

EL PARAISO

■■■■■ ■ El Paraiso

2 495 000 €

■■■■■■■■ R5350696

5	5	543 m²	93 m²
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Exclusive Villa in El Paraíso Medio: Modern Living with Ocean Views Stretching to Gibraltar This modern villa is currently under construction in El Paraíso Medio, one of the most sought-after residential areas on the Costa del Sol, located between Marbella, Benahavís, and Estepona. The property combines modern architecture, spacious interiors, and the Mediterranean lifestyle in a quiet yet central location. The single-family villa is currently in an advanced stage of construction and offers future owners the opportunity to participate in the selection of materials and finishing details. This allows for the creation of a home with its own character and ample scope for personalization. As soon as you enter the villa, the sense of spaciousness is captivating. High ceilings, an open staircase, and large floor-to-ceiling windows ensure plenty of natural light and create seamless transitions between the interior and exterior. From every level of the property, one enjoys breathtaking views of the Mediterranean Sea, Gibraltar, the mountainous landscape surrounding Estepona, and the Sierra Bermeja, as well as the 18-hole El Paraíso golf course, which is part of the development. The spacious living, dining, and kitchen area on the ground floor forms the heart of the property. Large glass windows offer views of the garden and pool area, harmoniously connecting the interior with the terraces and the outdoors. The villa features a total of four spacious bedrooms and offers a well-thought-out and flexible layout. Two bedrooms are located on the ground floor. Of particular note is the master suite, featuring a large walk-in closet and a spacious bathroom with a walk-in shower and a freestanding bathtub. The second bedroom on this floor also has its own en-suite bathroom with a walk-in shower. Additionally, the ground floor includes a separate guest restroom, a utility room, and a separate laundry room. On the upper floor, there are two more spacious bedrooms. One of them has its own en-suite bathroom with a bathtub and walk-in shower. The fourth bedroom has a separate bathroom directly adjacent, also featuring a walk-in shower. A highlight of the property is the large open-concept area on the upper floor. This offers multiple possibilities for use and can be customized, for example, as an additional living area, lounge, gym, home office, or guest area. Thanks to the large windows, this creates an exceptionally bright space with stunning views. The amenities include, among other things: · Underfloor heating throughout the house · Air conditioning in all rooms · High ceilings · Large floor-to-ceiling windows · Spacious terraces · Swimming pool · Modern technical systems · Large garage with additional storage space · Outdoor restroom with direct access from the pool area, as well as a storage room for garden furniture The approximately 1,600 m² lot has been designed for comfortable and low-maintenance living under the Spanish sun. The landscaped area is entirely on one level and, together with the pool and terraces, offers the ideal conditions for a relaxed Mediterranean lifestyle. The location is one of the property's main attractions. Restaurants, bars, cafés, beach clubs, gyms, hair salons, supermarkets, and pharmacies are all within easy walking distance. The beach is also easily accessible on foot. International schools, tennis courts, paddle tennis courts, and numerous golf courses are also located nearby. Currently, the property is available in different construction options. The purchase price of €2.9 million reflects the current state of construction, including the roof, windows, and building envelope. This allows the buyer to complete the interior finish according to their own ideas and personal style. Alternatively, the villa can also be purchased fully finished. Depending on the desired fixtures and the scope of work, the purchase price amounts to up to €3.9 million. High-quality fixtures can be installed, including modern bathrooms by JOOP! Wall and floor coverings, as well as other details, can still be selected individually depending on the progress of the construction and as agreed. The visualizations and renderings shown are for illustrative ■purposes ■only ■and ■do not ■constitute ■a ■binding ■representation ■of the ■final ■condition. Furniture, ■decor, ■and individual ■fixtures ■are ■not ■included in the ■purchase. ■The ■property ■is ■sold ■unfurnished.

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