



Mediterranean  
*Luxury* Villa



# A *Window* to paradise

Enjoy an exclusive landscape that invites reflection and rest





# Costa del Sol

With more than 320 annual days of sunshine and mild temperatures all year round.

Located just two hours from the main European airports, The Costa del Sol is a refuge where Mediterranean luxury lies.



## **PLAYA DE LA SAL**

**A BEACH WHERE YOU CAN ENJOY  
CLIFFS AND HISTORY**

**5 MIN**



## **PUERTO BANÚS**

**ONE OF THE MOST LUXURIUS AND  
SOPHISTICATED ENCLAVES IN SPAIN**

**25 MIN**



## **ESTEPONA**

**THE MOST QUIANT VILLAGE ON THE COSTA  
DEL SOL**

**10 MIN**



## **FINCAS CORTESÍN GOLF CLUB**

**ONE OF THE MOST UNFORGETTABLE  
SPORTING EXPERIEENCES IN EUROPE**

**2 MIN**



# Access to key *Destinations*

- 10 min** STARLITE MUSIC CITY
- 6 min** FINCA CORTESIN GOLF CLUB
- 7 min** THE BEACH
- 20 min** CASARES VILLAGE
- 5 min** ESTEPONA
- 20 min** SOTOGRANDE
- 20 min** REAL CLUB VALDERAMA
- 40 min** MARBELLA
- 25 min** POLO VALLEY SOTOGRANDE
- 30 min** LA ZAGALETA
- 45 min** GIBRALTAR AIRPORT
- 60 min** MALAGA AIRPORT

