



Location:

Estepona

Description:

This contemporary villa, to be built on demand, is located in the urbanization of Buenas Noches, west of Estepona. Construction will commence once a buyer is secured, with an estimated completion time of approximately two years.

Set on a 570 m² plot, the villa offers 312 m² of built space, plus spacious terraces. It features four bedrooms and three bathrooms and benefits from a south to west orientation, ensuring ample natural light throughout the day. The property is conveniently located just a short distance from the beach and a 10-minute drive from Estepona's port and town center.

Layout & Features

Ground Floor:

- Open-plan living and dining area with a fireplace.
- Fully fitted kitchen with high-end appliances.
- One guest bedroom with an en-suite bathroom.
- An additional room that can serve as a bedroom or office.
- Guest toilet.
- Direct access to covered and open terraces, the garden, and the pool area.

First Floor:

- Master bedroom with en-suite bathroom, dressing area, and private terrace.
- One guest bedroom with en-suite bathroom and terrace.

Rooftop:

- Spacious roof terrace, ideal for outdoor relaxation.

Basement:

- Garage for two cars.
- A multipurpose room, suitable for a home cinema.
- Second guest toilet.

Additional Features

- Air conditioning with heating.
- Aerothermal system with heat pumps.
- Underfloor heating in bathrooms.

- Pre-installation for a home automation system (Domotica).
- BBQ and jacuzzi.

This property offers a modern and comfortable living experience in a sought-after location, blending contemporary design with high-quality finishes.

Type:	Detached Villa	Beds:	4	Baths:	3.5
Build Size:	312 m ²	Terrace:	125 m ²	Garden/Plot:	570 m ²
Price:	€ 1,400,000				
Setting:	Close To Port, Close To Sea, Urbanisation				
Orientation:	South West				
Condition:	New Construction				
Pool:	Private				
Climate Control:	Air Conditioning, Fireplace, U/F/H Bathrooms				
Views:	Garden				
Features:	Covered Terrace, Private Terrace, Solarium, Storage Room, Double Glazing, Basement				
Kitchen:	Fully Fitted				
Garden:	Private				
Parking:	Garage				
Category:	Luxury, Off Plan, Contemporary				

