



REF: # 6955



#### INFO

**PRICE:** 499.425 €

**PROPERTY TYPE:** Villa

**LOCATION:**

**BEDROOMS:** 3

**Bathrooms:** 2

**Build:** 133 (m2)

**Plot:** 523 (m2)

**Terrace:** 79 (m2)

**Year:**

**Floor:** -

**Old price** -



#### DESCRIPTION

Stunning Eco design" DUQUESA VILLAS" 14 Private Villas with walking distance to the beach and Golf in LA DUQUESA 15km from ESTEPONA and only 35 minutes from GIBRALTAR. The design of these luxury 3 bedroom, 2,5 bathroom villas is modern and fresh. The horizontal lines, parallel to the sea create a symmetrical shape. Set on 2 levels, within a 523 to 607m2 plot, this spacious 3bed Costa del Sol villa with a built living area of 133m2 is going to be built using only the finest materials throughout with A 26m2 swimming pool. 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. The open plan design accentuates the relation between exterior and interior, giving rise to a unique harmonious space. The master bedroom enjoys of a luxury on-suite bathroom. 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. All the qualities used are high standard..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. These villas are strategically located in the Costa del Sol very close to golf courses and ports: Duquesa, Estepona and Puerto Banus. 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 and walking distance to the beach. In only minutes you will connect with Sotogrande, Puerto de la Duquesa and Estepona. Cities that offer a wide range of services and amenities. You have access to both airports in the coast: Gibraltar (35 min) and Malaga International Airport at only 55 minutes

drive. 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. All these accompanied of over 320 days of sunshine yearly. Delivery 10-12 months.

<b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li><li>• Contemporary</li></ul>	<b>VIEWS</b> <ul style="list-style-type: none"><li>• Panoramic views</li><li>• Sea views</li><li>• Mountain views</li></ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"><li>• Central airconditioning</li></ul>	<b>DISTANCE TO :</b> <div>Beach : 1 Km</div> <div>Airport: 40 Km</div> <div>Town center : 1 Km</div>
<b>ORIENTATION</b> <div>South east</div>	<b>PARKING</b> <div>Parking no Cars: 2</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"><li>• Bathroom en-suite</li></ul>	<b>FLOORING</b> <ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>
<b>KITCHEN</b> <ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li><li>• Granite countertop</li></ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Landscaped</li><li>• Stone walls</li><li>• Private garden</li></ul>	<b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li><li>• Video security</li></ul>	

















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