

SEPTEMBER 2018

VISTAGOLF

VILLAS



4 Individual Luxury Golf Villas
at El Campanario Golf & Country Club



View of development to the north

Vistagolf Villas

at El Campanario Golf & Country Club

This unique new development of four individual villas is located just minutes from San Pedro and Marbella at the El Campanario Golf resort. Modern design and high quality materials are the principals of the project.

Construction is due to start in early 2018 with delivery expected by the summer of 2019. There is an opportunity to reserve your new home and choose all types of options and extras.

This brochure is intended to outline the basic details of the project which may be altered or subject to change.





Rear facade: Villa 2

Modern, light & comfortable

Each villa will be situated within it's own **plot of over 550m²** and will have a minimum **constructed size of 305m²** with additional **terraces of 200m²**. Located immediately opposite the El Campanario Club house each of the villas will benefit from the services and facilities available at the club.

A southern orientation maximises the all day sun in this tranquil residential location and further landscaping an additional exterior awnings can be specified to increase the outdoor living elements of the design. Further modifications can be made to customize the property to your own specification.



Front Facade of Villa 4

Private & Secure

Individual Plots

All the properties will be identical in plot size and constructed size and include off street parking. Exterior facades materials can be chosen to personalise the exterior of your property.

Reduced running costs

There are no community fees to pay and the local taxes in the Estepona area are considerably cheaper than neighbouring Marbella. The latest smart home energy systems will be used to reduce utility bills.

Rental returns

It is estimated that revenues from rental during the high season (10 weeks) could be in excess of 5,000€ per week due to the facilities and amenities offered by the El Campanario Club.



Interior hallway and dining area overlooking pool and garden

Customize & Modify

Choice of Materials

All flooring and tiling can be selected from three different styles and may also be upgraded to the material of your choice. The exterior stone finish of the property may also be chosen or specified.

Layout & Distribution

Both the first floor and basement levels can be modified to suit your requirements. A 3 bedroom layout for the upper floor increases room sizes dramatically and further bedrooms can be located in the basement with a daylight patio.

Basement Options

A finished basement area with laundry room and pre installation for air conditioning can be modified to include a bedroom and bathroom, extra storage rooms, media room, or wine cellar.

Roof Terrace

With pre installation for a wet bar and jacuzzi available you can add a custom made tensile fabric structure to create a covered terrace area to maximise the usage of the large roof terrace.

Garden and Exterior

All villas have 2 off-street parking spaces which can be upgraded to include a carport structure. Additional awnings, BBQ installations and land scaping can be added.



