



BUENAS NOCHES BEACH

PRICE: 790.000 €



This amazing and contemporary villa is situated in one of the best locations for luxury villas in the Estepona area. Set on 2 levels, the villa is going to be built using only the finest materials throughout.

The rooms are spacious and fluid. The ground floor, defined as a continuous space, hosts the day areas. You can sit on your terrace and enjoy the stunning sea views while the sun sets.

Beds: 3 / Baths: 4
Built Area: 165,74 m²
Plot: 886 m²



Your new home is a contrast of the modern and contemporary together with a functional distribution which delivers a pleasant and harmonious space.

Designed with different living zones for day and afternoon light and making the most of the sun, the interior of the house has been conceived to be fluid and continuous.

Modern Design
Mediterranean Lifestyle
Sea Views



This villa has been designed using only the highest quality materials and luxury finishes ensuring an air of sophistication throughout.

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

Using the latest techniques, this exclusive villa has a functional and sustainable design, thus delivering an ecological and low maintenance building.

Highest Qualities
Eco Design
Luxury Finishes



With innovative features and cutting - edge technologies, this wonderful property has contemporary aesthetics for living in the most exclusive luxury.

The villa has been designed using straight lines and open spaces to create continuous spaces throughout.

Open Spaces
Innovative Features
Exclusive Design

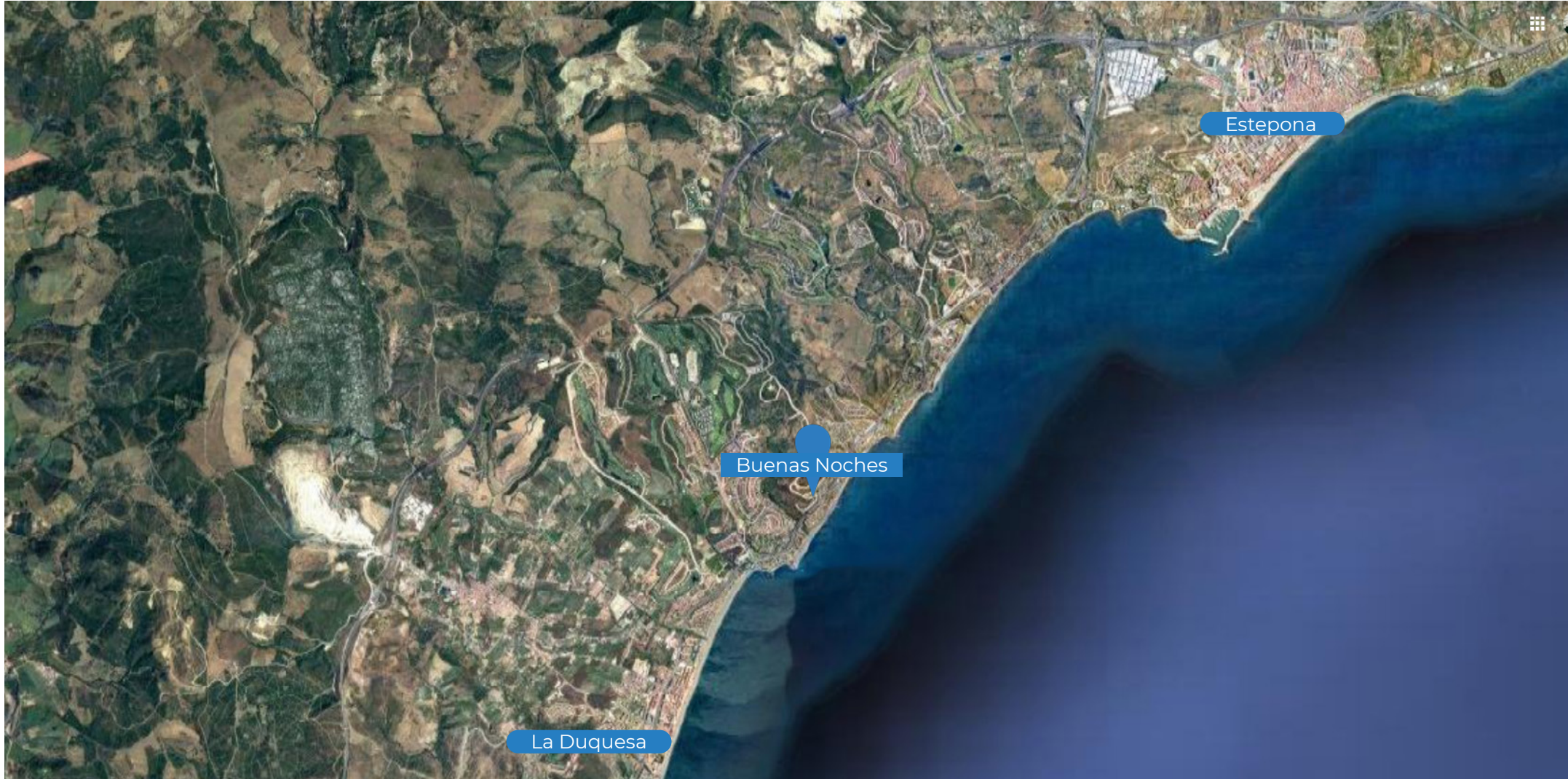


This contemporary and modern style villa is designed to enjoy an open, bright and fully integrated environment with nature and the best possible orientation which highlights the panoramic sea views.

Enjoy the amazing Mediterranean coast and Gibraltar views from your terrace, accompanied with an average of over 320 days of sunshine. Enjoy the Costa del Sol lifestyle.

Panoramic Views
Relaxed Lifestyle
South Facing

◆ PRIME LOCATION



This magnificent villa is located in Buenas Noches, just a few minutes from Estepona town, the marina and surrounded by all kinds of services and amenities.

Your villa will have convenient access to practically anywhere on the Costa del Sol – 15 minutes from Marbella and the exclusive area of Puerto Banus, and Malaga International Airport is only 35 minutes' drive.

