



## 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:

### Features

Covered Terrace  
Lift  
Private Terrace  
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

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Courtyard  
Urban  
Golf

### Pool

Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Orientation

South  
South East  
South West

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Country  
Town

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
New Development  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One