



Estepona - Villa



 **3** Bedrooms
  **3** Bathrooms
  **176** Area (m²)
  Garage
  Swimming Pool
744 900 €
 (EUR €)

INCREDIBLE LOCATION - An award-winning development team has created a beautiful property designs with an ambient warmth of vegetation and lighting to provide elegant homes that are a joy to inhabit. Charismatic homes for a charming community • 2 minutes from golf, shops & restaurants • 5 minutes from beach • 5 minutes from Colegio Atalaya (international school) • 5 minutes from private members' gym & health spa • 8 minutes from Puerto Banús • 15 minutes from Marbella town centre • abundant landscaped gardens that will be fully mature upon completion, allowing flow of light & welcome shade, plus protecting privacy on boundary lines • internal "courtyard" concept influenced by traditional Spanish botanical gardens • a sophisticated interior colour palette to unite floors, walls, bathrooms and kitchen • high-end German kitchens by SieMatic • an open-plan relationship between kitchen, terraces and lounge area • under-floor heating throughout • pre-installation for security systems • electric car charging ports in the garage • energy efficient build techniques & B-rated energy certificate interior designs have been composed by an American design consultancy to

T Marbella (+34) 951 203 716 · T Murcia (+34) 968 979 700 · E sales@realestate-space.com
Marbella Office:-Marbella Old Town Calle Africa 2, Marbella 29601

¹ (Call to national fixed network) | ² (Call to national mobile network)



ensure that the very finest techniques and materials are applied, providing a contemporary and enjoyable environment. Each finish has been selected on its individual merit of quality, as well as its compatibility with the universal property design and its Southern Spanish surroundings. Property designs include the following benefits: • expansive storage spaces • internal/ external access to the basement • separate pantry area beside kitchen • en-suite bathroom for every bedroom • hidden "chute" to easily move washing from bedrooms to basement-level laundries • non-slip flooring finishes in bathrooms and swimming pool surrounds Atalaya is a golfers' paradise. There are 10 highstandard courses located within a 10-minute vicinity – each providing stunning views across the greens. Summary: Detached Villa, Atalaya, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 176 m², Terrace 90 m². Setting : Frontline Golf, Country, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest. Orientation : South, South West. Condition : New Construction. Pool : Private. Climate Control : Pre Installed A/C, U/F Heating. Views : Golf, Panoramic, Garden, Pool, Forest. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Ensuite Bathroom. Furniture : Optional. Kitchen : Fully Fitted. Garden : Private. Security : 24 Hour Security. Parking : Private. Category : Off Plan. With Space Marbella you can be assured that you are in good hands. From our offices in Nueva Andalucia and Marbella we cover the whole of the Marbella area and Costa del Sol. Finding a property is just part of the service, and when our work really begins – our constant client care is the hallmark of our service.

Property Features

- Heating
- Pool
- Terrace
- Furnished
- Air conditioning
- Garden
- Garage