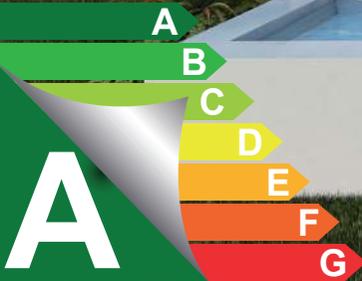


ESTEPONA - SEA VIEWS

PRICE: **695.000€**



Energy Certificate A
Under client's request



DELIGHTFUL AMBIANCE

The design of this villa is a step beyond in architecture. It's a contrast of the modern and contemporary together with a functional distribution, which brings along a pleasant and harmonious cosy home.

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

Beds: 4 / Baths: 4
Built living Area: 226 m²
Plot: 981 m²



DREAMS DO COME TRUE

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

The rooms are spacious and fluid. They are divided according to their use. The highest volume contains the living room, opened to the garden and the pool. The ground floor, defined as a continuous space, hosts the day areas.

Covered Terraces: 87 m²
Uncovered Terraces: 38 m²
Pool: 37 m²



LIVING THE LUXURY

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.

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

Eco design
South facing
Luxury apps

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.



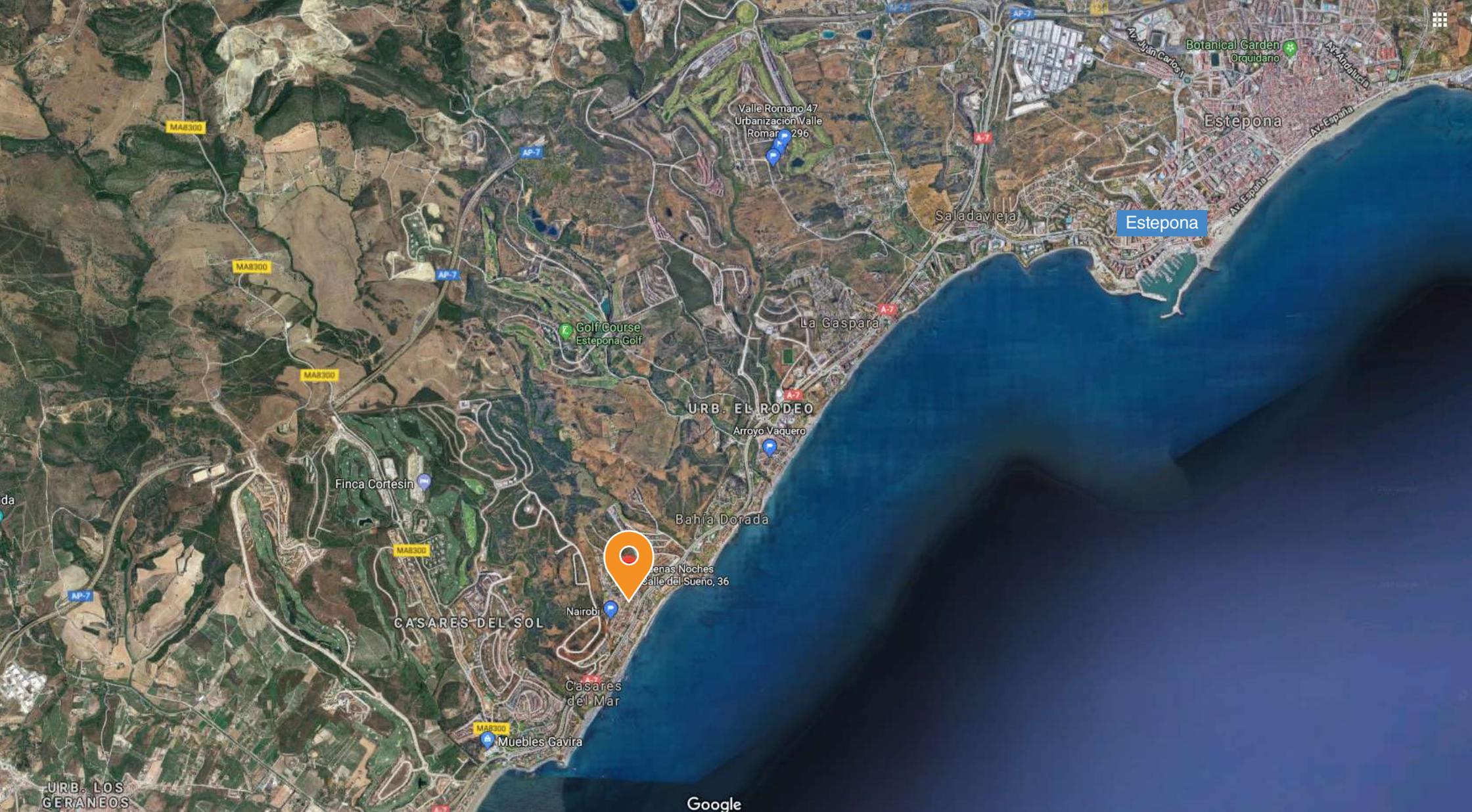
YOUR DREAM

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.