View from kitchen of open plan dining and lounge area



Lounge area with access to terrace and pool

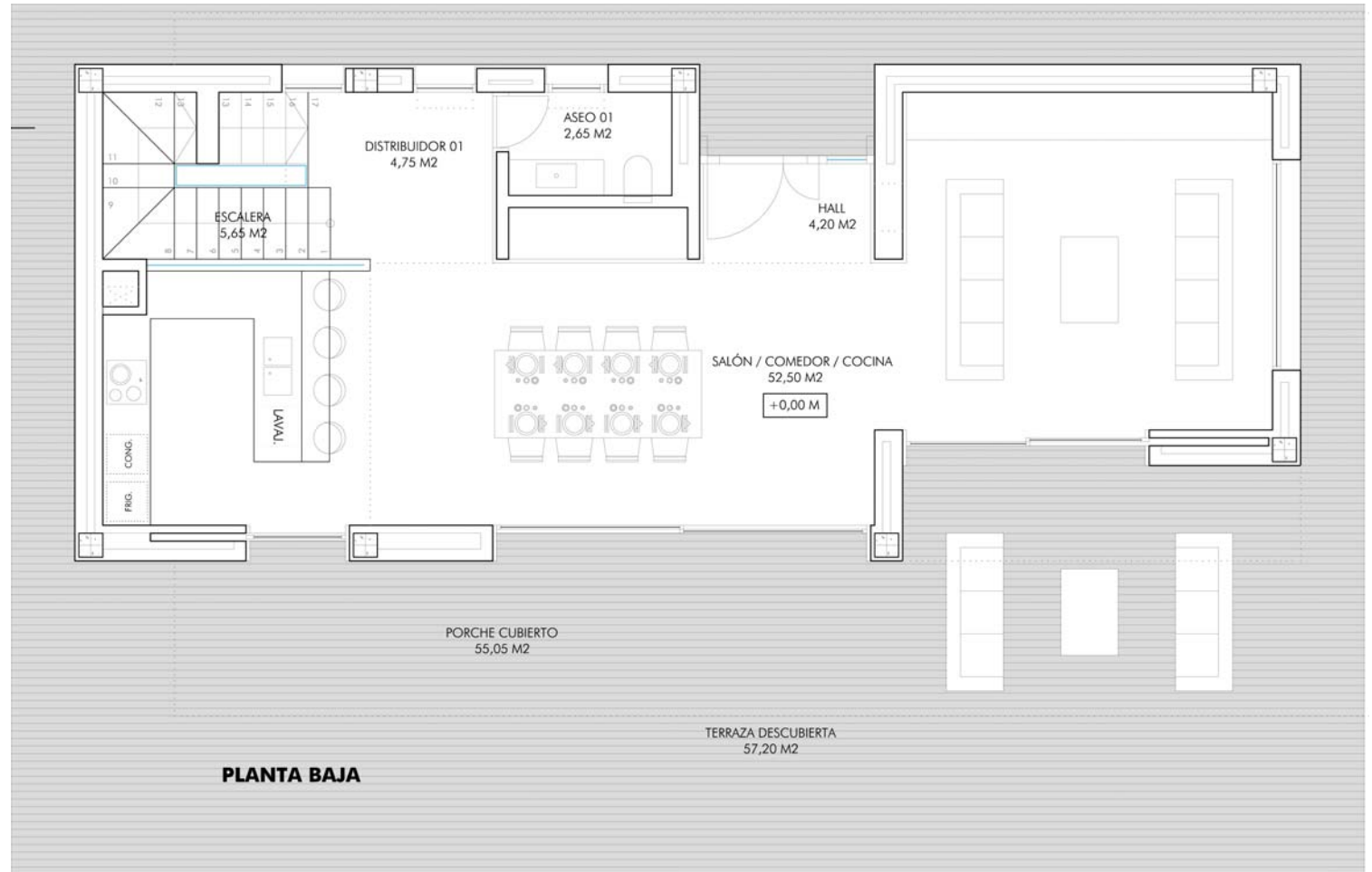


Master bedroom suite with wrap around window and access to covered terrace



Guest bedroom with picture window opening to Juliet balcony

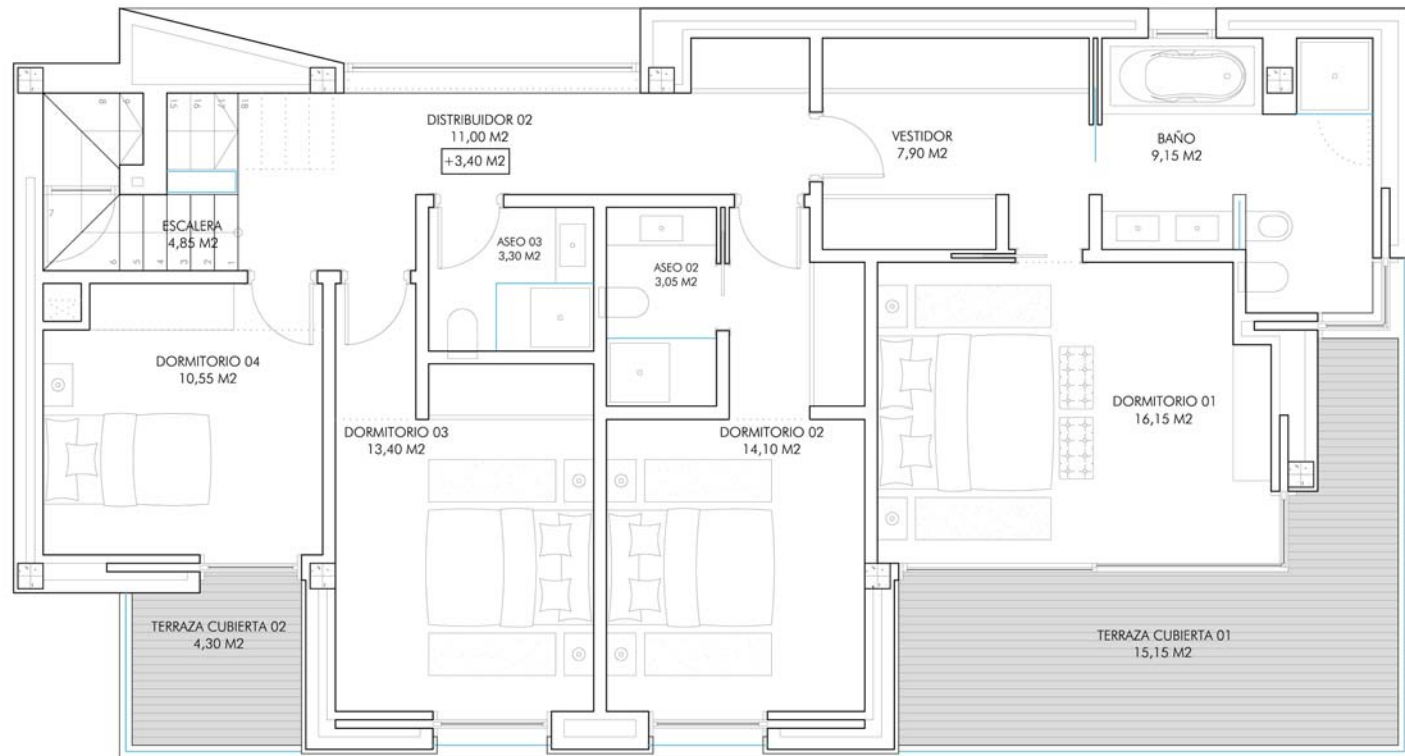
Internal: 88,3m²
 Covered Terraces: 55,8m²
 Terraces: 77,7m²
 Exterior Pool: 24,7m²
 Garden: 244,2m²
 Parking: 62,6m²



