

€ 1,705,000

Ref: 00799

for sale in Estepona

5 Bedrooms | 5 Bathrooms | 493 m² Interior | 60 m² Terraces |



Property Description

Spectacular villa with sea and mountain views. Quiet and discreet residential area. Modern design including natural wood and stone to create a warm ambience. Exceptional quality build. Short drive to all amenities and Banús sports marina.

5 bedrooms + 5 bathrooms + 2 toilets

452m² built + over 200m² terraces

1079m² plot

60m² infinity pool with beach area and automatic cover

Fully fitted barbecue area

Aerothermia for air conditioning by ducts and underfloor heating

Large size porcelain stoneware for floors and hard wood floors in bedrooms

Staircase lined with solid wood steps

Decorative bioethanol fireplace in the living room

Fully equipped gym with Technogym machinery

Scandinavian spruce wood sauna and glass front and sides Hammam overlooking the gym

Fully equipped cinema lounge including bar and bottle rack finished in wood and Dekton

Solarium chill out area provided with jacuzzi, bar with built-in grill, kitchen sink and refrigerator

lined with Dekton, brick sofa covered with plastering mortar, exterior Dekton table on oven-lacquered metal structure, large planter. Sound system and indirect led lighting.
Electric car charging station

BUILDING STANDARDS

QUALITY SPECIFICATIONS/

FOUNDATION AND STRUCTURE

The foundation will be executed by means of perimeter retaining walls, footings, slabs or piles according to the specifications defined in the geotechnical study to be carried out.

Reinforced concrete structure with slabs and / or concrete slabs.

Supervised in its entirety by the Technical Control Agency.

FAÇADE AND ROOFINGS

The exterior cladding will consist of a façade composed externally of ½ foot brick factory, perforated internally with water-repellent mortar. Thermal insulation using projected polyurethane foam and internally laminated plaster with acoustic thermal insulation including air chamber according to CTE. The exterior finish will depend on the area, combining meshed and trowelled plaster with irregular natural stone cladding.

The ground floor terraces will be finished with porcelain floor imitating the interiors but non-slip pavement. They will be executed as traversable roofs in areas over living spaces, that is, with slope formation, waterproofing sheet, geotextile, thermal insulation and final finishing.

The upper floor terraces (solarium) will be executed just like the previous ones and will have a glass railing.

Inverted roof with gravel in non-passable areas.

EXTERIOR CARPENTRY

Doors and windows from floor to ceiling executed in aluminum Schuco brand or similar, lacquered finish, with thermal bridge break, with system of recessed guides that allow a complete continuity between interior and exterior. Double safety glazing with low emissivity.

Pre-installation of motorization system for blind mechanism is included.

BASEMENT

The basement will be distributed in two rooms: a facilities/machinery room and an diaphanus or multipurpose room.

The utilities room will have a trowelled floor and a lining in walls and ceilings of laminated plasterboard.

The diaphanous/open room will be delivered in rough, with paved floor, visible structure and with connections of light, water and sanitation for a possible future adaptation.

EXTERIORS

Garden finished with natural grass, hedges in medians and low water demand tree species will be planted, also equipped with automated irrigation.

Concrete pergola for car parking. The paving of this area and the access to the house will be de-activated concrete.

Execution of barbecue area and sink and storage furniture, installation of light, water and sanitation according to project.

Exterior plot closure with blind wall of 1.30 m. of height and solution of metal fencing up to a height of 2.20m.

Separation area between house access and swimming pool area finished with irregular natural stone cladding.

Designer metallic exterior and garage door, with automatic opening mechanism with remote control and protection card with automatic stop.

POOL

Overflow or infinity pool, according to design and project dimensions, equipped with two surfaces at different depths: one shallow for relaxation ideal for sunbeds and another deeper for bathing, with salt base water filtering system, interior finish to be defined by D.F.

It will be delivered full and functioning and with night lighting by LED with color change.

Shower area near the pool.

INTERIOR PARTITIONS AND SUSPENDED CEILINGS

The interior divisions between the different rooms will be formed by laminated plaster walls and thermal-acoustic insulation inside, executed on galvanized steel profiles.

The living room and bedrooms will include a design with a chandelier or perimetral recess with an indirect line of light. In the rest of the rooms, false ceilings will be installed by means of a load-bearing metal structure and laminated gypsum boards,

except in the hall and kitchen, which will be made of pine wood to give greater warmth. The external stone cladding penetrates the house, so that the stairwell and walls that surround it will be covered with it.

FLOORING, CLADDING AND PAINT

In the interior of the house porcelain stoneware tiles of large format and top quality will be used.

In the bedrooms this material will have the possibility of being replaced by a wooden platform.

The staircase from ground floor to first floor will be clad in wood in steps and walls respecting the integration of natural stone.

The access stairs to the basement are delivered in structure.

The areas exposed to water will be covered by the same material used in floors and the rest of the walls will be made of hydrophobic plasterboard.

Ecological white plastic paint, finished smooth, top quality.

INTERIOR CARPENTRY

Reinforced front door, with a pivoting leaf and with a 5-point security lock.

The doors of passage will be finished with natural wood or lacquered in white of special height to election of DF, with system of hidden hinges and magnetic handle.

Built-in and fully fit wardrobes with doors (folding or sliding) of the same quality and finish as those of passage.

Glass railing or wooden handrail on stairs, according to zone.

BATHROOMS

Suspended toilets with hidden cistern VILLEROY & BOCH, ROCA brand or similar.

In the Master bathroom, there will be a DEKTON type countertop with integrated sinks, built-in wall-mounted faucets and retro-lit mirror. In the shower area a large format sprinkler with rain effect and cascade will be installed, embedded in the ceiling and an electronic thermostatic control that will allow greater temperature and water volume management during the bath, assuming a significant saving in water consumption.

In the rest of the bathrooms the sink will be bol type on wooden counter top. In the rest of the bathrooms the sink will be bol type on wooden counter top.

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All faucets will be GROHE brand or similar.

Screens will be installed in all showers,

executed with tempered fixed glass.

Acid safety glass doors in interior

distribution of bathrooms.

KITCHEN

Fully equipped kitchen, SIEMENS or NEFF

brand appliances with energy rating

"A or higher", DEKTON or SILESTONE

countertop with built-in sink, high and

low white-lacquered paneled furniture or

another color to be chosen by the client

among those available, with completion in

high gloss or matte.

The following appliances will be

delivered: oven, microwave, induction

hob, refrigerator, extractor hood, and

dishwasher.

ELECTRIC INSTALLATION

Complete electrical installation in housing

and terraces with 1st quality mechanisms

Niessen or Schneider brand or similar,

white or similar. With general and

secondary switchboards complying with

the regulation of the low voltage regulation