



## Villa for sale in Estepona

1,400,000 €

Reference: R4942516 Bedrooms: 3 Bathrooms: 4 Plot Size: 401m<sup>2</sup> Build Size: 327m<sup>2</sup> Terrace: 42m<sup>2</sup>















## Costa del Sol, Estepona (town)

Realise your dream of living in a unique modern villa designed by the renowned Fran Silvestre Arquitectos, a studio redefining quality and architectural design. ONE SEVEN is an exclusive project of 17 luxury villas in the heart of Estepona Golf, where contemporary design and sustainability come together to create unique homes.

These villas are distinguished by their large spaces, high-quality finishes and thoughtful design to maximise comfort and connection with nature. Each home features advanced energy-efficient technology, aerothermal systems and sustainable materials to ensure an eco-friendly and economically efficient home.

Construction of the 17 villas will take 18 months and is expected to start in February 2025. The developer is offering 4 exclusive designs that will allow you to fully customise your new home, all with spacious, bright, custom-designed interiors that exude elegance and modernity. All homes have unique features such as circadian lighting, air purification systems and spaces designed for physical and mental well-being.

ONE SEVEN is not just a home, it is a lifestyle. Live in a home that combines the vision of a prestigious architect with a privileged setting on the Costa del Sol.

Contact us today for more information or to schedule a viewing, this can also be done virtually.

With starting prices from 1,400,000€ to 2,250,000€

At AbraCasaBra Real Estate, we don't sell houses, we realise dreams.

All material is based on information AbraCasaBra Real Estate deems reliable, but because third parties have provided this information, AbraCasaBra Real Estate cannot guarantee its accuracy or completeness.

This offer is subject to errors, omissions and price changes or withdrawal without notice. Availability after agreement. In accordance with the Junta de Andalucía 218/2005 decree of 11 October, clients are informed that the price excludes 10% VAT, property registration and notary fees. Brokerage fees are included.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

LiftSouth EastCold A/CPrivate TerraceSouth WestHot A/C

Satellite TV
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi

Utility Room

Barbeque

Access for people with reduced

mobility Solarium

Restaurant On Site

Basement

Views Setting Condition

Sea Urbanisation New Construction

MountainClose To ShopsPanoramicClose To SchoolsGardenClose To SeaPoolClose To Town

Courtyard Country
Urban Town

Golf

PoolFurnitureKitchenPrivateOptionalFully FittedGardenSecurityParkingPrivateGated ComplexUnderground

Easy Maintenance Alarm System Garage Entry Phone Private

More Than One

UtilitiesCategoryElectricityHoliday HomesDrinkable WaterInvestment

Solar water heating Luxury

New Development

Golf