10 min Estepona
18 min Puerto Banús
35 min Airport

◆ PRIME LOCATION

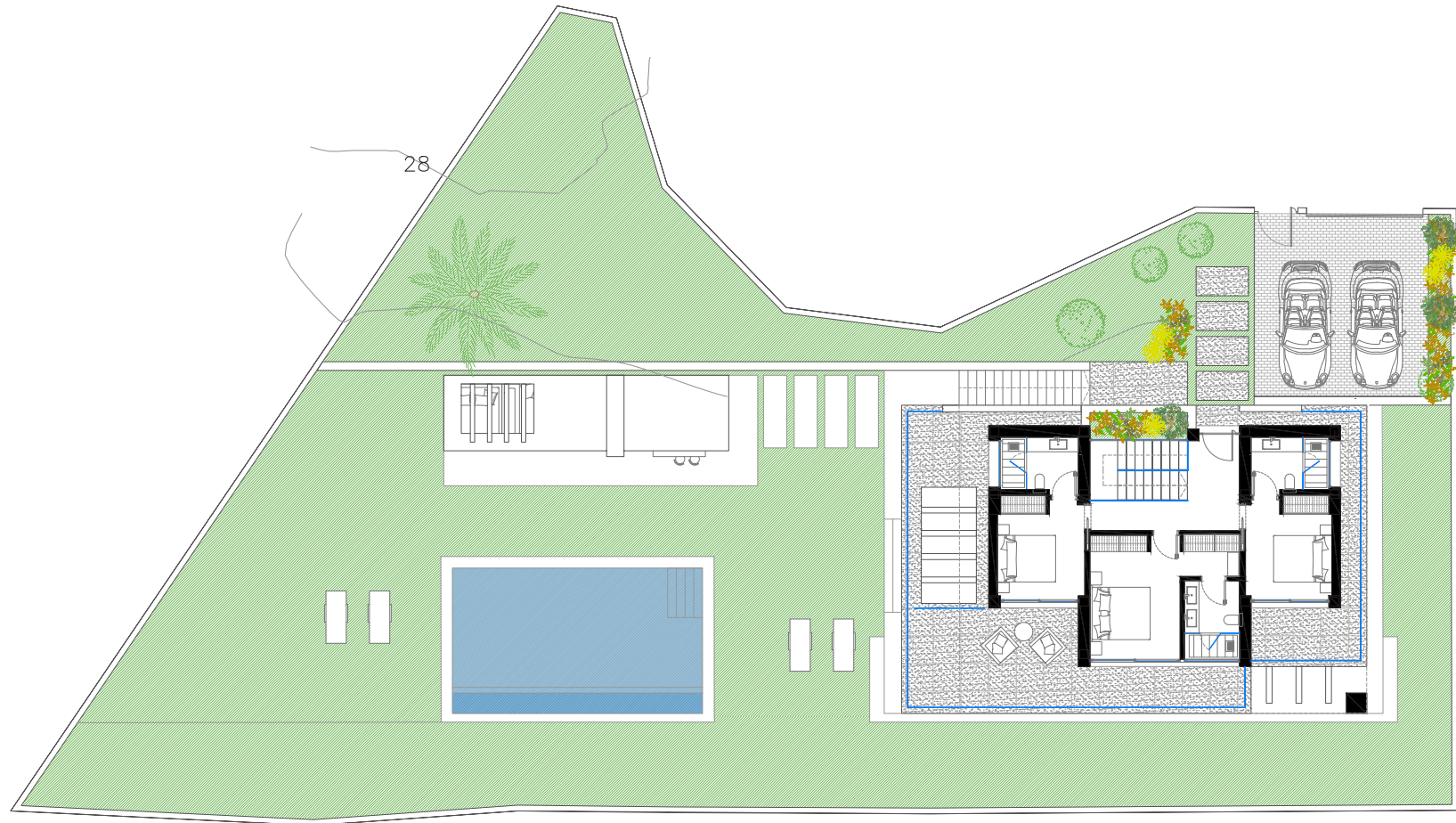




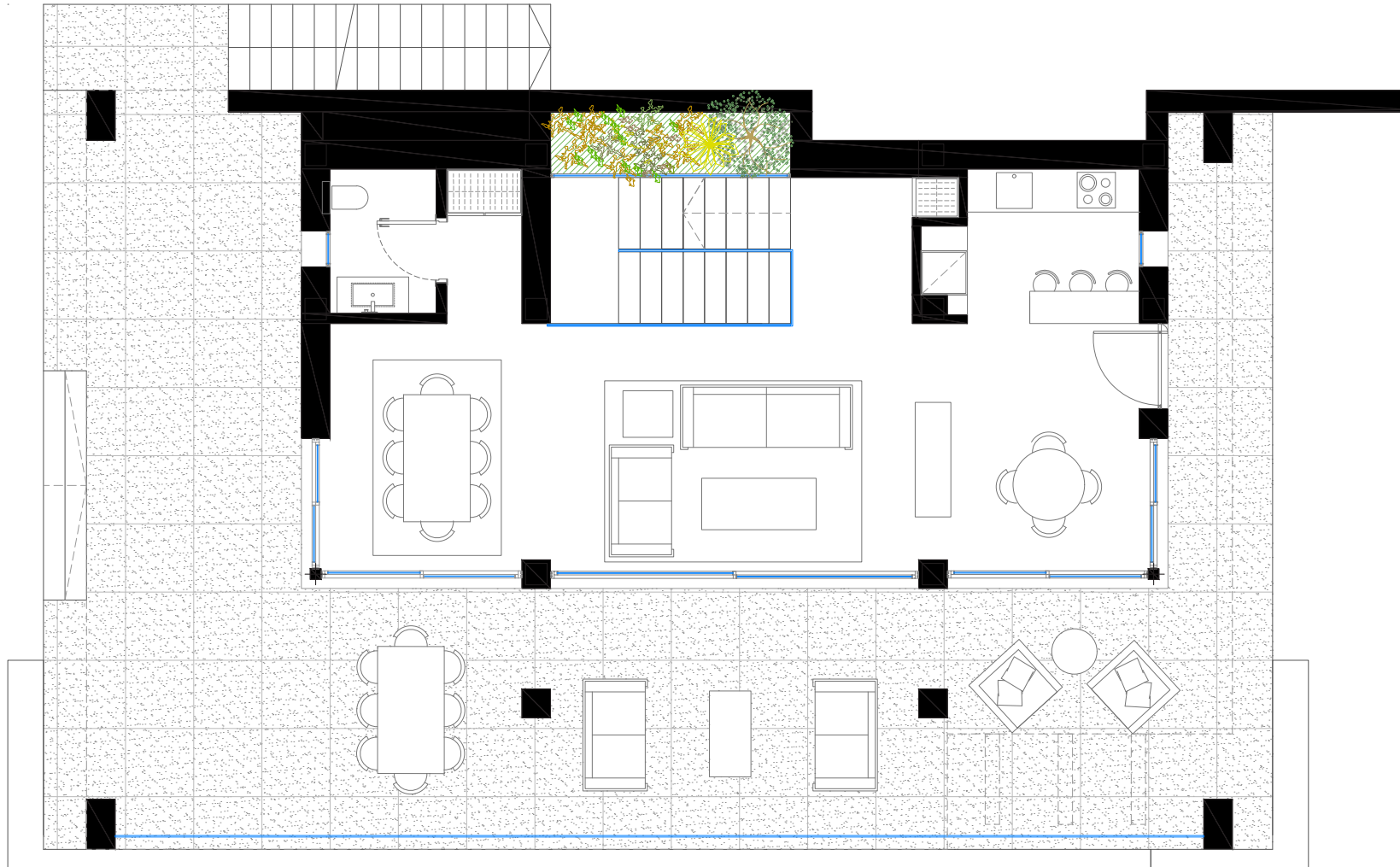
Estepona is the perfect place to balance the traditional and relaxed lifestyle of the coast with all sorts of services.

