



A privately-owned real estate investment, development and management company, with projects valued at over €1.1 billion, operating in Spain, Portugal and Brazil has partnered with one of the leading names in Haute Couture, globally synonymous with luxury and modernity, to offer one of the first branded residential developments in Marbella.

MARBELLA



# VILLAS

PUERTO BANÚS

GOLDEN MILE

SHOPPING CENTRE

MARBELLA

MARINA

MÁLAGA

## EASY CONNECTIONS

- < PUERTO BANÚS | 9 min
- < MARBELLA | 11 min

- 40 min | AIRPORT >
- 50 min | MÁLAGA >



MARINAS



BEACHES



LIFESTYLE



GOLF



GASTRONOMY



SHOPPING



VILLAS



Villa II

Villa I

Villa III

Villa V

Villa IV





**5 VILLAS**  
Contemporary design



**2.200 M<sup>2</sup> APPROX**  
Each plot



**1.000 M<sup>2</sup> APPROX**  
Built area



**4/5 BEDROOMS**  
All with ensuite bathrooms



**LIFT**  
Basement to top floor



**PRIVATE POOL**  
Infinity pool



**GATED COMMUNITY**



















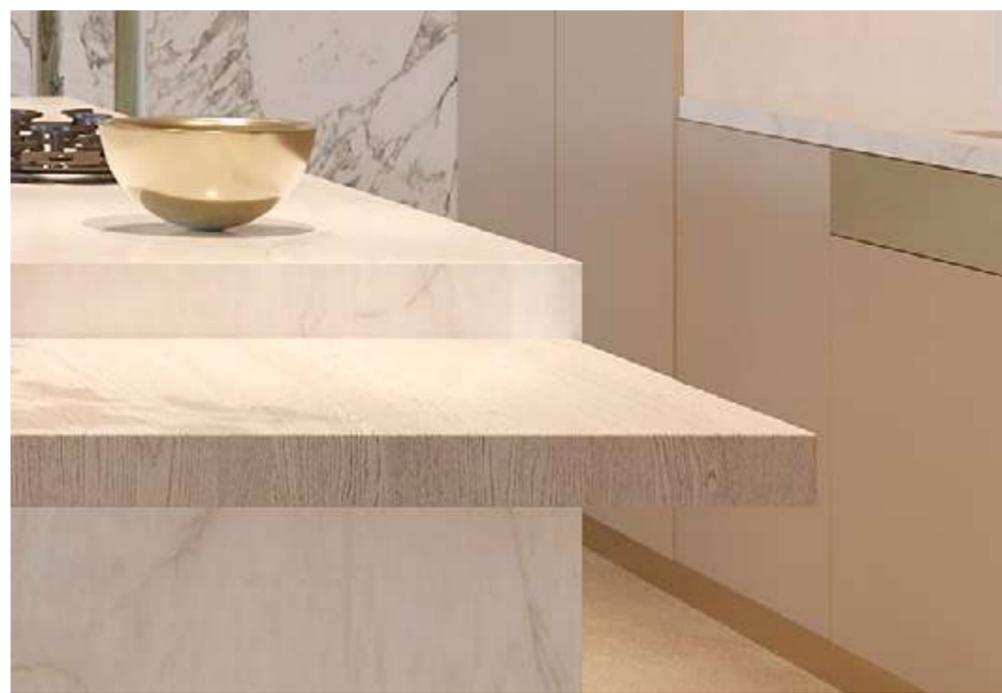






















# QUALITY SPECIFICATIONS

## BATHROOM FITTINGS

- › Toilets - Duravit by Philippe Stark or similar, suspended, white, with concealed fixings and built-in cistern.
- › Sinks - In the main bathroom, integrated in porcelain countertop with wooden shelf under the countertop. In second bathroom and guest toilet, washbasins on porcelain countertops and shelf with a bronze finish. All other bathrooms, similar materials and finishes.
- › Freestanding bathtubs with porcelain or similar finish.
- › Built-in shower tray, same paving as the bathroom with integrated DRY50 FLAT shower tray by Revestech or similar.
- › Washbasin, shower and bathtub taps and fittings from leading brands. Axor One By Hansgrohe brushed bronze finish or similar.

## AIR CONDITIONING

- › **VRV** air conditioning and **DHW** production and underfloor heating by means of **AEROTERMIA**: Daikin or similar.
- › Electric underfloor heating in bathrooms and by water in other rooms, Uponor or similar.

