

An underwater photograph showing a vibrant blue sea with numerous sea urchins and coral structures. The scene is brightly lit, creating a clear and detailed view of the marine life.

SEA VIEWS  
**MANILVA**  
from 525.000€





## LUXURY VILLAS MODERN AND FRESH DESIGN

The design of these villas is modern and fresh. The horizontal lines, parallel to the sea, create a symmetrical shape, while the vertical lines break and give movement to the villa. Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials throughout.







THE PROJECT







## **DREAMS DO COME TRUE**

All the highest qualities we use into our houses are the highest standards, we only use the best marbles, woods and carpentry for our luxury designs. Our in-house interior designers will work together with you to find the best choices in furniture and finishes.



THE PROJECT







THE PROJECT





THE PROJECT







THE PROJECT







THE PROJECT







## DELIGHTFUL AMBIANCE

Every single element, starting from the architecture that gives shape to the building up to the smallest design details, pursues the same philosophy and uses the same language. All the qualities we use into our houses are of the highest standards.

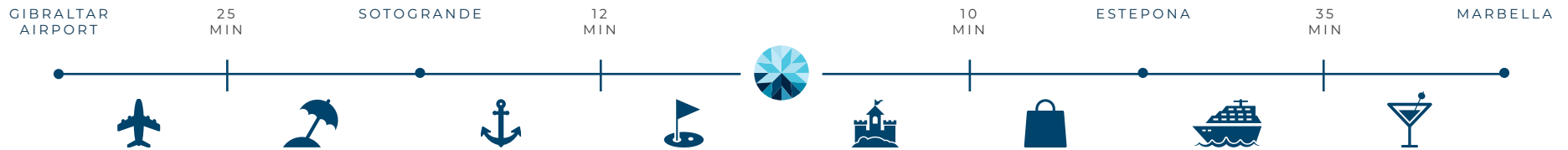
The design of this villa seeks to maximize the indoor-outdoor flow that is so essential for Mediterranean lifestyle.







# MARVELLOUS LOCATION







## FEATURES

Beds	3 / 4
Baths	3 / 4
Built area	180,2 m <sup>2</sup>
Plot	492 - 809 m <sup>2</sup>
Terraces	59,35 m <sup>2</sup>
Pool	30 m <sup>2</sup>
South facing	







## ENJOY A PRIVILEGED LIFESTYLE

Discover the facilities and services that you can find living in these spectacular villas.

You will have the best golf courses, tennis clubs, water sports, polo club, horseback riding, parks with wildlife and more at your disposal.

All these accompanied with over 320 days of sunshine yearly.



LIFESTYLE

## **THE BEACH JUST ONE STEP AWAY**

Live comfortably, with amazing views overlooking the Mediterranean Sea and walking distance to the beach.







## EXCLUSIVE SURROUNDINGS

You will enjoy stunning views over the Mediterranean Sea towards North Africa. In and around Sotogrande you will find a harbour and delightful marina, chic restaurants, beach clubs, Spa, luxury shops and the most prestigious Golf Courses in a natural and exclusive environment.