Just minutes from your new home, you will find luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, exquisite restaurants, yachting and world - renowned golf courses.



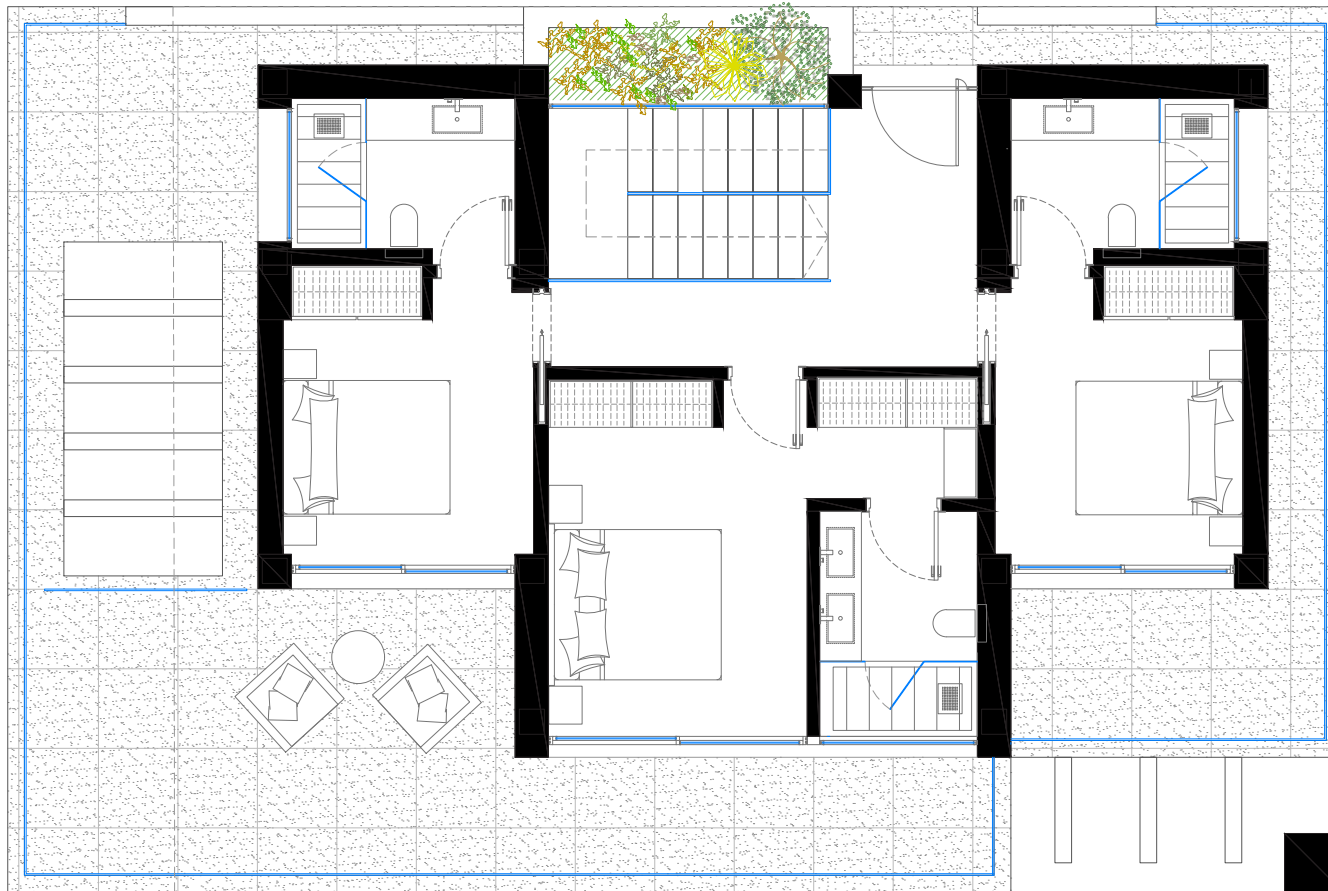


◆ GROUND FLOOR



Built Area: 78,54 m²
Covered Terraces: 74,96 m²
Uncovered Terraces: 16,67 m²
Pool: 35,26m²

◆ FIRST FLOOR



Built Area: 87,2 m²
Covered Terraces: 28,54 m²
Uncovered Terraces: 6 m²

◆ BASEMENT I OPTIONAL



Raw Basement
Built Area: 121,37 m²

FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor .
- Two way reinforced concrete slab, with pillars and beams, according to European and Spanish regulations

ROOF AND TERRACES

- Inverted flat roof with anti slip 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.
- 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, rendered with cement mortar. Finished with gypsum plaster work and matt paint.