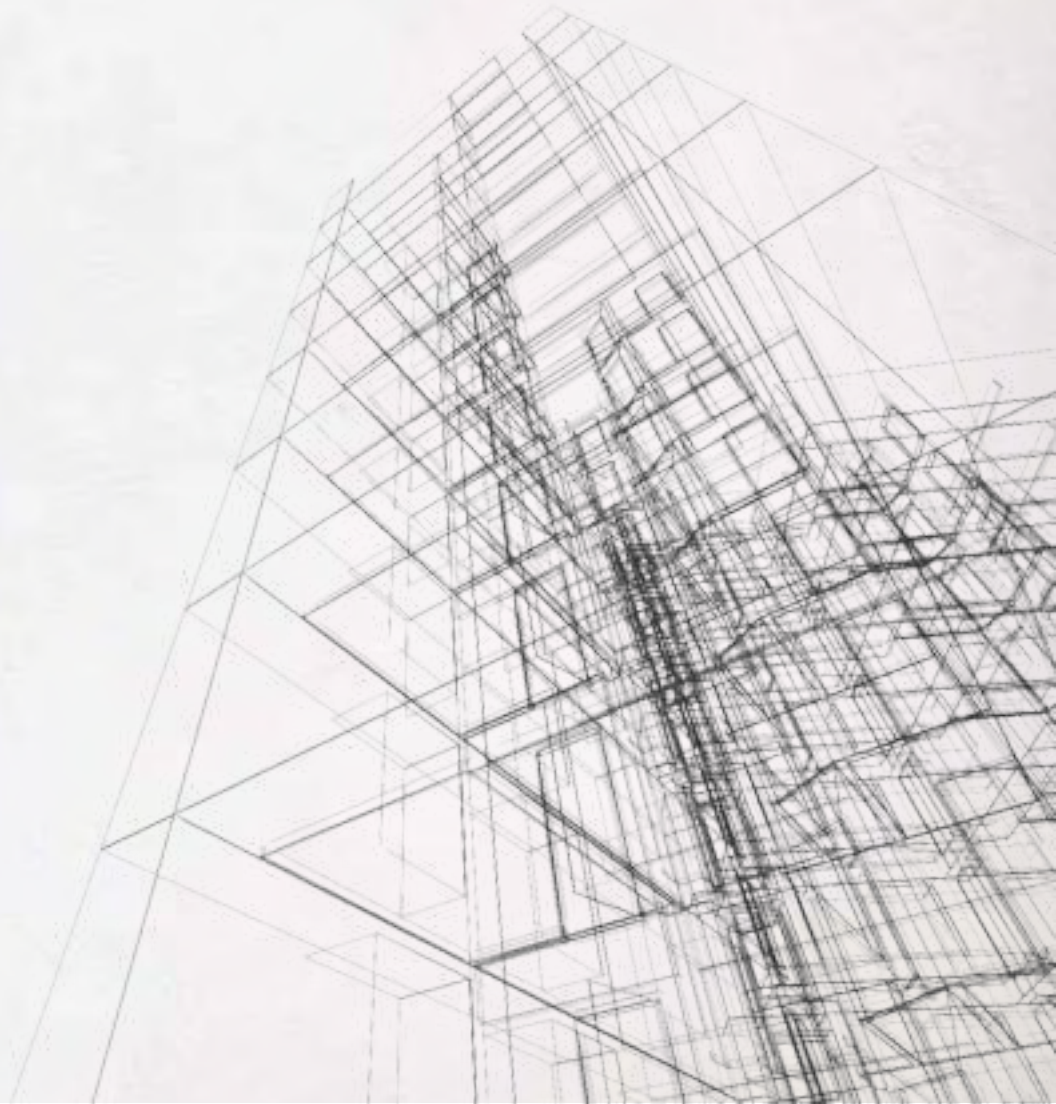


## LOCATION

Next to **Finca Cortesín**  
Casares - Costa del Sol  
Málaga, Spain

## DEVELOPER





-SPECIFICATIONS-





## EXTERIOR SPECIFICATIONS

### GROUNDS

- Reinforced steel exterior door, smooth finish with 3- point security lock
- Paved areas in the plot development, finished in exposed concrete
- Complete paving of the resulting terrace, with AD non-slip porcelain tile.
- Carport with structural tube, according to project
- Finished carport with two coats of oxiron enamel paint
- Energy Rating type A

### OUTDOOR TERRACE

- Spaced WPC composite decking for outdoor use (no repairs or maintenance required)
- Anti-humidity water-based plastic paint
- Interiors of sprayed plaster or gypsum plasterboards
- Smooth textured plastic paint with a matte finish



## INTERIOR SPECIFICATIONS

### FLOYER / LIVING/ DINING /ROOMS

- Top quality porcelain floor
- Premium quality SPC flooring
- Engineered wood flooring
- Aluminium profile windows with three-layer glazing
- Interior doors made of WPC (Wood Polymer Composite)

### KITCHEN

- High quality furniture
- Invisible induction stove burners, concealed beneath luxury countertops
- Range hood with exhaust fan
- Integrated microwave oven and convection oven
- Optimized storage
- Customizable models and finishes