## SANITATION

- › Conventional system using insulated ducts and ventilation in downpipes.
- › Rainwater collection: Terraces with floating paving: drainage system by means of concealed drains.

## POOL

- › Salt water infinity pool. Interior finish the same as the terrace. Porcelain tile interior finish as in terrace. Approximately 70m<sup>2</sup> of water surface. Shell depth between 1.50 and 1.80m.
- › Compensation tank attached to the swimming pool shell.
- › Salt electrolysis purification equipment.
- › Pre-installation for pool heating included.

## HOME AUTOMATION

- › Home Automation with control of main **LIGHTING**, **AIR CONDITIONING** and **BLINDS** or **CURTAINS**. Customised programming and set-up session with the client.
- › Water leak detection sensors.
- › Smart or remote access control.
- › Optional: customised premium home automation.

## ELECTRICS

- › Installation: colour video intercom at exterior access door and 2 interior points.
- › Top quality built-in mechanisms. Jung LS990 or similar.
- › Top quality light fittings and wall lights.

## CARPENTRY

### EXTERIOR CARPENTRY

- › Large size carpentry in anodised aluminium by **CORTIZO**, **TECHNAL**, **STRUGAL** or similar.
- › Automated access gate from public road (for vehicles) of fixed slats imitating wood by **WOODN** or similar, 1.50m high and with remote-controlled opening.
- › Public boundary fencing consisting of masonry walls and a metal enclosure.
- › Glass parapets fixed to the building.
- › Lattices with imitation wood fixed slats in certain rooms. **WOODN**, or similar.

### INTERIOR CARPENTRY

- › Wooden entrance door with pivoting leaf and security lock.
- › Hinged and sliding doors, floor-to-ceiling flush design, smooth light wood finish. Concealed hinge, magnetic latch.
- › Mirror and/or tinted glass bathroom enclosures, hinges and fittings in brushed bronze.
- › Wardrobes: sliding or folding doors finished in light wood and/or tinted glass, with interior lining in melamine veneered panels with a light wood finish. Drawers, shelves, storage compartments, interior partitions and drawers as per design. Integrated LED lighting.

## FLOORING AND TILING

### INTERIORS

- › Flooring in the home and bathrooms using large-format, limestone-coloured porcelain stoneware tiles from top brands.

- › Stairs: Staircase covered with the same material as the flooring.
- › Machine and installations room: micro-grain terrazzo flooring for intensive use.
- › Garage: finished in continuous cement-type paving.

### EXTERIORS

- › Terraces: Large format, non-slip, limestone-coloured porcelain stoneware tiles from top brands.
- › Main access: Prefabricated concrete cobblestone paving.
- › Outdoor parking area (road): finished in continuous printed concrete paving.
- › Outdoor parking area (inside): prefabricated concrete cobblestone paving.

### EXTERIOR WALLS

- › Rough trowelled rendering with coarse sand and painted in various shades of sand. Matt metallic detail on certain walls and facades as per design.
- › Concrete coated with a silicate paint finish on pergolas, floor slabs and certain facade elements, as per design.

### TILING

- › Toilets and bathrooms: combination of porcelain tiles and paint on walls as per design.

### ROOFS

- › Flat, non-passable waterproofed ROOFS, covered with loose white gravel.

### PAINT

- › Interiors: Smooth plastic paint, RAL 9010 or similar.

### LIFTS

- › Residential lift for private homes with three stops. Single front boarding. Automatic side-opening doors.

### KITCHEN

- › Fully fitted kitchen. Top quality appliances: Miele, Gaggenau or similar.
- › **Back Kitchen**.

### FACILITIES

- › Ethanol fireplaces by top brands. Design according to each villa.

### BASEMENT

- › Parking for 3 cars.
- › Finishes similar to main building.
- › Gym, Sauna and Jacuzzi.
- › Multi-purpose room.
- › Storage room and other uses.
- › Laundry room.
- › Installations rooms.

### SECURITY

- › Gatehouse at access to the public road.
- › CCTV pre-installation. (Circuit TV cameras).
- › Intelligent or remote-controlled access.
- › Deterrent lighting with motion detection at strategic points.

All finishes or elements described may be modified or replaced by materials of equal or superior quality for technical reasons, variations in factory models, technical criteria or changes in regulations to be applied.

In accordance with the LOE, **this building has a 10-year guarantee** on material damages caused by defects that affect structural safety, and a 3-year guarantee on any material damages caused by defects in construction elements or installations that affect habitability. This liability is covered by the appropriate insurance.

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