



A GREAT LIFE STARTS WITH A GREAT PLACE



YOUR PLACE IN THE WORLD

Imagine your dream world.
A world full of sun.
A world full of happiness.



Villa ISTRIA

Located in Santa Maria Golf, Marbella, Villa ISTRIA is surrounded by a valley with dense vegetation composed of pines, oaks, cork oaks and wild olive trees.

This villa is placed a few meters away from Santa Maria Golf Club and a few minutes drive from a tennis club, the marina, beach clubs, shops and amenities.

This modern style villa with Andalusian touches has been carefully designed to enjoy beautiful sea views from the first floor.



Price: from € 1,855,000 to € 2,200,000

The price of the property does not include taxes levied on operation and which by law correspond to the purchaser.
The costs are as follows: I.V.A., I.T.P. 7 %, notary and land registry.



DATA SHEET:

Plot:	1,057 m ²	Sea views from first floor	4 bedrooms
Constructed area:	233,76 m ²	Infinity pool	3 bathrooms
Usable surface:	193,62 m ²	Barbecue area	1 toilet
Total living area, outdoor terrace and covered porch with pergola:	430,46 m ²	Garden area	Parking for 2 vehicles





Villa ISTRIA, infinity pool and living room.



Villa ISTRIA

Urb. Santa María Golf, MARBELLA
Plot P-4.23.1, Plot area: 1,057 m2

Price: € 1,855,000

Price	Taxes	Total
€ 1,855,000	€ 169,750	€ 2,024,750

1. HOUSING RESERVE:	€ 60,000
2. PLOT PURCHASE:	€ 472,000
3. SIGNATURE OF CONTRACT:	€ 259,000
Until the start of the works, approximately 24 months will elapse from.	
4. AT THE BEGINNING OF EARTHWORKS:	€ 172,900
5. COMPLETION OF HOUSE FOUNDATION WORKS:	€ 199,500
6. COMPLETION OF HOUSE STRUCTURE WORKS:	€ 199,500
7. COMPLETION OF THE ENCLOSURE OF THE EXTERIOR AND INTERIOR WALLS:	€ 266,000
8. ARCHITECT'S CERTIFICATE WHEN 80% OF THE CONSTRUCTION IS COMPLETED:	€ 199,500
9. ARCHITECT'S CERTIFICATE FOR COMPLETION OF WORKS:	€ 26,600

* Amounts to be increased by the corresponding taxes as indicated at the bottom of the page.

The prices shown here are subject to the current ITP rate (currently 7% on plot, 10% on project). This brochure is for marketing purposes, with information prior to the launch of the promotion. It is not part of any offer or contract between any of the parties. All information contained pre-launch is conceptual and will be defined in later stages, therefore it is subject to change without prior notice. Please note that the images contained herein are based on technical plans and are computer generated artistic renders of these plans. Although the greatest care has been taken to ensure accuracy of the information, these images may include optional details.

QUALITY MEMORIES

TURNKEY QUALITIES

- Large windows to enjoy natural light and views, as well as saving on artificial lighting.
- Housing with great thermal insulation hot/cold.
- The finishes of the house include flooring and tiling of first quality, with fully fitted bathrooms and kitchens.

FOUNDATION AND STRUCTURE

The foundation will be carried out in accordance with current regulations and following the recommendations of the Geotechnical Study. It will be insulated and waterproofed, complying with the specifications set forth in the Technical Building Code and current regulations.

Likewise, the structure will be made using reinforced concrete in accordance with the Structural Safety Code.

ENCLOSURES

Exterior composed of a perforated brick citara to be covered with waterproof mortar, thermal insulation, an air chamber and an interior sheet made of plasterboard, finished with smooth white plastic paint.

The plot enclosures will be executed with concrete block factory plastered on both sides, and finished off with locksmith according to design.

FINISHES

Smooth white plastic paint on vertical surfaces and ceilings.

The suspended ceilings are made of plaster plates.

FLOORING

First quality porcelain stoneware floors in size 60x60cm brand KERABEN or similar in all rooms, terraces and porches. With non-slip treatment outdoors.

Selection of floor models to choose from in our exhibition.

TILING

Top quality porcelain tiles in size 30x90cm brand KERABEN or similar in bathrooms and kitchen.

The innovative KERABEN models are Velvet, Millennium or Future, among others, with different colours to choose from.

Decorative meshes and listellos not included.

EXTERNAL WOODWORK

Aluminum exterior carpentry with thermal break of STRUGAL, CORTIZO or similar brand. Double glazing of laminated glass with an intermediate air chamber, according to the Architect's specifications.

Manual roller blinds in bedrooms and lacquered in the same colour as the carpentry.

INTERIOR CARPENTRY

Armored main door with security lock and peephole and lacquered in white.

Doors inside the house smooth and lacquered in white.

Stainless steel handles with condemnation in bathrooms and master bedroom.

Built-in wardrobes with lacquered fronts and lined with melamine inside.

ELECTRICITY

The electrical installation of the house will comply with the Low Voltage Electrotechnical Regulation. The dwelling will be equipped with first quality mechanisms that guarantee the proper use of the electricity and lighting installation.

In outdoor areas, electrical outlets and watertight light points suitable for outdoor use will be installed. The protection and measurement box will be hidden in the entrance closet.

PLUMBING

The production of sanitary hot water will be carried out by means of aerothermal energy, complying with the Technical Building Code.

The plumbing installation will be suitably isolated to reduce energy losses.

Cut keys will be placed at the entrance of the house, in each bathroom and kitchen.

Installation of solar panel(s) for the production of hot water to further reduce energy costs.

SANITARY EQUIPMENT

First quality white porcelain toilets, sinks, shower trays or bathtubs according to the Architect's design.

Shower enclosures not included.

FAUCETS

First quality mixer with hydromixer in sinks and bidets.

First quality bathroom/shower faucets and hand shower kit.

Sanitary appliances of low consumption.

AIR CONDITIONING

Installation using a ducted air conditioning system, with a cold-heat pump.

Low acoustic emission machine Air quality control, ventilation.

TELEPHONE, DATA AND TELEVISION

Data telephone installation and digital television with sockets in the living room, bedrooms and kitchen. High resolution internet access.

KITCHEN ROOM

Kitchen assembly with contemporary design of first quality, with the possibility of choosing between two manufacturers with recognized guarantees.

SIEMENS brand appliances or similar. Refrigerator, oven, ceramic hob with hood and extractor, washing machine and dishwasher are included.

Furniture: Tables, chairs, islands and other decoration accessories shown in the images are not included.

SWIMMING POOL

Pool tiled with first quality mesh tile, mist white colour or according to infographics. Construction stairs covered with the same finish.

It will be considered as extra upon request: borders and interior designs/drawings, steel stairs, security enclosure.

GARAGE/ PARKING

Automatic vehicle access door with remote control for opening. In the parking lot and outside area, printed concrete pavement.

Installation of charging point for electric vehicles.

SECURITY SYSTEMS

FERMAX DIGITAL ABB video door entry system or similar. Connection point for wireless alarm (pre-installation).

You can choose other qualities studying the costs.

Note: These specifications are subject to change and this is not a contractual document. Information, infographics and graphic documentation that appear in this brochure are indicative, finishes may show extras not included and are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D. 218/2005 of the Government of Andalusia, is available in our offices for consultation.

YOUR NEW LIFE STARTS NOW.
WELCOME TO THE COSTA DEL SOL.