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

Modern Essence
Built- in wardrobes
Suspended ceiling

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MARVELOUS LOCATION

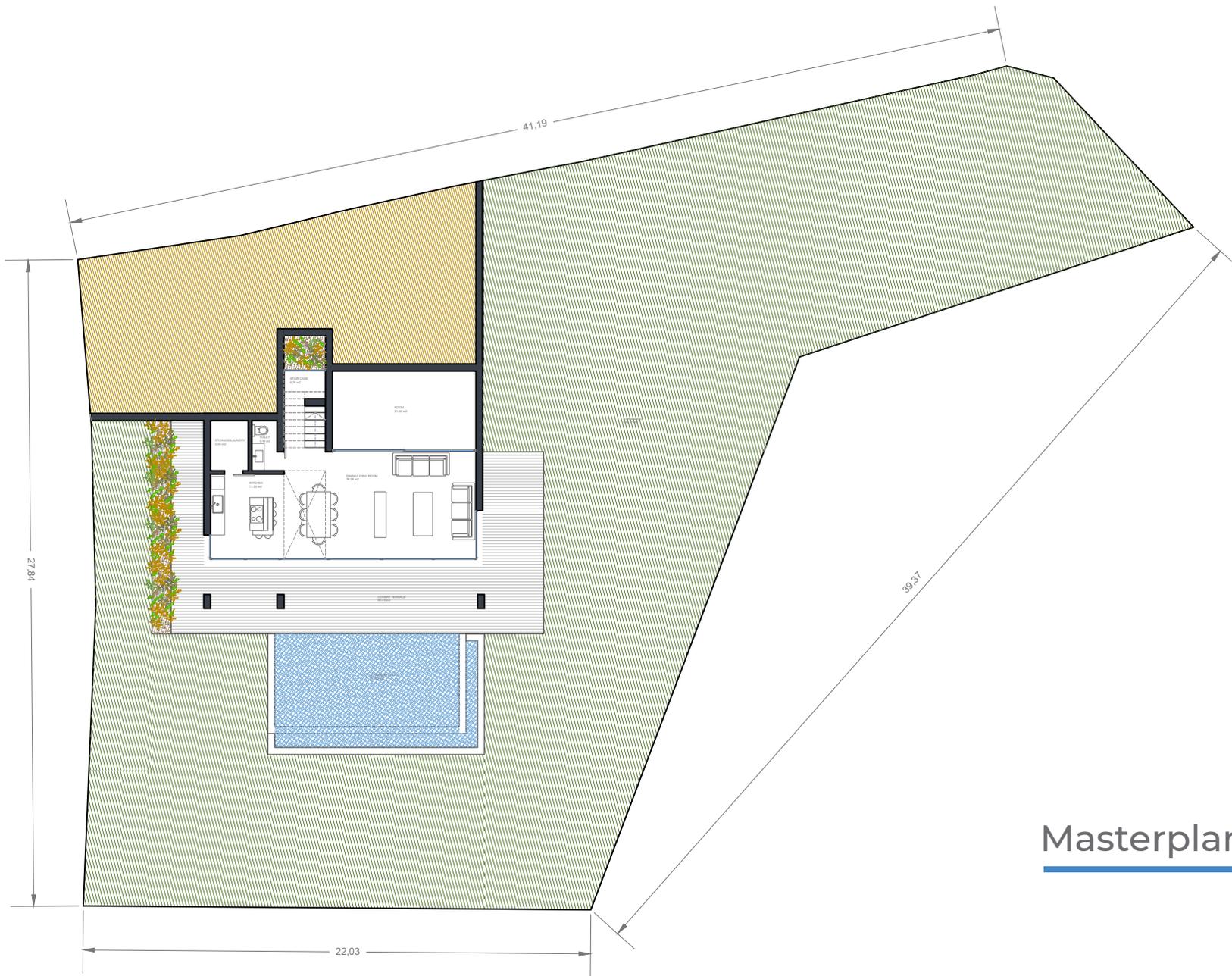
This villa is situated in one of the best locations for luxury villas in the Estepona area.

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.

