

1M

ONE MARBELLA
LUXURY PROPERTY

Ayame

REFORM



AYAME VILLA

Ayame

Modern and stylish villa established in a delightful ambiance. Settled on a hill from which you can enjoy sea views overlooking the Mediterranean. Surrounded by an environment full of vegetation and in a green oasis formed by Golf Courses.

The villa has an open space, which has been designed to maximise the indoor-outdoor flow, completely open and glazed to the southeast.







The design is based on the fusion between the necessities of the daily life and the wonderful environment in which the villa is framed. It is inserted against the terrain, taking advantage of the slope to leave the maximum possible ground of garden to which the villa will open. The rooms that make up the house emerge around several stone monoliths that support and in which are linked incomplete cubes that are configuring the interior space of the house.





Every part of this amazing villa has been designed with care and trying to maximize the opening towards the southeast orientation, taking full advantage of the natural beauty of its surroundings and inviting the entrance of natural light. A functional and sustainable design, seeking to achieve maximum energy efficiency.





The villa is distributed in three levels: on the upper floor stands a master bedroom, a living room and two open bedrooms enclosed by a large partially covered terrace; the ground floor covers the houses the social areas and the kitchen, along with a large master bedroom. All these rooms are glazed and open to an extensive garden, which has many living areas under pergolas and a large infinity swimming pool. The basement floor has two parking spaces and a large cellar.







VILLA DETAILS

Built area:	476,72 m ²
Built living area:	359,69 m ²
Beds/ Baths:	4/4
Covered terraces:	175,83 m ²
Uncovered terraces:	150,17 m ²
Garden:	1066 m ²
Plot:	1669 m ²
Pool:	85,62 m ²
Pond:	47,30 m ²
Garage:	3 places
Orientation:	South East





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 of over 320 days of sunshine yearly



LIFESTYLE

THE BEACH JUST ONE STEP AWAY

Live comfortably, with amazing views overlooking the Mediterranean Sea and a few minutes to the beach.





EXCLUSIVE SURROUNDINGS

In only a few minutes you will be in the most exclusive zone of Costa del Sol, surrounded by the most famous brands, celebrated Michelins Star restaurants, famed beach clubs, and more





MEASUREMENTS

PLANTA BAJA

Superficie Construida	273,55 m ²
Superficie Útil	238,06 m ²
Terrazas Cubiertas	116,19 m ²
Terrazas No Cubiertas	150,17 m ²

PRIMERA PLANTA

Superficie Construida	109,22 m ²
Superficie Útil	86,45 m ²
Terrazas Cubiertas	59,64 m ²

SÓTANO

Superficie Construida	93,95 m ²
Superficie Útil	35,18 m ²

GROUND FLOOR

Built Area	273,55 m ²
Useful Area	238,06 m ²
Covered Terraces	116,19 m ²
Uncovered Terraces	150,17 m ²

