appliances .....11.200,00 €  
 - Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine

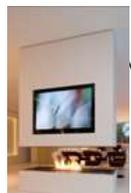
Underfloor heating system with hot water .....25.020,00 €

Cove Lighting in the livingroom .....3.850,00 €

Cove Lighting in the exterior .....6.200,00 €



Refrigerator, Siemens .....2.500,00 €

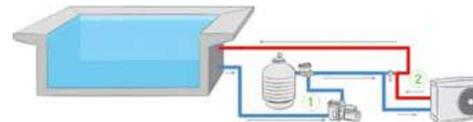


Living room with TV .....12.450,00 €

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 €



Swimming pool finishing with marble .....6.000,00 €

Chillout area.....16.500,00 €



BBQ area with pergolas.....16.300,00 €

Natural wood flooring (except bathrooms) .....12.000,00 €

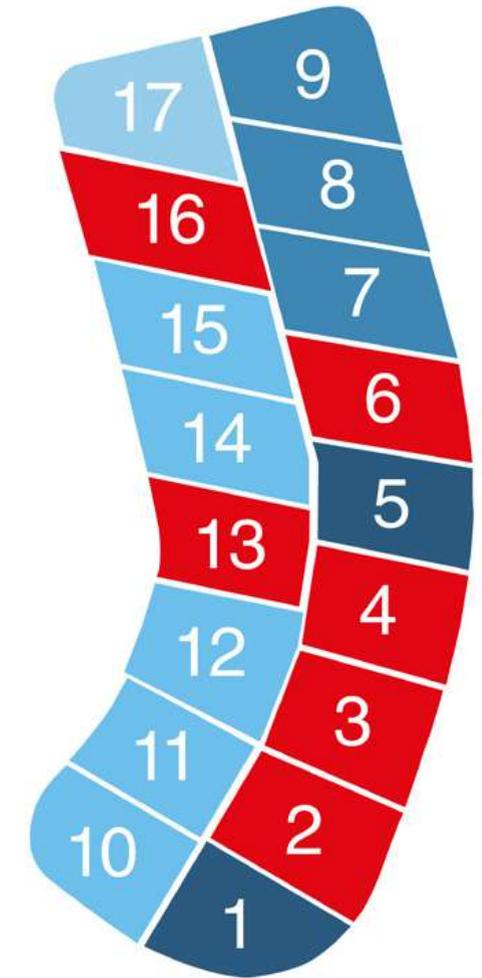
Interior cantilever wooden staircase .....9.500,00 €

Roof Terrace .....48.000,00 €

- Metallic balustrade / External lighting / Spiral staircase

# PRICE LIST

Villa	Total Price €	Plot m2	Plot €	Views	BED	Status
1	590.000,00 €	580	195.000,00 €	Panoramic Sea Views	3	Available
2						Reserved
3						Reserved
4						Reserved
5	590.000,00 €	561	195.000,00 €	Panoramic Sea Views	3	Available
6						Reserved
7	550.000,00 €	601	190.000,00 €	Sea Views	3	Available
8	550.000,00 €	599	190.000,00 €	Sea Views	3	Available
9	550.000,00 €	659	190.000,00 €	Sea Views	3	Available
10	550.000,00 €	604	180.000,00 €	Partial Sea Views	3	Available
11	550.000,00 €	566	180.000,00 €	Partial Sea Views	3	Available
12	550.000,00 €	573	180.000,00 €	Partial Sea Views	3	Available
13						Reserved
14	550.000,00 €	600	180.000,00 €	Partial Sea Views	4	Available
15	550.000,00 €	605	180.000,00 €	Partial Sea Views	4	Available
16						Reserved
17	495.000,00 €	603	165.000,00 €	First Floor Sea Views	4	Available



■ RESERVED

**\* Plot price is included in total price**

# PAYMENT TERMS

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**1** — **Reservation Fee 20.000€**  
Bank / insurance guaranteed

**2** — **Buy the plot**  
Client becomes the developer

**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

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

**4** — **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.

**5** — **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.

## **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

**Total price: from 495.000€ V.A.T. not included**