10 min Estepona
18 min Puerto Banús
Walking to the beach



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Masterplan



Ground Floor

Built living area.....	101 m2
Cover terraces.....	59 m2
Uncover terraces.....	10 m2

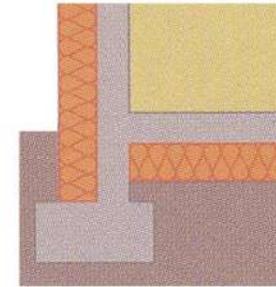
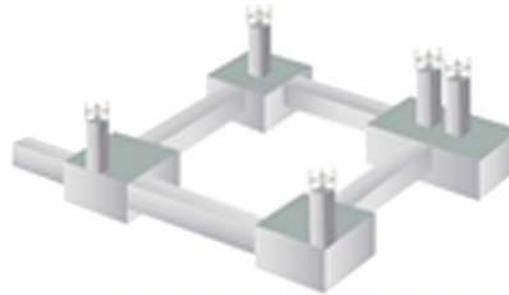


First Floor

Built living area.....	125 m ²
Cover terraces.....	28 m ²
Uncover terraces.....	28 m ²

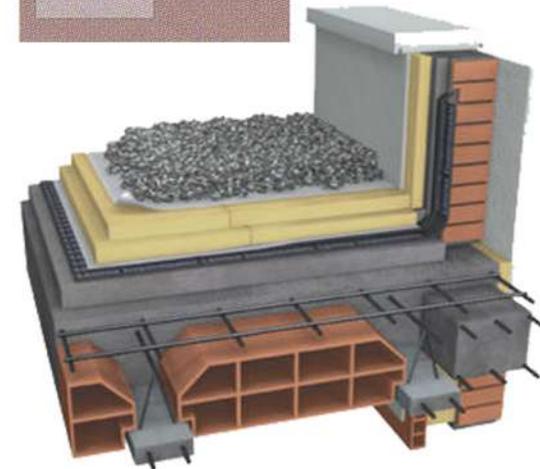
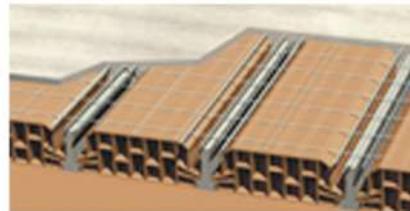
FOUNDATION

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.y.

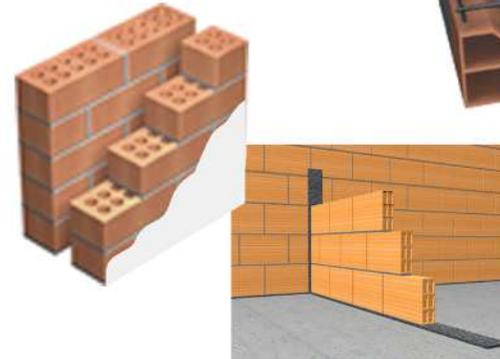


ROOF

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: High quality Marble “Crema marfil” 40x60 cm with a highly polished finish. From the quarry “ El COTO”

Exterior and terraces: High quality Marble “Crema marfil” 40x60 cm with a pre-polished finish.

Swimming pool area: High quality Marble “Crema marfil” 40x60 cm with a non-slipt finish



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 collored 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 collored aluminium with electric engine with remote control.

Walking gate to driveway entrance in collored 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

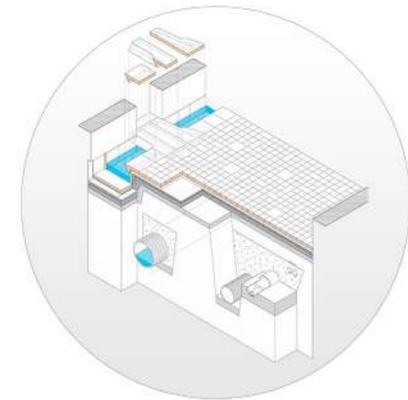
System separating rainwater and wastewater.

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, washing machine.
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.



Quality Specifications

Second Living Area	31.500,00 €
Elevator	21.200,00 €
Electric underfloor heating system for all bathrooms	3.867,00 €
Suspended toilet bowls	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.....	7.500,00 €
- Induction hob	
- Oven	
- Extractor	
- Microwave	
- Refrigerator / freezer	
- Dishwasher	
- Washing Machine	
Underfloor heating system with hot water	25.380,00 €
Cove Lighting in the livingroom.....	3.850,00 €
Built-in wine cooler, Siemens.....	2.500,00 €



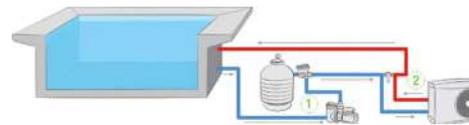
Photovoltaic panels for self-consumption (90% daily consumption).....20.000,00 €

- 24 Solar panels BENQ SOLAR 260W (9.360Wp)
- Hybrid Inverter INGETEAM STORAGE 6TL
- Lithium Battery LG CHEM RESU 10 Kwh
- Management and monitoring mobile app

Outside built Jacuzzi with LED multicolor light and hot water 4x3 m24.250,00 €



Heat pump for swimming pool + automatic cover



Swimming pool automatic cover



Swimming pool finishing with Mármol

Chillout area with fireplace and water blades



BBQ area with pergolas

Optional Extras

1 — Reservation Fee 20.000€

2 — Buy the plot 240.000€

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, we will be ready to start construction with a down payment of 20% for the necessary building costs

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

Payment Terms

Total price: 695.000€ V.A.T. not included