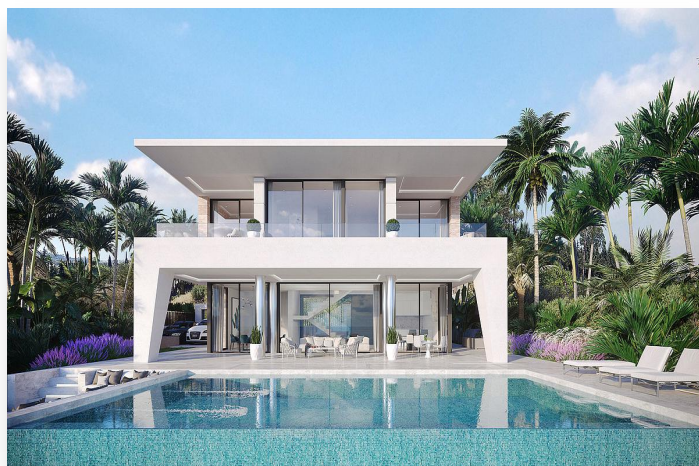


Villa in La Duquesa

Price: 495,000 €

Reference: GDV2346 Bedrooms: 4 Bathrooms: 4 Plot Size: 607m² Build Size: 179m² Terrace: 79m²



Location: La Duquesa

7 Luxury Villas - OFF PLAN DEVELOPMENT

Puerto de la Duquesa with Sea Views!

The design of is modern and fresh. The horizontal lines, parallel to the sea, create a symmetrical shape, while the vertical lines break that symmetry 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.

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.

Water is used as another building material. It makes the space look wider and smooths the house with the environment.

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

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.

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.

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.

These villas are strategically located in the Costa del Sol very close to various ports: Duquesa, Estepona and Puerto Banús. 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.

From your villa, you will connect in only minutes with International schools, Marbella, Puerto Banús, and Estepona, Malaga (High Speed Train and International Airports at only 45 minute's drive).

You can also enjoy other alternatives a couple of hours away such as the famous Granada and Seville.

Only a few minutes away from your new home, 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.

Price from €495.000 to €550.000 plot with project (V.A.T. not included)

Plans and availability on request.

TAXES

The obligatory applicable taxes are:

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

Beds: 3 or 4 bedrooms

Baths: 3

Total Built Living Area: 179 m²

Terraces: 79 m²

Sea Views

Modern Style

Orientation: Southeast facing

Plots: from 566 m² to 607 m²

10 min Estepona

25 min Marbella

Beach walking distance

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

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

Features:

Features

close-to-schools

gated-complex

sea-views

double-glazing

pool-views

underfloor-heating

Category

Contemporary



walking-distance-to-beach

private-garden

newly-built

storage-room

heating

alarm-system

air-conditioning

swimming-pool