



n.stigter@abracasabra.es

## 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	South East	Cold A/C
Private Terrace	South West	Hot 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
Mountain	Close To Shops	
Panoramic	Close To Schools	
Garden	Close To Sea	
Pool	Close To Town	
Courtyard	Country	
Urban	Town	
Golf		
Pool	Furniture	Kitchen
Private	Optional	Fully Fitted
Garden	Security	Parking
Private	Gated Complex	Underground
Easy Maintenance	Alarm System	Garage
	Entry Phone	Private
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Solar water heating	Luxury	
	New Development	
	Golf	