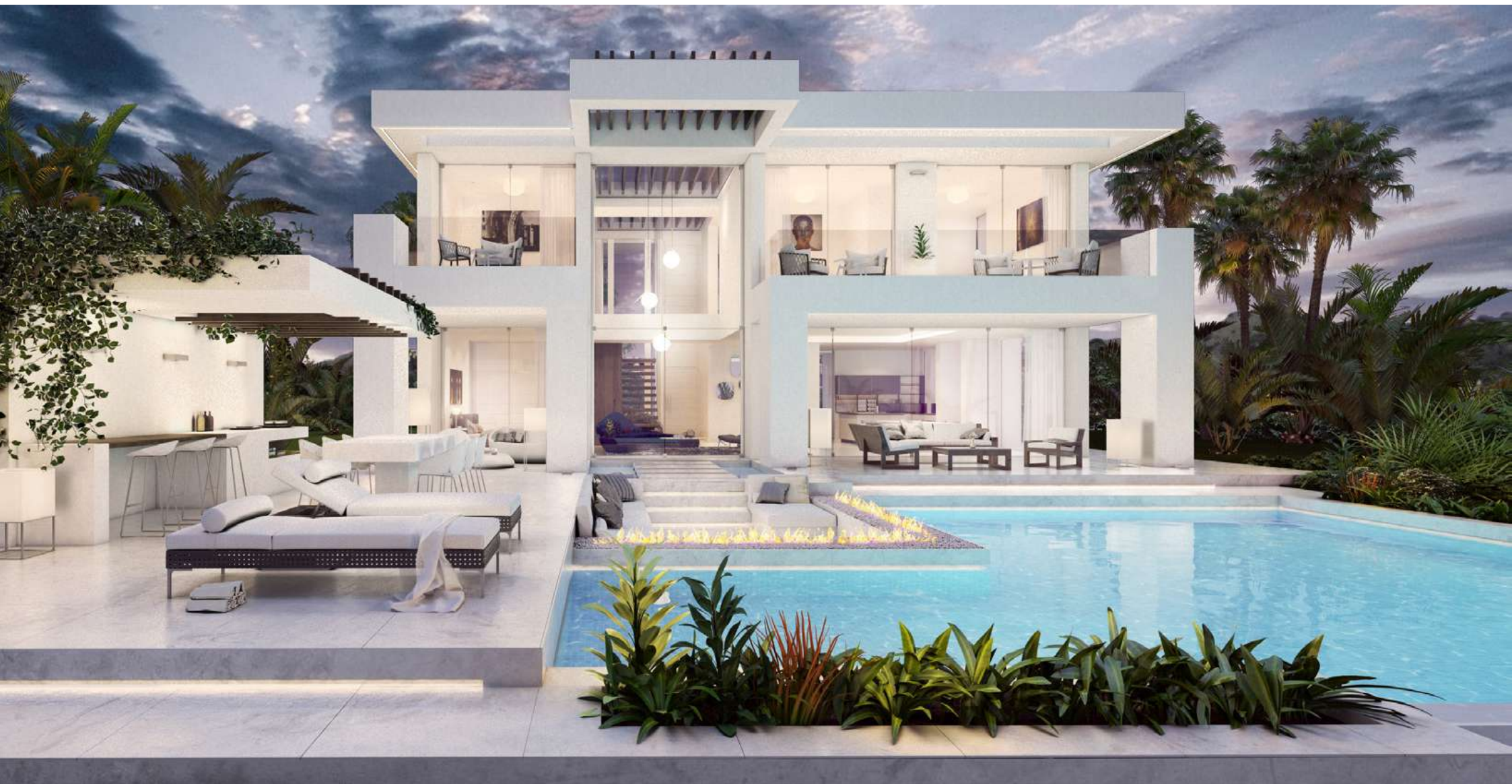


RIVIERA DEL SOL- SEA VIEWS

PRICE: 750.000€



DELIGHTFUL AMBIANCE

The design of the villa follows the latest tendencies in architecture. The sun is the element that plays an essential role in the villa, lighting up the villa through both East and West.