GROUND FLOOR

A spacious entryway leads to an open plan living area with feature kitchen that opens onto the garden and pool area. Windows from floor to ceiling to give a feeling of space and light. A covered terrace area spans the rear of the property.

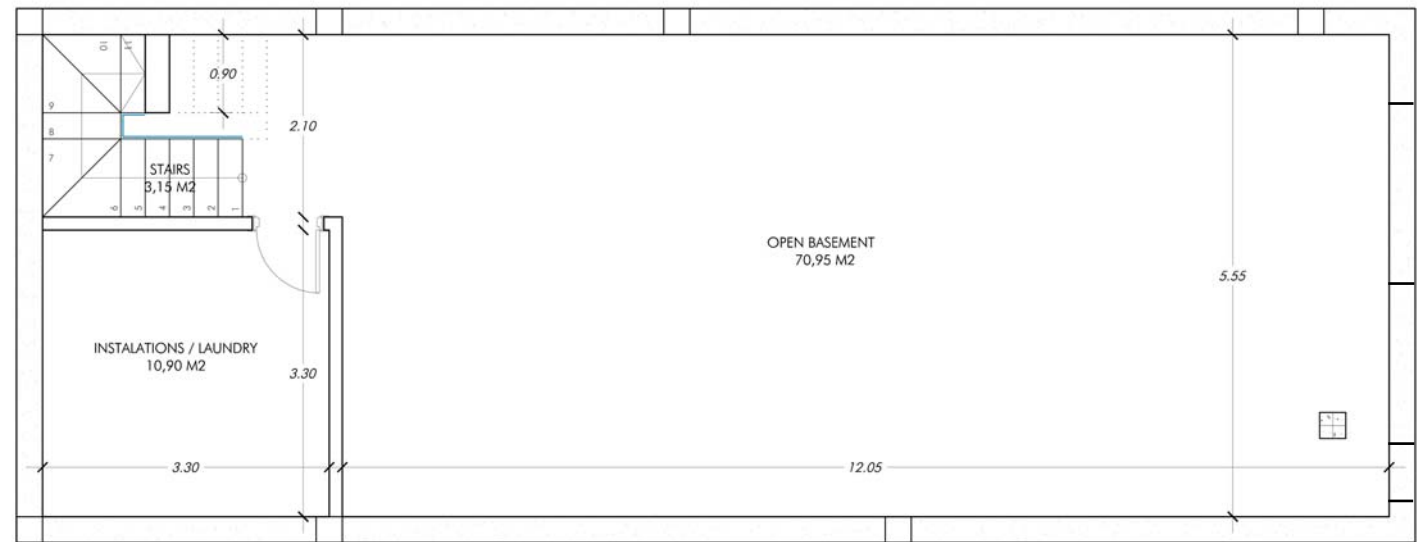
Internal: 117,5m²
Terraces: 21,8m²



UPPER FLOOR

The generous master suite with a large covered terrace over looks the golf course and swimming pool, while both guest bedrooms have juliet balconies. The fourth bedroom has a small covered terrace The distribution can be modified to 3 bedrooms if required.