FIRST FLOOR

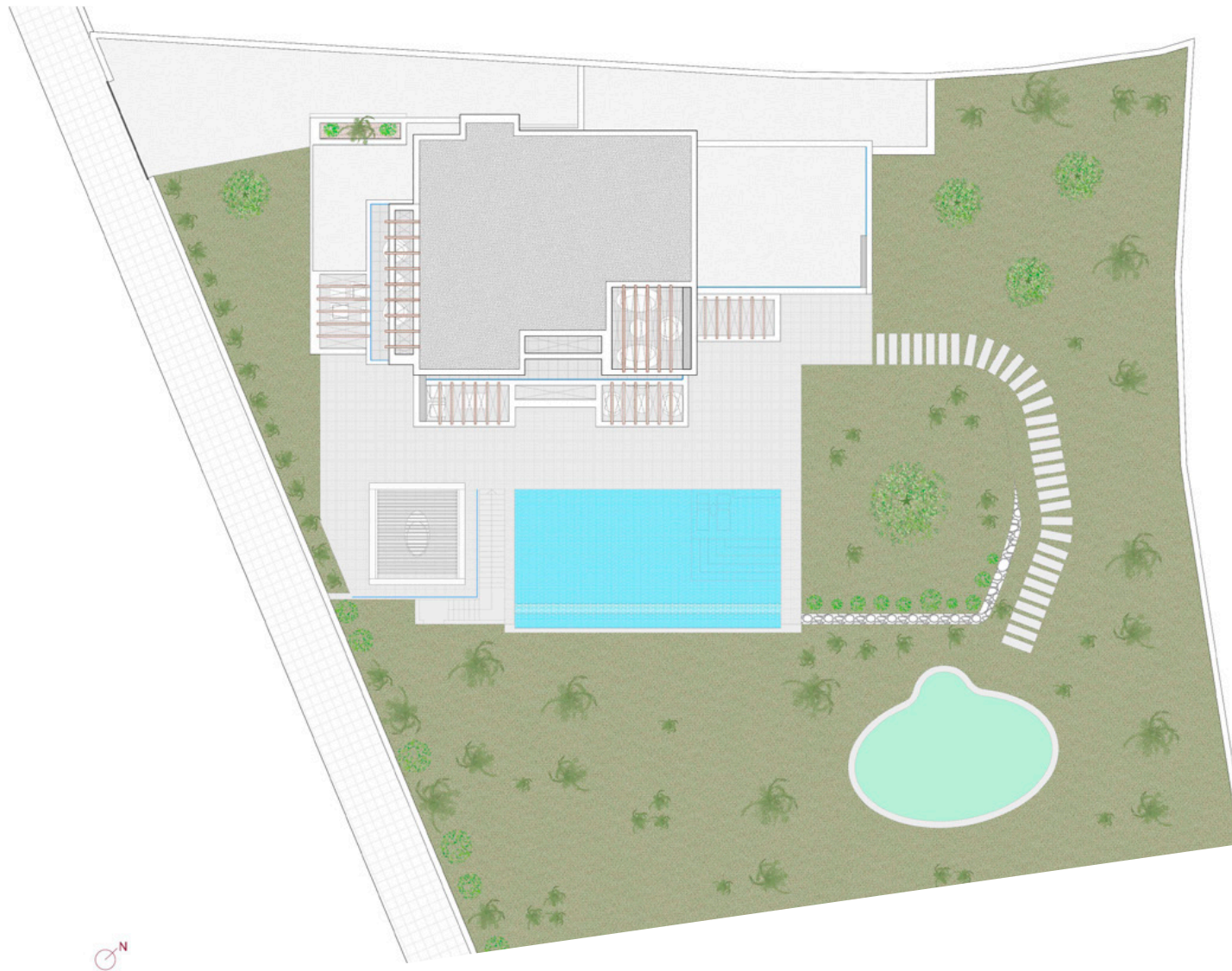
Built Area	109,22 m ²
Useful Area	86,45 m ²
Covered Terraces	59,64 m ²

BASEMENT

Built Area	93,95 m ²
Useful Area	35,18 m ²



MASTERPLAN



LOS PLANOS SON PARA FINES COMERCIALES Y LOS DATOS AQUÍ REFLEJADOS QUE CORRESPONDEN AL ANTEPROYECTO PODRÁN AJUSTARSE PARA ADAPTACIÓN A NORMATIVA VIGENTE Y/O VIABILIDAD TÉCNICA.

THE PLANS ARE FOR COMMERCIAL PURPOSES AND THE DATA REFLECTED HERE CORRESPOND TO THE PRELIMINARY PROJECT MAY BE ADJUSTED TO ADAPT TO CURRENT REGULATIONS AND / OR TECHNICAL FEASIBILITY.



