



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Views :** garden

**House area :** 617 m<sup>2</sup>

**Plot area :** 581 m<sup>2</sup>

✓ White goods

✓ Not furnished

Sustainability has been the watchword behind the concept of these incredible villas which are being built in a great location, where Marbella meets Estepona and behaves. From here you have easy access to all the essential amenities including shops restaurants and beaches. Marbella Town Puerto Banus and Estepona are all within easy reach as are a choice of golf courses including Atalaya.

Sustainability and low running costs go hand in hand and features such as solar energy harvesting with photovoltaic panels, rain water harvesting, high standards of insulation, mechanical ventilation with heat recovery systems, and smart hones systems with AI have all been included to make this an eco-friendly home.

The villas are designed on 3 floors with the main living spaces at ground and first floor levels, These are square boxy rooms and the home will tremendous character with its wealth of terraces and seamless blending of indoors and outdoors spaces. A covered porch and entrance hallway with guest w.c. off lead through to a large open plan living space which includes sitting and dining areas together with an open concept fitted kitchen with island unit/breakfast bar and a full range of integrated appliances including the oven, hob, microwave, dishwasher and fridge freezer. The living areas open to an extensive covered terrace which in turn leads to the garden and infinity pool. You can choose whether you use the bedroom on this floor as the master. If has extensive fitted wardrobes in a dressing room area and a bathroom en suite with walk-in shower together with a private terrace.

On the first floor there are two-bedroom suites including the second option for the master which includes a large dressing room with wardrobes plus and ensuite bathroom and access out to a large covered terrace. The second bedroom on this floor also has area with wardrobes, bathroom and terrace.

On the lower floor there is the possibility for 4th bedroom with adjacent bathroom and in addition there a study and games room / home cinema with a small gym and guest w.c. off. There is also a laundry and wine cellar.

Aerothermal under floor heating by hot water is installed together with an efficient aerothermal air conditioning system

Outside there is covered parking for two cars with electric car charging point. in addition to the extensive terraces, garden and pool which has pre-installation for solar heating.