Internal: 80,95m²
Laundry room 10,9m²



LOWER GROUND

A spacious finished basement with daylight patio and windows can be customized to suit your needs. The options can include a guest apartment, games room, cinema or home office.

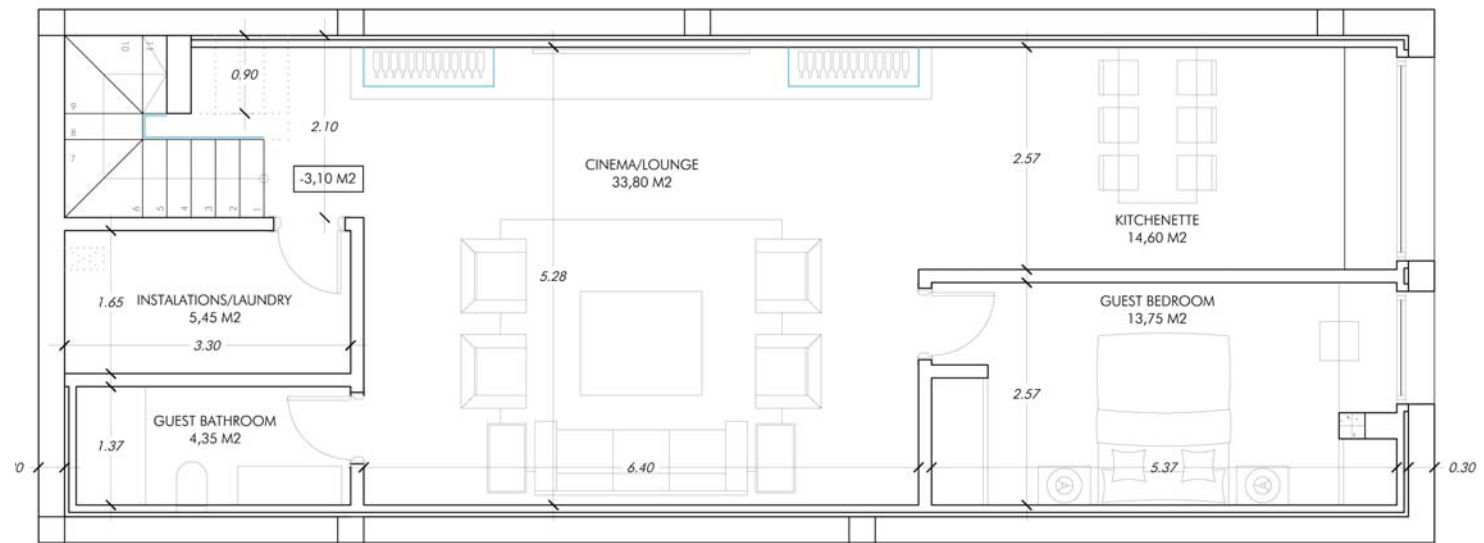
Laundry room 5,45m²

Lounge 33,8m²

Kitchentte 14,6m²

Guest Bed 13,75m²

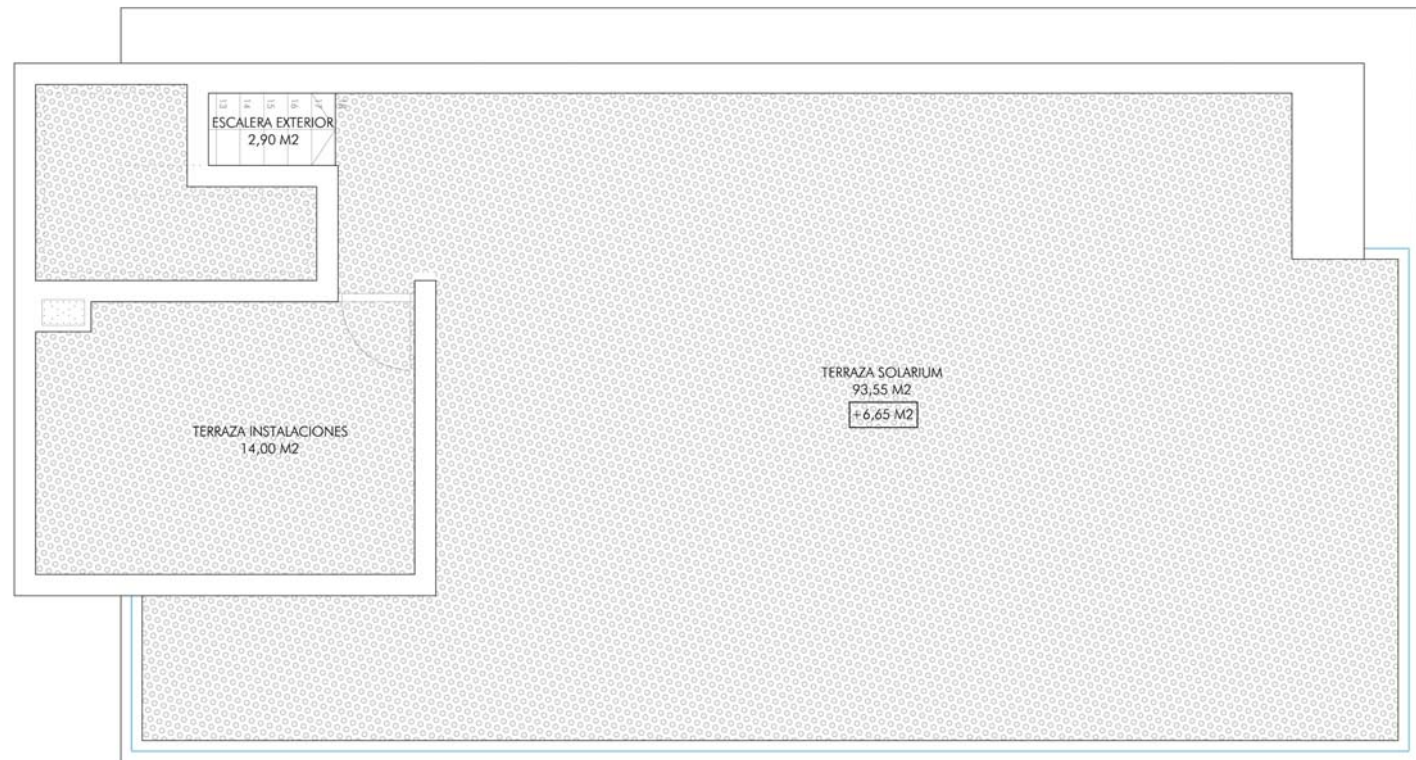
Guest Bath 4,35m²



LOWER GROUND (OPTION 1)

Completely free of structural pillars, this area can be customized to suit your needs. **Option 1** includes the addition of guest apartment layout including bathroom and kitchentte for additional cost. Alternative layouts are available.

Terrace: 102,9m²
Installation Area: 14m²



ROOF TERRACE

The spacious roof terrace is accessed by the internal stairway from the first floor. All installations (water and air) will be hidden and additional floor coverings can be specified along with an optional roof garden, Pergola and built in Jacuzzi. All options are in addition to the base price.



Optional roof terrace layout with Jacuzzi and Pergola

Standard Specifications

Materials

FLOORING

A mixture of 60x60 & 40x120cm² ceramic from SALONI, in cream and grey will be used throughout the property. You can customize to your personal specification.

INTERIOR CARPENTRY

Solid wood doors in choice of colours and fully fitted wardrobes are included.

BATHROOMS

