

## EL PARAISO, ESTEPONA EAST



bedrooms **5**    bathrooms **5**    built **672** <sub>m<sup>2</sup></sub>    terrace **278** <sub>m<sup>2</sup></sub>    plot **806** <sub>m<sup>2</sup></sub>

### PRIVATE DEVELOPMENT OF ONLY 9 CONTEMPORARY BRAND-NEW VILLAS IN EL PARAÍSO, ESTEPONA

#### VILLA FERDINAND

Introducing King's Hills, a collection of nine luxury villas in the well-established residential area of El Paraíso, on the New Golden Mile. Situated between San Pedro and Estepona, within 10 minutes' drive from famous Puerto Banús and Marbella old town.

King's Hills comprises nine detached and independent villas that vary slightly in terms of size, style and distribution, but all built in harmony with the same specifications and finishings. Each villa is built on three floors and has a south-east orientation, comprising on the ground level a spacious and stylish open plan living and dining area with integrated modern and practical kitchen built with high-end German appliances, combining smart technology with warm architectural design.

The living area has ...

community -- month    garbage 100 € year    ibi 800 € year    for sale **2.295.000 €**





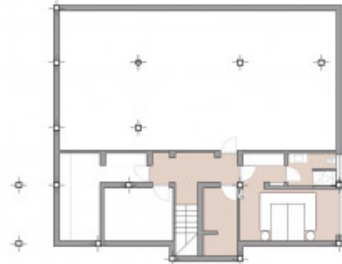
Emplazamiento



Planta Baja

VIVIENDA F

|   |                       |
|---|-----------------------|
| Superficie de Construcción                      | 201,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno construido) | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno total)      | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno verde)      | 233,00 m <sup>2</sup> |
| Planta  | 0,00 m                |



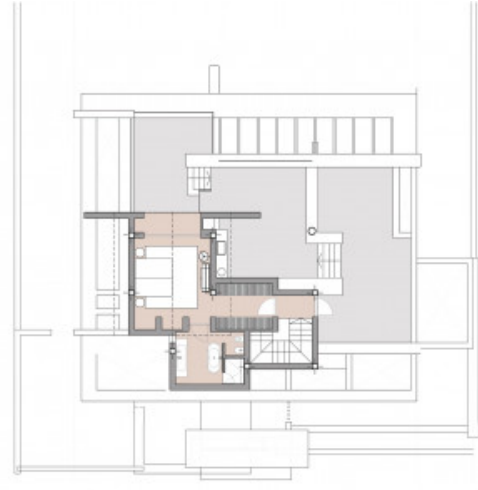
Planta Sitano

VIVIENDA F

|   |                       |
|---|-----------------------|
| Superficie de Construcción                      | 201,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno construido) | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno total)      | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno verde)      | 233,00 m <sup>2</sup> |
| Planta  | 0,00 m                |

VIVIENDA F

|   |                       |
|---|-----------------------|
| Superficie de Construcción                      | 201,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno construido) | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno total)      | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno verde)      | 233,00 m <sup>2</sup> |
| Planta  | 0,00 m                |



Planta Primera

VIVIENDA F

|   |                       |
|---|-----------------------|
| Superficie de Construcción                      | 201,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno construido) | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno total)      | 434,00 m <sup>2</sup> |
| Superficie de Área Privada (terreno verde)      | 233,00 m <sup>2</sup> |
| Planta  | 0,00 m                |

## El Paraiso, Estepona East

# Private development of only 9 contemporary brand-new villas in El Paraíso, Estepona

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The living area has access to the terrace and the private garden and private swimming pool. The bedrooms have en-suite bathrooms, electric blinds and wooden floors, and underfloor heating throughout the property, giving the homes a feel of warmth and elegance, combining functionality and comfort. The spacious multi-purpose basement can be fully customised with the possibility to build further bedrooms, gym, games room, study, etc. In addition, there are 2 / 3 covered parking spaces for each villa. All units are completed and ready to move in.

This is Villa Ferdinand.

For further information, interactive floor plans, virtual tours, and payment terms, go to: [www.kingshills.com](http://www.kingshills.com).

|               |                           |                |              |                         |             |
|---------------|---------------------------|----------------|--------------|-------------------------|-------------|
| Reference     | 208953                    | Beds           | 5            | Built m <sup>2</sup>    | 672         |
| Type          | Villa                     | Baths          | 5            | Interior m <sup>2</sup> | 394         |
| Location      | El Paraiso, Estepona East | En-suite Baths | 5            | Terrace m <sup>2</sup>  | 278         |
|               |                           | Guest Toilets  | 1            | Plot m <sup>2</sup>     | 806         |
|               |                           | Pax            | ---          |                         |             |
| Pool          | Private                   | Community      | ---          | Levels                  | 3           |
| Garden        | Private                   | Garbage        | 100 € / year | Floor                   | ---         |
| Garage        | Carport                   | IBI            | 800 € / year | Orientation             | South/East  |
| Parking slots | 2                         | Construct Year | 2022         | EPC                     | In Progress |

For sale

**2.295.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.