This villa has been designed using the latest techniques to have an ecological and low maintenance building.

Beds: 4 / Baths: 5
Built Living Area: 212 m²
Plot: 563 m²



DREAMS DO COME TRUE

It's a contrast of the modern and contemporary together with a functional distribution, that brings along a pleasant and harmonious comfortable home.

Set on 2 levels, this spacious villa has a double height ceiling in the living room which brings light across the house all day long.

Eco design
South West facing
Luxury apps



LIVING THE LUXURY

This villa has been designed to maximise the indoor-outdoor flow in contrast with the natural light.

All the qualities we use into our houses are high standard, we only use the best marbles, woods and carpentry for our luxury designs.

Luxury finished
Designer fixtures
LED lighting



YOUR DREAM

Waking up and walking into this south west facing terrace is the best way to start another lovely day.

We offer a range of designer fixtures that are the final touch to your desired new home. You can choose from an endless list of material following your taste and preference.

Modern Essence
Built- in wardrobes
Suspended ceiling



LOVELY MORNINGS

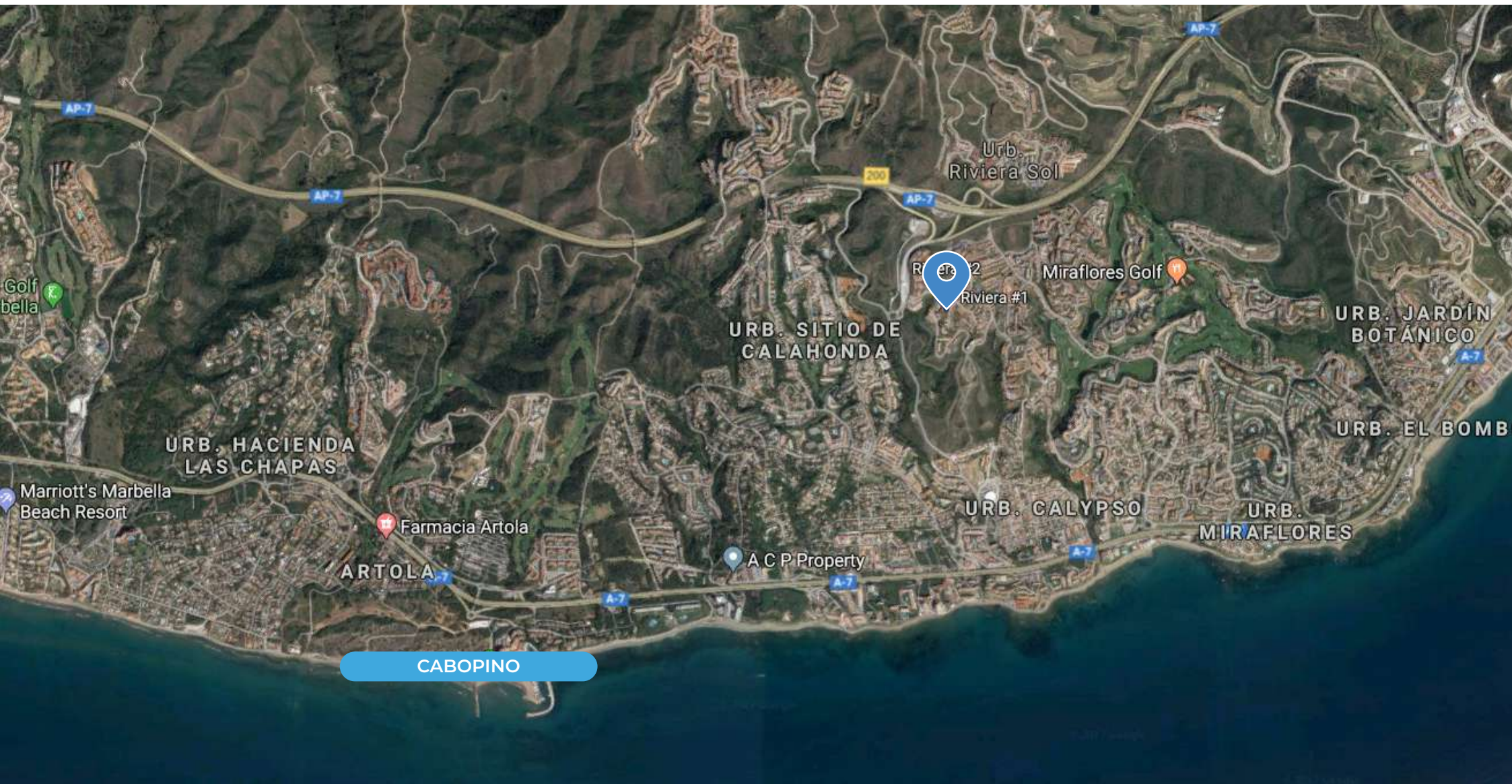
Every single element, starting from the architecture that gives shape to the building until the smallest design detail, pursues the same philosophy and uses the same language.