A mixture of 40x60 & 40x40cm ceramic and marble from SALONI with HANS GROHE, ROCA & VILLEROY & BOCH installations.

KITCHEN

A high quality kitchen with choice of appliances and stone work surface, which can be customised to suit your requirements for additional cost.

Installations

DAIKIN Hot & Cold air conditioning system

Double glazed high quality windows by CORTIZO

Underfloor heating in all bathrooms

Intelligent solar heating / cooling systems for low running costs

Basic Landscaped gardens with irrigation and lighting

Additional installations

Hydraulic underfloor heating on all levels

Exterior Awnings or pergola

Choice of Materials to client specification

Home Automation system by CONTROL 4

Audio Visual System

Alarm & CCTV

Exterior fire pit

Exterior Carport for 2 vehicles

Heated Swimming Pool

Additional Landscaping

SALONI
cerámica

hansgrohe

El Campanario Golf & Country Club

CLUB HOUSE

The charming club house at El Campanario Golf has a relaxed family atmosphere and features a renowned bar restaurant. In addition there are spa facilities, tennis club and kids club.

A full year of family membership to the club is included with each villa.

9 HOLE GOLF

One of the more recent additions to golf on the coast this short course has playability and is perfect for practice play.

SPA FACILITIES

A fully fitted gymnasium with indoor pool and regular yoga and fitness classes are available.

TENNIS

There are multiple courts and professional teaching classes available.