**OWNERSHIP TYPE**

Sole ownership

**BUILDING CONFIGURATION**

2 Levels + Solarium

**BEDROOM TYPE**

4 Bedrooms

**TOTAL SIZE RANGE**

4BR 262 sqm

**PLOT SIZE**

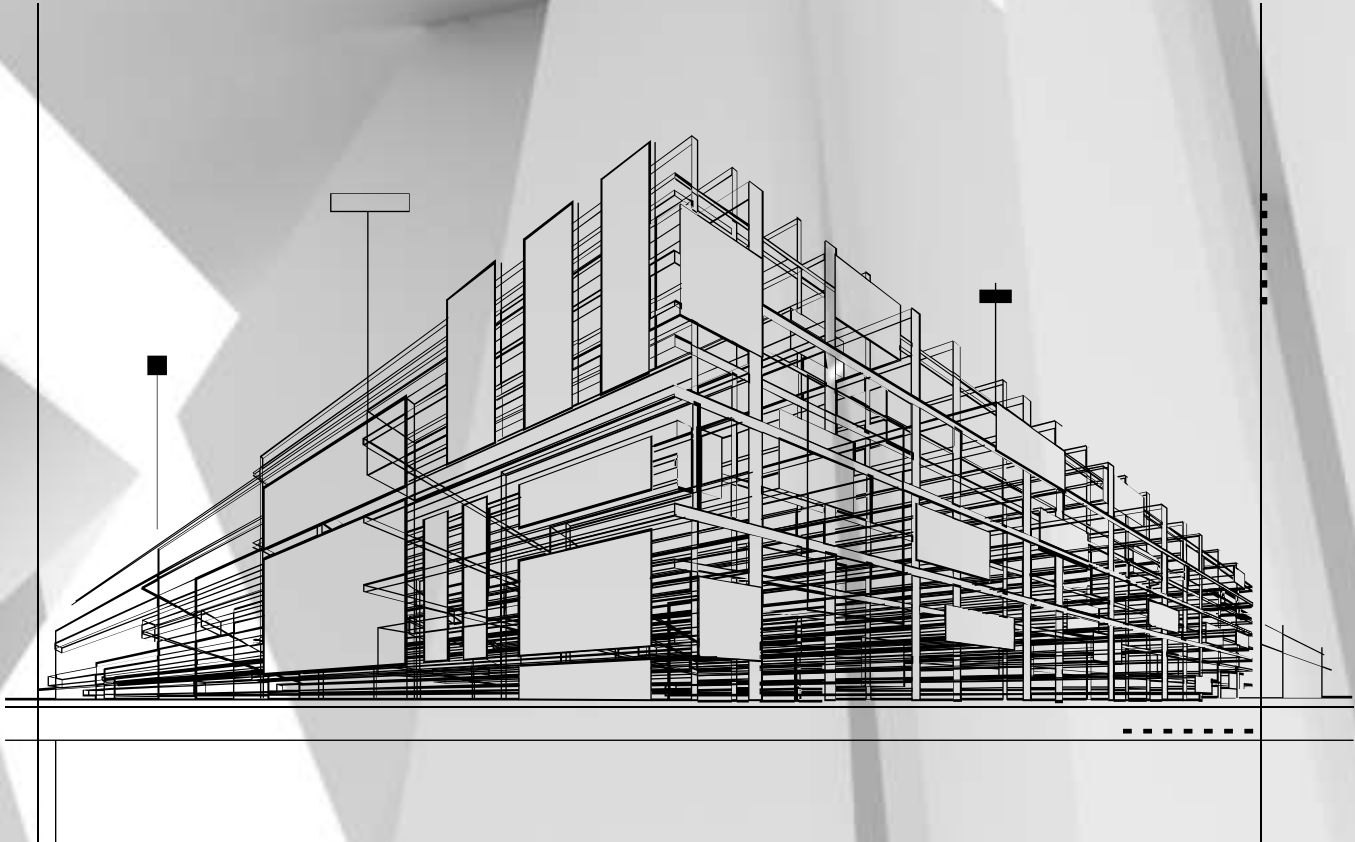
504 to 594 sqm

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**ANTICIPATED COMPLETION DATE**

Q1 2025





-FLOOR PLANS-

# Ground Floor

## RESIDENCE (sqm)

Interior Area 128

Terrace Area 17

## TOTAL AREA (sqm)

Total interior Area 262

Total Built Area 375



# Ground Floor



*Kitchen*  
-Ground Floor-



# Living

-Ground Floor-





# First Floor

## RESIDENCE (sqm)

Interior Area	116
Terrace Area	12.5

## TOTAL AREA (sqm)

Total Interior Area	262
Total Built Area	375



# Bedrooms

-First Floor-



# Hall

-First Floor-



# Bathrooms

-First Floor-



# Second Floor

## RESIDENCE (sqm)

Interior Area	18
Terrace Area	83.5

## TOTAL AREA (sqm)

Total Interior Area	262
Total Built Area	375



# Second Floor



# EXCLUSIVE AMENITIES



3 Floors (2+1 Levels)



3 + 1 Bedrooms



4 Bathrooms + 1 Toilet



Lift



Terrace & Garden



Rooftop & Jacuzzi



3 Cars Private Parking



Private Swimming Pool





## East View





West View

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South View