The interior of the house has been conceived to be fluid and continuous. Designed with different living zones for day and afternoon light according to the sun exposure.

Outside relaxing
Fabulous mornings
Singular feeling







MARVELOUS LOCATION

This villa has a privileged location, only 2 minutes from the highway that connects the south of Spain. it`s located in a residential and private yet centered spot in the Costa delSol.

From an imperious position, it commands unrivalled views over the surrounding landscape - the mountain, the sea and the Golf.

15 min Airport
5 min Cabopino
10 min Marbella

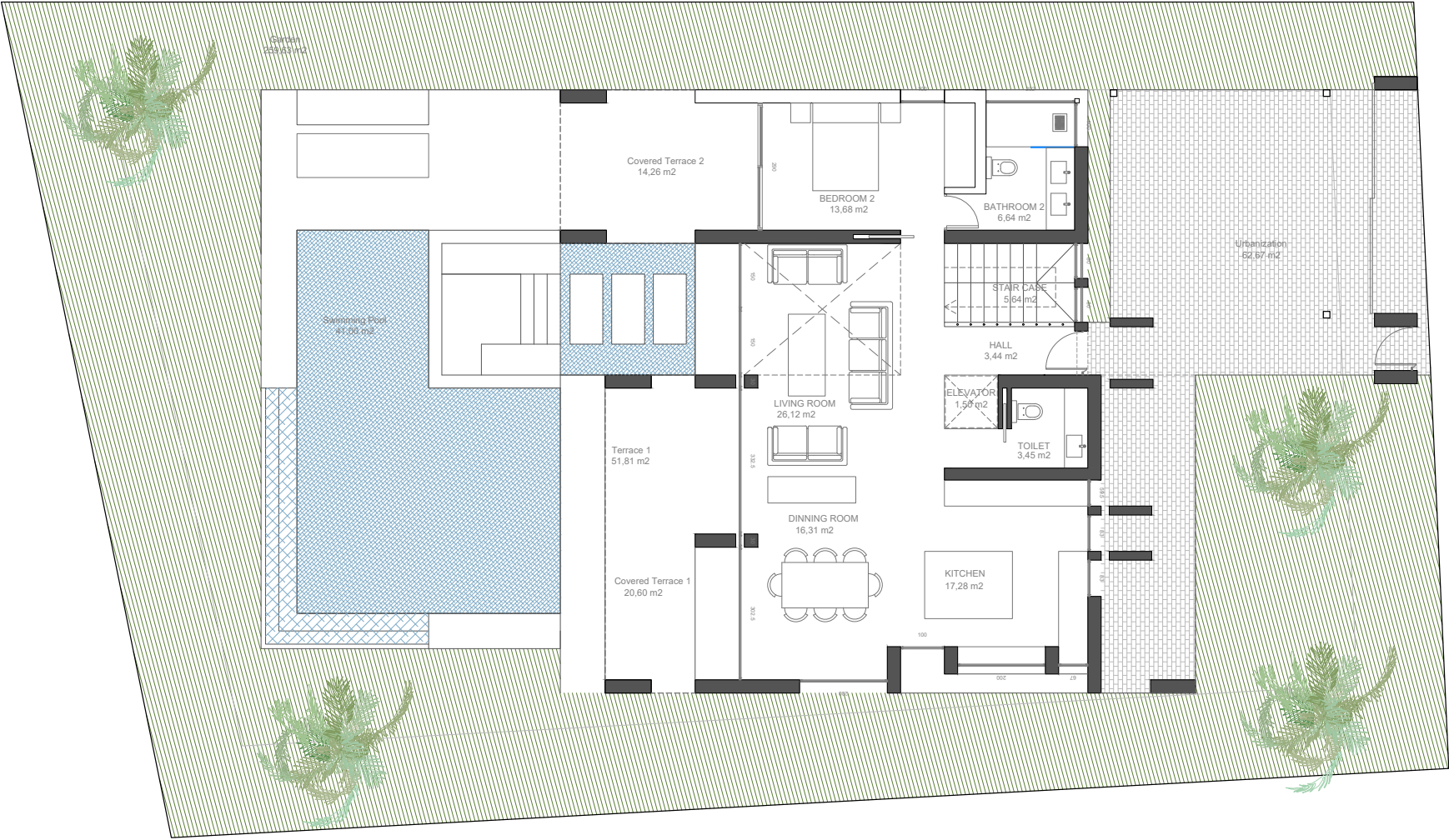


PRICELIST

SOLD

	Villa 1	Villa 2
Price	€ 750.000,00	€ 795.000,00
Plot m ²	563 m ²	657 m ²
Bedrooms	4	4
Bathrooms	5	5
Pool	41 m ²	41 m ²
Terraces	136,67 m ²	136,67 m ²
Built living Area	212 m ²	212 m ²
Total Built Area	478 m ²	487 m ²

GROUND FLOOR



Built Living Area: 107 m²
Terraces: 86 m²
Pool: 41 m²

VILLA #1 GROUND FLOOR

FIRST FLOOR



Built Living Area: 104 m²
Terraces: 50 m²

VILLA #1 FIRST FLOOR

GROUND FLOOR



Built Living Area: 107 m²
Terraces: 86 m²
Pool: 41 m²

VILLA #2 GROUND FLOOR

FIRST FLOOR



Built Living Area: 104 m²
Terraces: 50 m²

VILLA #2 FIRST FLOOR

QUALITY SPECIFICATIONS

FOUNDATION

Reinforced concrete foundation with tie beams Sanitary forget.
A forget with a space between the land and the house.