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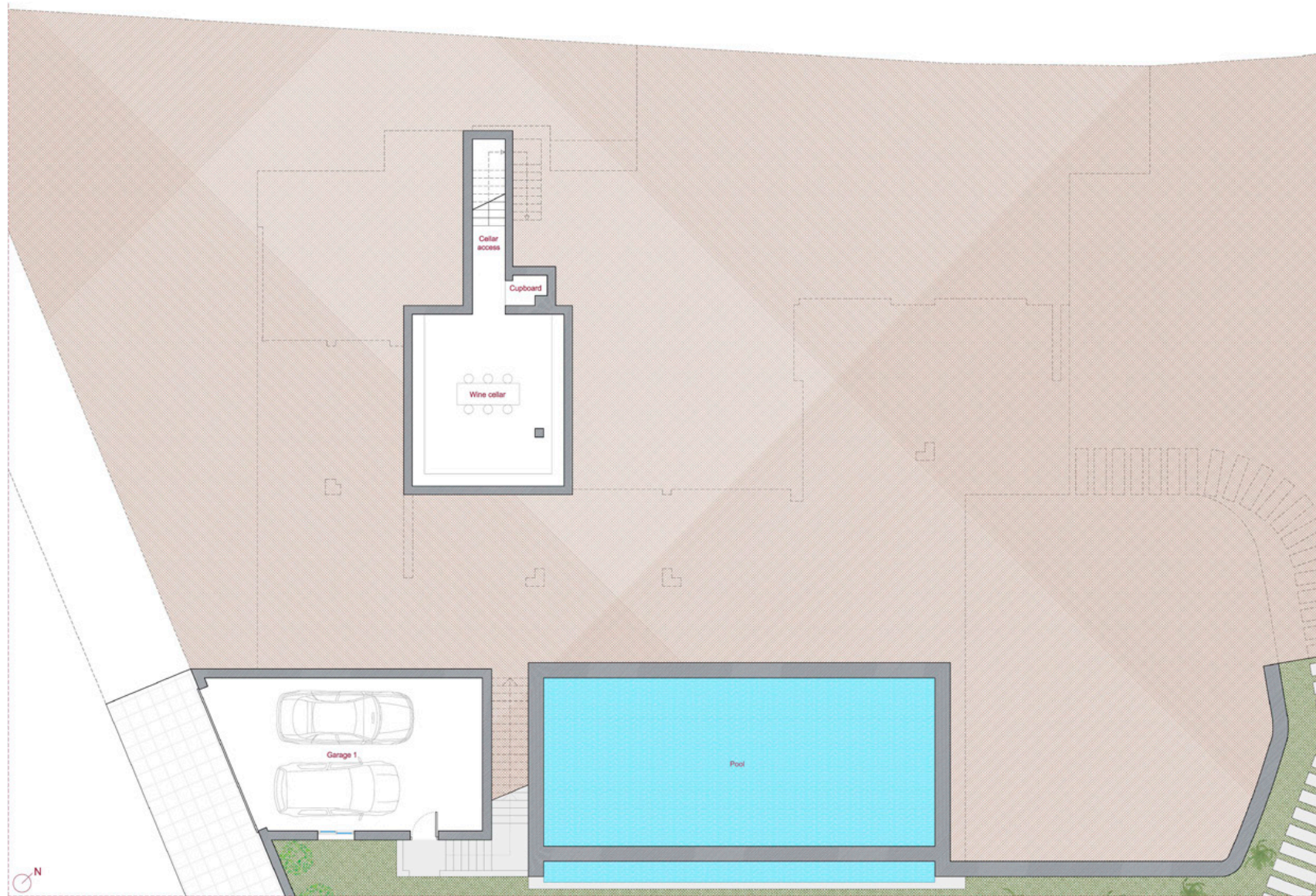


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BASEMENT



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QUALITY SPECIFICATION

FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity.
- Pad footings and beams to tie. (When not basement)
- 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 COR70 and 4700 elevable
- Laminated glass CLIMALIT 3+3/12/ 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the ground floor).
- Motorize shutters.

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: Natural Stone/ Porcelanic tile (Keraben or Saloni).
- Exterior floors: Anti slip Porcelanic tile (Keraben or Saloni).

SKIRTING

- According to the floor flush with the wall.

BATHROOM WALLS

- Porcelanic tile (Different options to choose from)

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Standard height white lacquered internal doors, including fixed. Panel up to the ceiling and continuous side flashings with hidden hinges.

WARDROBE

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



QUALITY SPECIFICATION

SWITCHES AND SOCKETS

- Niessen (Or similar).

LIGHTING

- Downlight LED on ceilings; according to design.
- Cove lighting in the livingroom and master bathroom.

SWIMMING POOL

- Infinity swimming pool with salt water system and LED lighting.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Natural grass.

PRE-DOMOTIC SYSTEM

- Security system/ Light control/ Conditioning/ Mobile App to control everything.

KITCHEN

- High quality furniture in lacquered wood.
- Silestone worktop and splashback finished.
- Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge / freezer.
- Washing machine/ Dryer.
- Built-in wine cooler.

BATHROOMS

- Sanitary ware-Villeroy and Boch (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hans grohe (or similar).





PAYMENT TERMS

1 — Reservation Fee 20.000€

2 — Buy the property 1.850.000€

Client becomes the developer

Sign reform 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 reform works 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 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: 10% 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

TRIPLE GUARANTEE

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

Total price: 2.700.000€ V.A.T. not included



ONE MARBELLA

LUXURY PROPERTY

www.one-marbella.com

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