EXTERIOR CARPENTRY

- Thermal break aluminium 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 height wall + 1m height 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.
- Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Antislip Porcelanic tile.

SKIRTING BOARD

- Depending on the type of floor.

BATHROOM WALLS

- Porcelanic tile.

ACCESS DOOR

- Security 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

- New Unica Schneider (or similar).

◆ QUALITY SPECIFICATIONS

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the living room.

SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

- Alarm / Video intercom.

KITCHEN

- Low and high units lacquered with finger pull.
- Silestone worktop and splashback finished with Porcelanic tile.
- Siemens appliances; vitro ceramic hob, oven, microwave, dishwasher, fridge / freezer.
- Ceiling extractor.
- Washing machine/dryer.

BATHROOMS

- Sanitary ROCA (or similar). Including suspended toilets.
- Resin shower tray.
- Taps: Hansgrohe (or similar).



FLOORS TO CHOOSE FROM

INTERIOR



Porcelanic tile 75 x 75

EXTERIOR



Antislip Porcelanic tile 75 x 75

LIGHTING



LED spot light & cove lighting



New Unica Schneider *



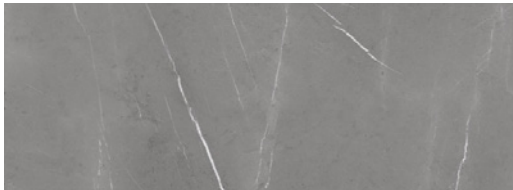
LED spot light

* If there is no availability of the materials shown here, they will be replaced with a similar one.

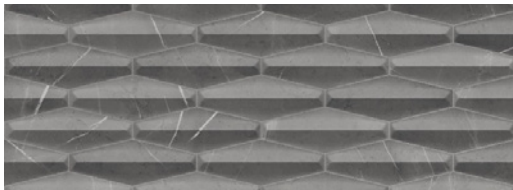
BATHROOM WALLS TO CHOOSE FROM



Porcelanic tile 45x90



Porcelanic tile 45x90



Accent wall - Porcelanic tile 45x90

SANITARY WARE



Hansgrohe



Mirror



Roca the Gap*



Roca victoria N*



White resin shower tray

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DOORS TO CHOOSE FROM



Door handle



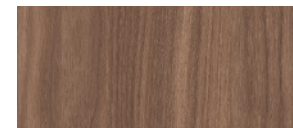
Sliding door handle

WARDROBES TO CHOOSE FROM

EXTERIOR

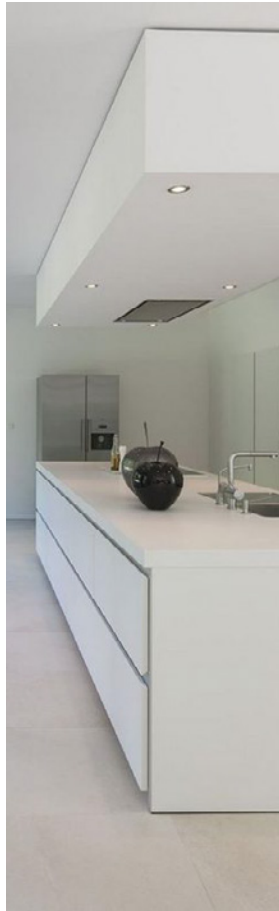


INTERIOR



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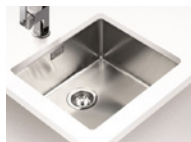
KITCHENS TO CHOOSE FROM



Finger pull white matt /gloss doors



Silestone Worktop



ELECTRIC APPLIANCES



Ceiling extractor Edesa



Induction hob, fridge/freezer, microwave, oven and dishwasher siemens / Washing machine & dryer

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1 — **Reservation Fee 20.000€**

2 — **Buy the plot 275.000€**
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, 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:

- On the plot: 21% V.A.T.
- On the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes on building costs

NO ADDITIONAL COSTS

There are NO 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: 790.000 € V.A.T. not included