A traditional system to avoid the humidity.

STRUCTURE

Waterproof, reinforced concrete, one-way slab.
Reinforced concrete waffle slab with steel/concrete pillars and beams, according to structure project details.

ROOF

Inverted flat roof finished with white roof tiles or white gravel in not transited areas and selected high quality ceramic porcelanic with non-slip finish in terrace areas.
Waterproofing of terraces over living areas with double asphalt layer and high-density insulation (50 mm)

EXTERIOR WALLS AND SURFACE

Ceramic bricks double layer with insulation (density 45 Kg/m³)
Exterior renders with damp proof cement mortar in color white.

INTERIOR WALLS AND SURFACES

Ceramic bricks finished with “mastered” plaster work and smooth plastic paint.



QUALITY SPECIFICATIONS

FLOORING & TILING

Interior floors: Marble. Size 40x60cm

Exterior floors: Marble. Size 40x60cm

EXTERIOR CARPENTRY

Aluminium carpentry, profiles by Cortizo or similar, high quality windows CLIMALIT 6/14/4

Main sliding doors with sunken frames and lift & side system with thermal break and security double glazing.

Bedrooms doors: Sliding hidden sashes system with thermal break and security double glazing.

Windows: tilt and turn hidden sash system with thermal break and security double-glazing.

INTERIOR CARPENTRY

Front door: Security system door with wood finish.

