



R3018470

Reference

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## Estepona - Villa



5  
Bedrooms

5  
Bathrooms

716  
Area (m<sup>2</sup>)

1266  
Land Area (m<sup>2</sup>)

Garage

Swimming Pool

**2 750 000 €**  
(EUR €)

The select community of 14 five-bedroom villas that makes up this designer urbanisation is located in La Alquería, one of the most up-and-coming parts of Marbella. It is an area dotted with villas and attractively laid out apartments, and from its private setting enjoys an almost 360-degree panorama of golf courses, open mountain scenery and, of course, the Mediterranean coastline from Marbella towards Estepona. On clear days the outlines of Gibraltar and the North African coastline can be seen, and as there are very many clear days here it is the perfect spot from which to explore the beautiful natural scenery that surrounds La Alquería. Set roughly midway between the sea and the pretty little village of Benahavís – at under three kilometres from both – the gated community is peaceful yet on the doorstep of everything within La Alquería itself are a supermarket and a first class bilingual international school, with golf courses, shops, restaurants and beaches at your fingertips. This is an area of racquet clubs, spas and boutiques, but also of rambling through nature and exploring the charm and gastronomy of ancient little villages like Benahavís. It is this

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convenience and easygoing, outdoor lifestyle that makes Marbella so sought after across Europe, and the villas offer a very contemporary way of enjoying this way of life. In catering to today's homeowner, they feature not only sophisticated modern architectural styling but also open-plan layouts that allow for flexible, appealing interior living spaces. Spacious, stylish and rich in natural light, the rooms and terraces are designed to make the most of the stunning views that surround your property, with creative design meeting the finest materials, construction standards and the latest technology to create luxurious modern homes for the 21st century. A choice of three main designs and three sub-designs is available to complement personalised kitchen, bathroom and overall decorative fittings, with additional space available to create a spa, home cinema, entertainment area or gym. Private garages, landscaped gardens and spacious terraced areas and pool decks complete villas designed for enjoying the Marbella life in style. - The villas will be built in accordance with the latest European standards using only the best quality materials and environment friendly technology. - High quality secure aluminium double glazed windows and patio doors will be a standard feature throughout. - Floor finishes will be large over sized porcelain tiles. - The Taps will be supplied by Tres with options for a matt or polished finish. The rest of the sanitary ware will be from the Italian studio of Galassia. - Ground floor habitable areas and bedrooms will have water under floor heating. All bathrooms will have electric underfloor heating for ease of use. - The air conditioning system in the villas will be air zone for both hot and cold options including individual controls. - Internal carpentry including wardrobes will be bespoke and fitted complete with hidden hinges, soft closing mechanisms and seamless joints on all architraves. The internal doors will have a height of 2.30m - Keeping in line with the clean modern style of the villas the external terrace areas where necessary will have the protection of safety glass hand rails. - Solar power energy systems and circulation hot water pumps with water softeners as standard. - Individual salt water swimming pool - Landscaped, manicured gardens complete with automatic irrigation and ambient lighting. - Gas powered feature fireplaces - Colour video intercom system which can activate and open external doors and or gates into the villas. Additional features available; - Pre-installation of home intelligent systems enabling any future upgrades and personal requirements. - Pre-installation of alarm system requiring just a final contract between the new owners and a security firm. - Choices of kitchens. - The basements will be left open giving options for various types of finishes and design layouts depending on personal preferences and desired usage. - The project will consist of 3 types of villas each with a provision to chose from a selection of kitchens, sanitary ware and decorative fittings. **SUMMARY - Detached Villa, Atalaya, Costa del Sol. 5 Bedrooms, 5 Bathrooms, Built 716 m<sup>2</sup>, Terrace 160 m<sup>2</sup>, Garden/Plot 1266 m<sup>2</sup>. Setting : Suburban, Country, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation. Orientation : South East, South, South West, West, North West. Condition : Excellent, New Construction. Pool : Private, Heated. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace, U/F Heating, U/F/H Bathrooms. Views : Sea, Mountain, Golf, Country, Panoramic, Garden, Pool, Lake, Urban. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, ADSL / WIFI, Gym, Games Room, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Double Glazing, Domotics, 24 Hour Reception. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Private, Landscaped, Easy Maintenance. Security : Gated Complex, Entry Phone, Alarm System, 24 Hour Security, Safe. Parking : Underground, Garage, More Than One, Private. Utilities : Electricity, Drinkable Water, Telephone, Gas. Category : Golf, Contemporary.**

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## Property Features

- Heating
- Fireplace
- Garden
- Garage
- Security alarm
- Air conditioning
- Pool
- Terrace
- Furnished

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