



**Welcome to the residential complex
 of 8 independent villas located in
 Marbella!**

Spain, Costa del Sol

Price:	€ 1 690 000
Object type	House
Market	New building
Bedrooms	5
Number of rooms	5
Land area	522 m ²
Area	503 m ²
Category	For sale



Newly built on individual plots with an innovative design, these villas are bright and spacious, with a garden and swimming pool. All the houses are finished with high-quality materials: • Radiant floor heating throughout the entire house • Lift • PORCELANOSA quality • Wood flooring on first floor The eight villas are being built on a plot located in the area known as Valdeolletas. Quiet streets with schools, nursery schools, El Mirador paddle club, Monte Paraíso Golf and Country Club, etc. And very close to the centre of Marbella as well: less than 5 minutes from the Don Pepe Hotel going down Avenida Cánovas del Castillo, and less than 5 minutes from La Cañada Shopping Centre. The Villas The basement floor is a common area for all villas, with parking spaces and access to each villa by private lift. Patio floor: 100 square metres divided into 2 rooms with natural light, for use as a gymnasium, a playroom, a library, etc., and one bathroom. Ground floor: A large elegant, functional open space, with Living Room-Dining Room- Kitchen, and a guest toilet. First floor: 3 bedrooms, 3 bathrooms and terraces. Terrace floor: One toilet, a pergola and a large solarium. The Light of the Mediterranean Large windows to let the natural sunlight in The floor to ceiling sliding windows, with tracks embedded in the floor, allow the indoor and outdoor areas to blend perfectly and enhance the concept of outdoor living. Four of the villas face south-east, and the other four face south-west. All of them have magnificent sea views. FOUNDATIONS The villas foundations will consist of a reinforced concrete slab on top of a layer of gravel. The perimeter walls will be built with reinforced concrete up to the ground floor slab. A certified technical control body will supervise the execution of the works, which shall comply with the specifications of the Geotechnical Study and structural regulations in force. STRUCTURE The structure consists of metallic frames, with waffle slabs and solid concrete base plates. The structure's steel reinforcements will be interconnected with a grounding ring in order to divert electrical current outside the villas. ROOFS The roofs will be walk-on in habitable areas, with the exception of the roof above the upper terrace, which will not be walk-on. The walk-on roofs will be built with slopes, acoustic-thermal insulation and polymer waterproofing membrane, and finished with top quality non-slip ceramic tiles. Non walk-on roofs will be built with thermal insulation and finished with gravel. FAÇADE INTERIOR PARTITION WALLS Double self-supporting walls made of plaster fibreboards on galvanised steel profiles and rockwool acoustic insulation. Ceilings made with gypsum fibreboards with perimeter trims in accordance with the project for indirect lighting. In secondary bathrooms the ceilings will consist of modular panels to allow access to climate control units. Bathroom partition walls will be made with



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water-repellent gypsum panels. The façade will give the house a modern appearance, providing an excellent thermal behaviour. FOUNDATIONS The villas foundations will consist of a reinforced concrete slab on top of a layer of gravel. The perimeter walls will be built with reinforced concrete up to the ground floor slab. A certified technical control body will supervise the execution of the works, which shall comply with the specifications of the Geotechnical Study and structural regulations in force. Depending on the area, it will consist of a concrete and brick wall plastered with a layer of cement mortar and finished with a high-quality light-colour paint and combination of different textures. The façade will have an inner chamber with thermal and acoustic insulation, and dry-wall lining. There will be areas with a transparent façade made with high-quality aluminium profiles with safety double glazing with an air chamber. RENDERING Finishing of interior walls and ceilings with smooth acrylic paint. The ground floor and patio floor will have large porcelain floor tiles: 80x80 cm PORCELANOSA tiles, Bottega Acero, Bottega Caliza or Harlem Acero models, to be chosen by the client. Acoustic insulation sheet to reduce the sound of impact noise. In outdoor areas of the ground floor and terrace solarium, same flooring with anti-slip treatment. In bathrooms, same flooring as ground floor and cladding of the same collection, with Bottega Caliza, Bottega Acero or Harlem Acero models; the shower wall, or other wall, with Spiga Bottega Acero or Caliza models, or the Old Beige or Old Caliza model up to the planned height. The remaining wall space up to the ceiling with acrylic paint. For the stairs and the bedroom floor, oak wood planks Treville 1L Mist model from Porcelanosa. In bedroom terraces, ceramic flooring Nebraska Tea model with anti-slip treatment. Garage floor made with smoothed concrete and epoxy finishing. ELECTRICITY Top level electrical installation with high-quality switches and sockets. In addition to general lighting in all rooms, they will also have indirect LED lighting in the ceiling trims. TV outlets in living room, bedrooms, porch, terrace and solarium. Internet outlets in living room, bedrooms and rooms on patio floor Home automation installation Electronic video intercom JOINERY Medium density fibreboard passage doors lacquered white. Stainless steel handles and hidden hinges. Built-in wardrobes with door leaves lacquered white, dividing columns, overhead storage, bar, shelves and drawers. Stainless steel handles and hinges. Outdoor joinery and glazing in accordance with Basic Document regarding Energy Savings and Protection Against Noise [Documento Básico Ahorro de Energía y el de Protección frente al Ruido], increasing the level of comfort inside the house. Joinery with aluminium profiles and thermal break channel combined with different opening systems depending on location. Double-glazed windows with air chamber. Security pivot door at main entrance to villa, floor-to-ceiling leave, with blocking device, and safety lock, embedded into adjacent front glazing. Lacquered fireproof metal doors at access to dwelling from garage. BATHROOM FITTINGS Bathrooms with Krion Flow Silk model shower plate. Suspended fittings Architect model, PORCELANOSA, washbasin furniture and concealed cistern. Bathtubs and shower plates with screens Service faucet in solarium and upper floor terrace. KITCHEN Fully furnished kitchen with upper and lower cabinets Electrical appliances SIEMENS or similar, including induction cooker, extraction hood, microwave oven, oven, combi-refrigerator and dishwasher. GARAGE Common central road, accessed through ramp and automatic gate with remote control. Fire and gas detection with audible and visual alarm. CLIMATE CONTROL Individual aerothermal system which includes domestic hot water, individual temperature control per room, radiant floor heating and cooling in all floors. Air conditioning with cold heat pump. LIFT There will be a lift for each single-family dwelling from the basement floor to the solarium. Lift THYSSENKRUPP, Model SYNERGY 100 for 6 persons (load 450kg). SWIMMING POOL All dwellings will have a private swimming pool in the garden, the size of which will vary depending on the design of the particular landscaping. Counter-current swimming jet. Paved perimeter area with anti-slip tiles and shower.

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