Interiors doors: White smooth lacquered wood with stainless steel concealed hinges.

Wardrobes: White textured lacquered wood with stainless steel concealed hinges.



EXTERIORS

Lower retaining wall in exposed stone. *

Plot to road enclosure: 1,50m high damp proof concrete brick collored in "Crema Marfil". Plot to plot division: Galvanized mesh (2 meters) and/or "vegetation screen" according to type and location.

Terrace banisters in glass and aluminium finish.

Vehicle gate to driveway entrance in collored aluminium with electric engine with remote control.

Walking gate to driveway entrance in collored aluminium.

Overhead light.



QUALITY SPECIFICATIONS

SWIMMING POOL

Reinforced concrete structure. Waterproofing by Revestech or equivalent.
Finished with white mosaic.
Salt or chlorine based filtration system with water pump.
Includes exterior shower.



SANITATION

System separating rainwater and wastewater.

ELECTRICITY

Electrical switches and sockets SIMON. High Tech series or similar.



HEATING AND AIR CONDITIONING

Daikin system (hot/cold air con) by concealed ducts throughout the house with separate areas. Each room has independent control. With eco saving. Aerothermie

QUALITY SPECIFICATIONS

SANITARY WARE AND TAPS

Bathroom fittings by Roca and taps by Grohe or other leading brand. Tiling with Porcelanosa.

KITCHEN

White lacquered handle less drawers and cabinets.
Fully equipped with aluminium SIEMENS (or similar) appliances: Induction hob, oven, extractor, microwave, refrigerator / freezer.
Dekton work surface.
Downlights with warm or cold light.

NOTABLE FEATURES

Ceiling height in main living area of approx. 2,8 meters with floor to ceiling windows.
Living area patio doors slide and leave a huge open area uniting living areas and terraces.
Pre-installation of blinds
Bticino video entry system.
Continuation of High quality Marble “Crema marfil” floor inside and outside of the property for heightened esthetical value. Lighting with downlights.
ECO building with very low energetic consumption.



OPTIONAL EXTRAS

Elevator	21.200,00 €
Electric underfloor heating system for all bathrooms	3.867,00 €
Suspended toilet bowls	400,00 €/unit
Automated irrigation systems	3.600,00 €
Domotic System	8.200,00 €
- Alarm / Camera / Door station/ Smart lights /Mobile App to control everything	
Multi-color LED Lighting in the swiming pool	850,00 €
Bioethanol Fireplace Ecosmart	2.500,00 €
Upgrade to GAGGENAU appliances	7.500,00 €
- Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine	
Underfloor heating system with hot water	29.700,00 €
Cove Lighting in the livingroom	3.850,00 €
Wine cellar	18.500,00 €



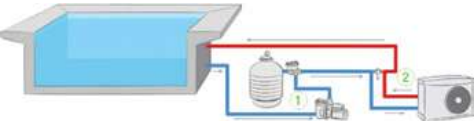
Fireplace with TV	12.450,00 €
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Photovoltaic panels for self-consumption (90% daily consumption)	20.000,00 €
· 24 Solar panels BENQ SOLAR 260W (9.360Wp) · Hybrid Inverter INGETEAM STORAGE 6TL - Lithium Battery LG CHEM RESU 10 Kwh - Management and monitoring mobile app	
Outside built Jacussi with LED multicolor light and hot water 4x3 m	24.250,00 €



Heat pump for swimming pool + automatic cover	18.300,00 €
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Swimming pool automatic cover	12.050,00 €
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Swimming pool finishing with Mármol	6.000,00 €
Chillout area with fireplace and water blades	29.300,00 €



BBQ area with pergolas	16.300,00 €
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PAYMENT TERMS

1 — Reservation Fee 20.000€

2 — Buy the plot 300.000€

Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 — Start building 20%

Once the license has been granted, construction starts.

4 — Monthly payment & Finance

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 — Completion

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

TAXES

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs

NO ADDITIONAL COSTS

There are NOT additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

Total price: 750.000€ V.A.T. not included