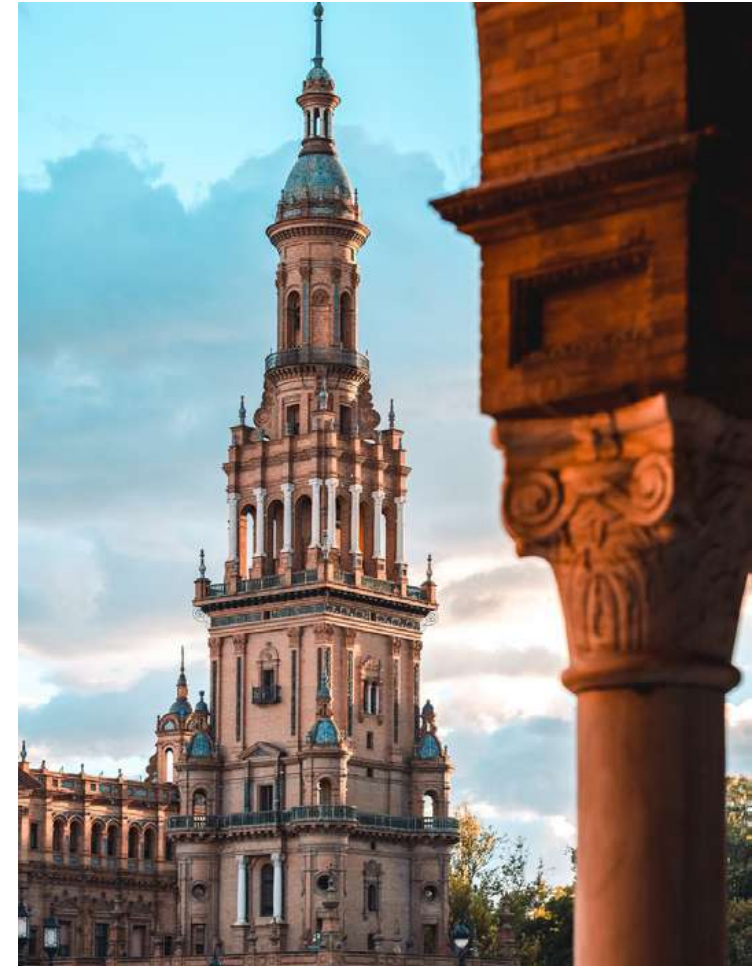
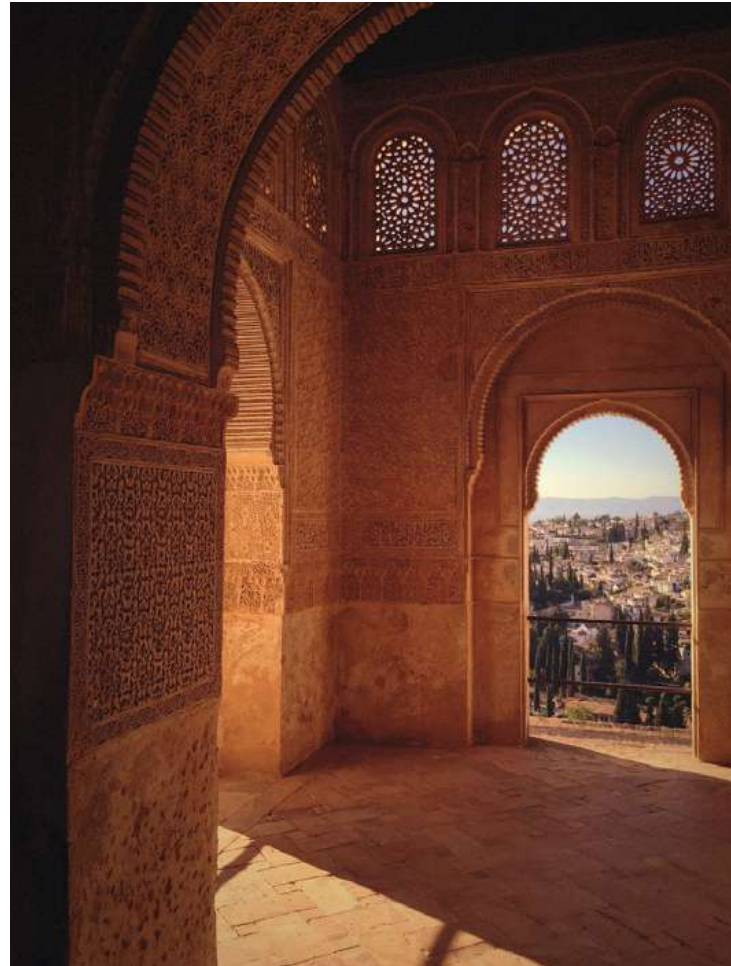






## GETAWAYS WITH CHARM

With just a couple of hours you can experience dream escapes to charming cities such as Ronda, Granada, Seville and more.







## SPECTACULAR SPORTS FACILITIES

If you love sports, you are in the right place!

Enjoy practicing your favorite sports in a perfect setting! Sailing, playing tennis, paddle, horseback riding, among others. But if you like more golf or polo, the reputation of the exclusive clubs of Sotogrande are recognized worldwide.

Five golf courses are of the highest quality including the most famous Spanish clubs: Valderrama. The green acres of the Santa María Polo Club is accredited as one of the most famous polo club internationally recognized by the elites of this sport.







QUALITY  
SPECIFICATIONS





## QUALITY SPECIFICATIONS

### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

### ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

### EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene.
- Exterior wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

### PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

### EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

### PLOT ENCLOSURE

- Street front-1m high wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

### FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Antislip Porcelanic tile.

### SKIRTING BOARD

- According to the floor.

### BATHROOM WALLS

- Porcelanic tile.

### ACCESS DOOR

- Security entrance door.

### INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

### WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.
- Walk in closets: Without doors.

### SWITCHES AND SOCKETS

- New Unica Schneider (or similar).



## QUALITY SPECIFICATIONS

### LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom.

### SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

### GARDEN

- Grass seeds and automated irrigation systems.

### SECURITY SYSTEM

- Alarm / Video intercom.

### KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer
- Ceiling extractor
- washing machine/ dryer.

### BATHROOMS

- Sanitary ROCA (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).







ACCESS DOOR AND EXTERIOR WALL/DOORS

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FACADE FINISHES

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Porcelanic tile 30x90



\* If there is no availability of the materials shown here, they will be replaced with a similar one.



## FLOORS TO CHOOSE FROM

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### INTERIOR

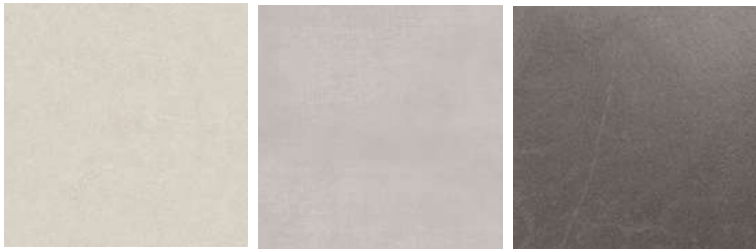


Porcelanic tile 75x75

Porcelanic tile 75x75

Porcelanic tile 60x60

### EXTERIOR



Antisilp Porcelanic tile

Porcelanic tile 75x75

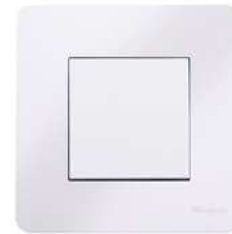
Porcelanic tile 60x60

## LIGHTING

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LED spot light & cove lighting



New Unica Schneider electrics



LED spot light





BATHROOMS WALLS TO CHOOSE FROM

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Porcelanic tile 45x90



Accent wall

SANITARY WARE

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Hansgrohe



Mirror



Roca the Gap



Roca victoria N  
(80x46x56,5 cm)



White resine shower tray



DOORS TO CHOOSE FROM

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Door handle

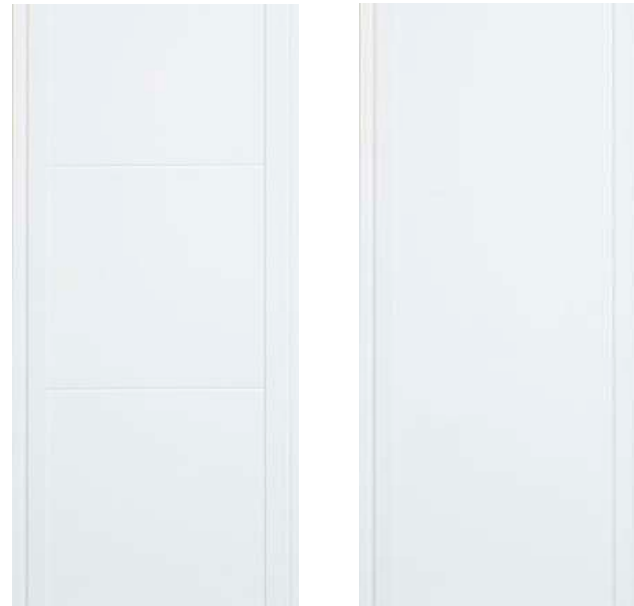


Sliding door handle

WARDROBES TO CHOOSE FROM

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EXTERIOR



INTERIOR



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## KITCHEN TO CHOOSE FROM

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Finger pull white matt /gloss doors



Silestone Worktop



## ELECTRIC APPLIANCES

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Ceiling extractor Edesa



Induction hob, fridge/freezer, microwave, oven and dishwasher siemens / Washing machine & diver



CUSTOMISE

**UPGRADE TO GAGGENAU  
APPLIANCES**

INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE  
REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER

**11.200 €**

**CHILL OUT**

**17.000 €**

**HEAT PUMP FOR SWIMMING  
POOL + AUTOMATIC COVER**

PRICE UPON  
REQUEST

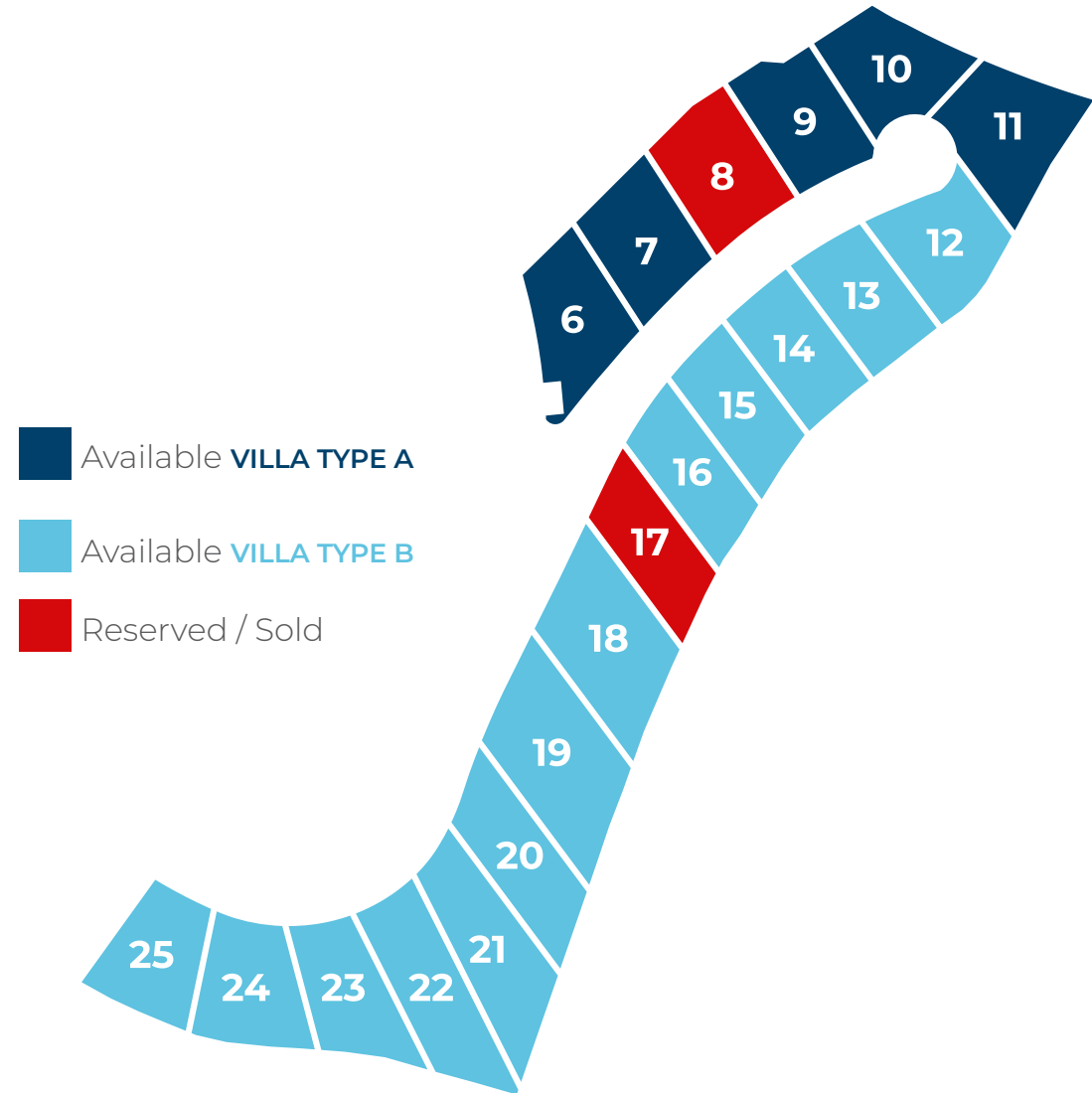
**V.A.T. NOT INCLUDED**





## PRICE LIST

Villa	Total Price €	Plot m2	Plot €	BEDS
6	575.000 €	549,86	210.000 €	3
7	575.000 €	532,79	210.000 €	3
8	525.000 €	573,66	180.000 €	3
9	525.000 €	524,1	180.000 €	3
10	525.000 €	518,16	180.000 €	3
11	625.000 €	616,59	230.000 €	3
12	625.000 €	541,24	230.000 €	4
13	575.000 €	499,22	210.000 €	4
14	575.000 €	499,36	210.000 €	4
15	575.000 €	492,26	210.000 €	4
16	575.000 €	498,59	210.000 €	4
17	575.000 €	499,66	210.000 €	4
18	750.000 €	752,81	270.000 €	4
19	750.000 €	809,46	270.000 €	4
20	575.000 €	567,22	210.000 €	4
21	575.000 €	655,64	210.000 €	4
22	575.000 €	634,4	210.000 €	4
23	525.000 €	513,94	180.000 €	4
24	525.000 €	537,22	180.000 €	4
25	525.000 €	508,19	180.000 €	4





## PAYMENT TERMS

### 1 — **Reservation Fee 20.000€**

### 2 — **Buy the plot** 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 NO 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

#### **NO COMMUNITY FEES**

#### **TRIPLE GUARANTEE**

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

**Total price from: 525.000€ V.A.T. not included**



