

Las Perlas

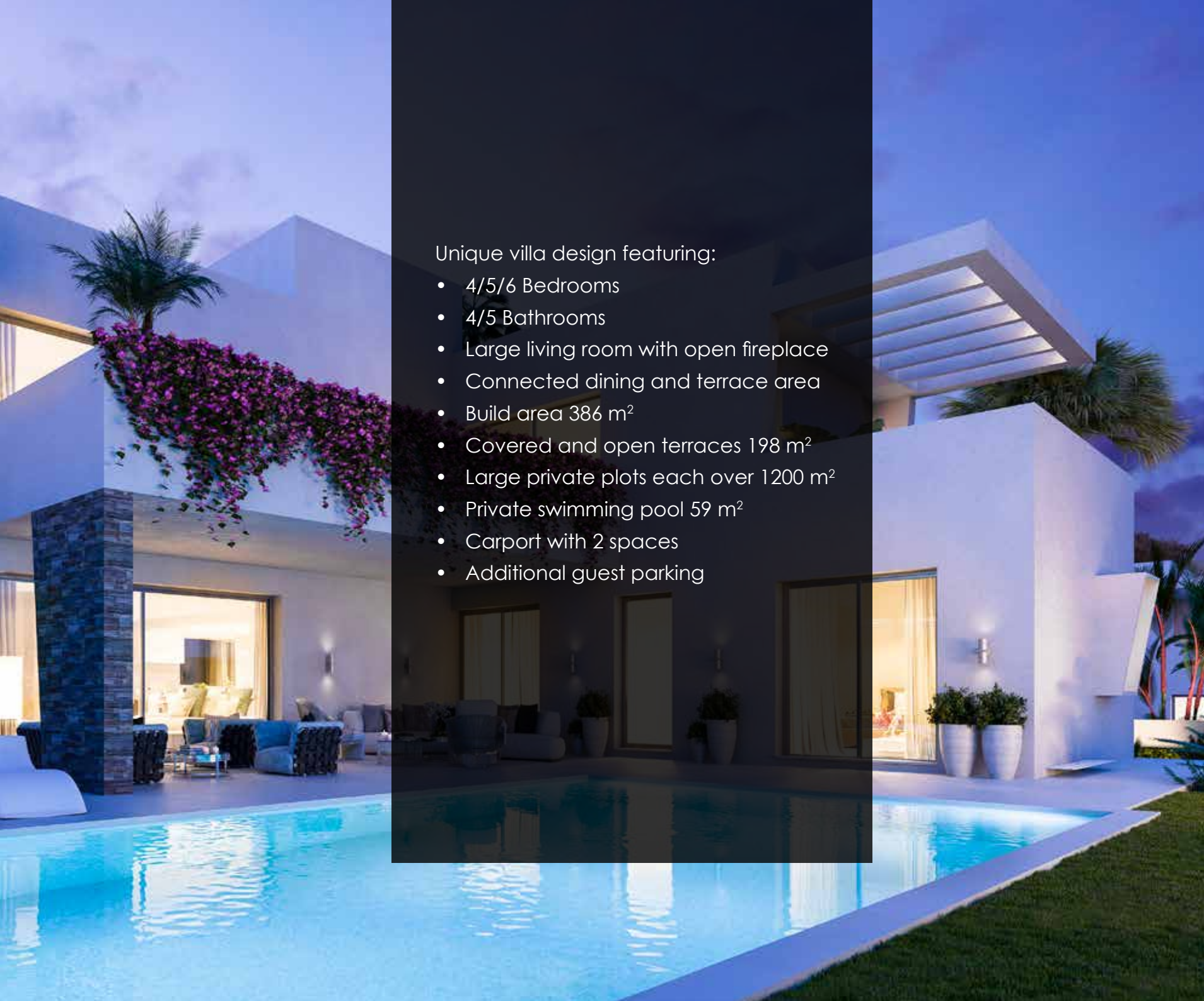
de Monte Biarritz

LAS PERLAS DE MONTE BIARRITZ

This is a new development of modern villas located in a well established residential area. The villas themselves enjoy spacious internal living areas over 2 floors on large plots.

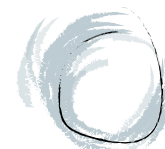
It is perfectly situated within walking distance of all amenities, such as restaurants, bars, shops and even the beach.





Unique villa design featuring:

- 4/5/6 Bedrooms
- 4/5 Bathrooms
- Large living room with open fireplace
- Connected dining and terrace area
- Build area 386 m²
- Covered and open terraces 198 m²
- Large private plots each over 1200 m²
- Private swimming pool 59 m²
- Carport with 2 spaces
- Additional guest parking





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CONTEMPORARY DESIGN

The three modern and spectacular villas boast large plots of over 1200 m², an impressive entrance area with double carport plus off road guest parking.

Each property is 386 m² built with nearly 200 m² of terraces and a large 59 m² private swimming pool. There are 2 bedrooms on the ground floor and 2 further bedrooms and a large multiuse room of the first floor, which can be used as an office, gymnasium or cinema room. At an extra cost the multiuse room can be replaced by one or two additional bedrooms and a bathroom.

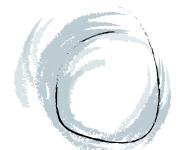




DESIGN FEATURES

The villas feature top qualities throughout, using stylish modern materials. Some of the beautiful finishing touches include:

- Ceramic porcelain tiling
- Underfloor heating throughout
- Air conditioning with heat pump throughout with separate area controls
- Fully fitted Nolte kitchens with Siemens appliances
- Bathrooms with Villeroy & Boch sanitary ware and Grohe mixers
- Solar panels on the roof to supplement the hot water capacity







UPGRADE OPTIONS

- Automatic watering system in the garden
- Electric heat pump for the swimming pool
- Insulating electric cover swimming pool system
- Laminated safety glass in all windows
- Alarm system
- Covered garage for two cars





Ground Floor

Featuring a central vertical fireplace between the dining room and open plan living area and floating wooden stairs to the first floor. Huge terraced areas lead out into the spacious fully landscaped contemporary gardens.



Upper Floor

Featuring a large master bedroom suite with spacious dressing room, a second double bedroom with en-suite bathroom and 52 m² versatile multiuse room (with option to upgrade to include 1 or 2 additional bedrooms and a bathroom).



The 3 villas are situated on large elevated plots with stunning views of the *La Concha* mountain of Marbella, in an established and attractive neighbourhood within walking distance of local amenities and some excellent restaurants.



MARBELLA-ESTEPONA

Las Perlas de Monte Biarritz sits at the epicentre of the Costa del Sol's finest. The lively location of Puerto Banús is less than 10 minutes to the east, with the traditional Spanish town and marina of Estepona to the west. Head just 10 minutes to the north and discover the gastronomic delights of *pueblo blanco*, Benahavís. Of course, a walk to the south brings you to a stretch of golden sands with a choice of beach bars and restaurants.

Surrounding amenities include:

- choice of golf courses
- shops, bars & restaurants
- international schools
- choice of gyms and a health spa



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