KIDS CLUB

Located next to the club house, children can be enrolled by the day, week or month.



Location

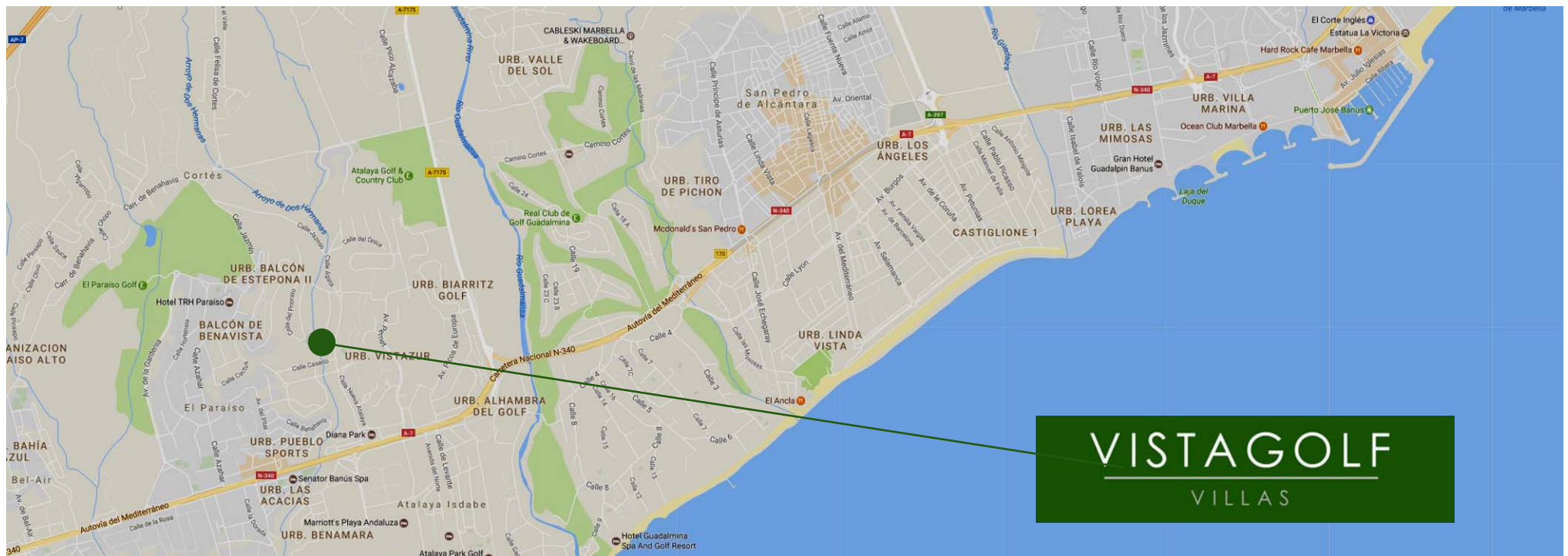
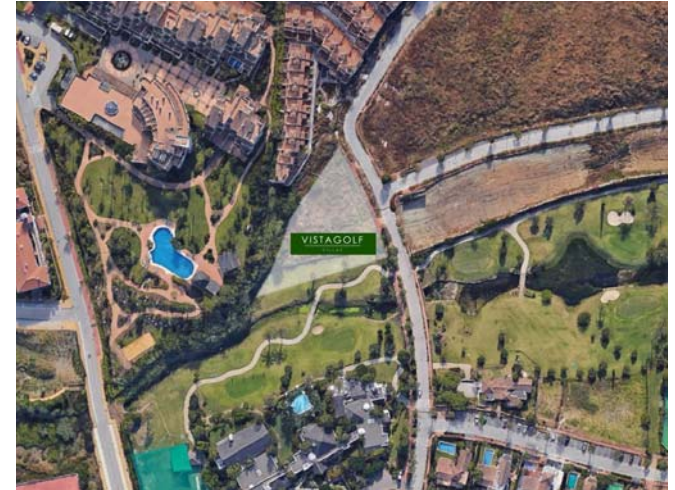
Located at the El Campanario Country Club Resort in the Benavista area close to local shops, bars & restaurants. Close to the beach and 10 mins from Marbella.

VISTAGOLF VILLAS

Urb. Dos Hermanas II

Estepona

Malaga





View of development to the south overlooking golf course

VISTAGOLF

VILLAS



View of Golf Club House from the development

For more information please contact your agent

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Architect



Developer

