



ONE~MARBELLA

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LUXURY REAL ESTATE

ESSENCE





SEA VIEWS

LA QUINTA

Price 1.695.000€



## MEDITERRANEAN DREAM

Delightful and contemporary villa nestled in the hills of La Quinta, one of the most exclusive residential areas of Benahavis, from where you can enjoy spectacular views over the adjoining golf courses and the sea.

Modern and elegant with an industrial touch, this villa has been designed with the highest qualities.





## CHARMING ENVIRONMENT

The design of this luxury villa is inspired by natural environment and the stunning views, surrounded by trees and typical mountain vegetation that form a beautiful landscape. Situated in an elevated position affording spectacular panoramic views of the Mediterranean Sea.

In addition, its proximity to prestigious golf courses and to the five star, Westing Hotel, makes it a true golfers paradise.





## CREATING LIFESTYLES

The magnificent sliding windows give a beautiful light to the versatile living space and generates a relaxed atmosphere.

Every room of the villa overlooks the swimming pool, where the water joins the architectural grace with the natural environment. This starts flow from your infinity pool and follows naturally to the Mediterranean sea and horizon.

Make your home your personal oasis on the Costa del Sol, enjoy every day your stunning views to the golf course and the breath-taking sunsets. Every day we turn dreams in to reality. Its time for you to start living that dream.







## LIVING THE LUXURY

This unique villa is designed on two levels and finished with materials of the highest quality. Its architectural design challenges physics as the first floor seems to be almost floating with a barely any support.

The design of the villa is based on the latest techniques of sustainable architecture, with the ecological impact being of the utmost importance in the design.

We will also offer you our expert advice on interior design to bring your dream to life.





Beds 3

Baths 4

Built area 338,22 m<sup>2</sup>

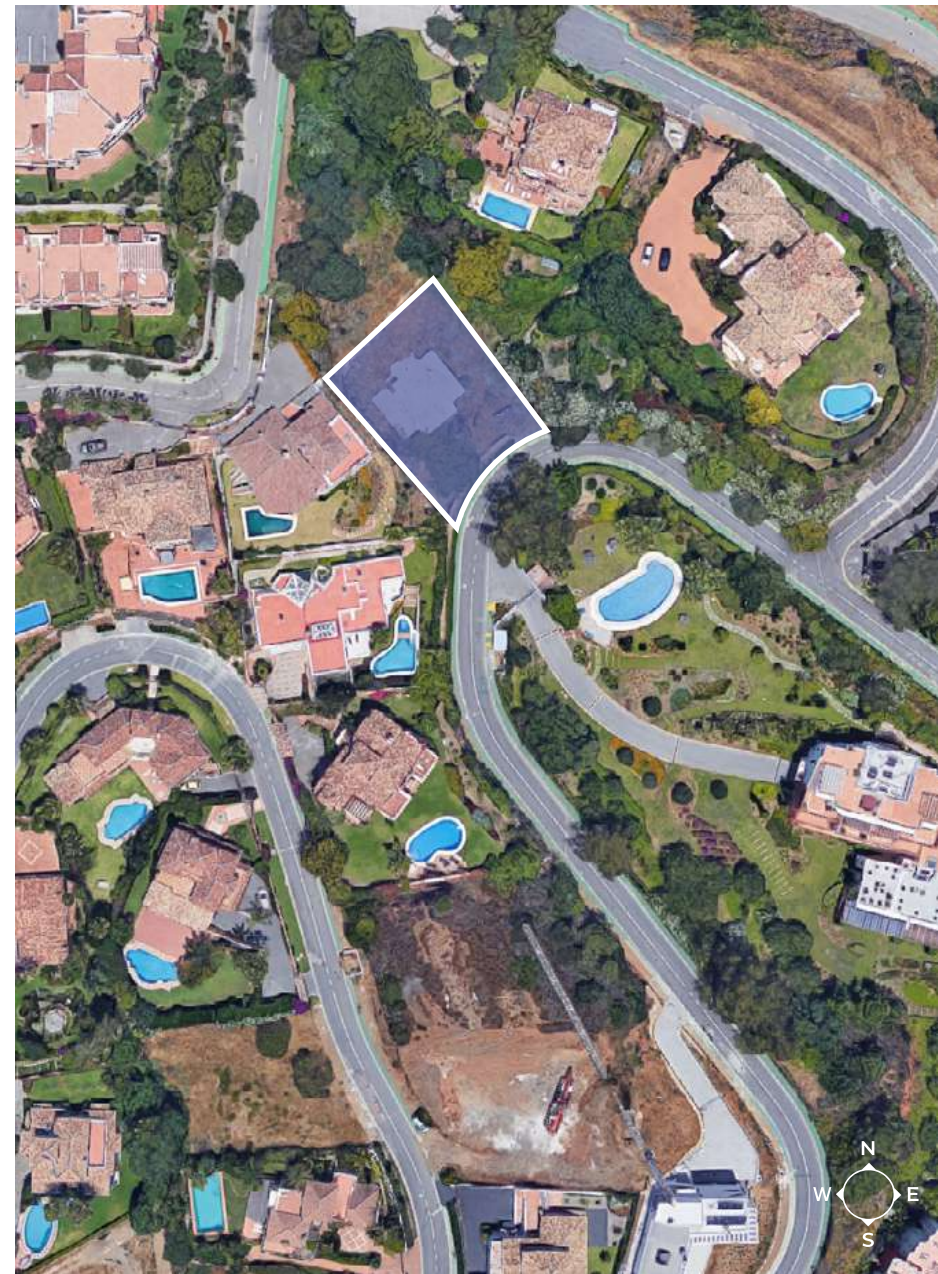
Useful area 261,37 m<sup>2</sup>

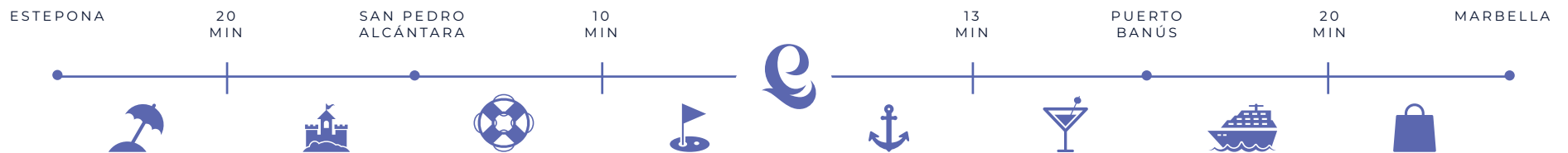
Plot 1000 m<sup>2</sup>

Terraces 188,99 m<sup>2</sup>

Pool 40,5 m<sup>2</sup>

South East facing





This luxury villa is ideally located in a golfer's paradise, next to one of the most recognized golf courses in Europe, La Quinta Golf, which is built around a 27-hole golf course and satisfies both the golf enthusiasts, as well as, the professional. Its exclusive Club is more than golf, it has a variety of options, as a resort, kid's Club, spa, gym, tennis courts, paddle and international restaurants.





This villa has comfortable access from any point of the Costa del Sol. Malaga the International Airport and high-speed trains are less than 45 minutes away from your new home. Within minutes, you will connect to Marbella and Estepona.

The proximity to the intense and exciting Puerto Banús. There you have it all: luxury shopping, exciting nightlife, exquisite restaurants, beautiful beaches, stylish beach clubs, yachting, accompanied by 320 sunny days a year and the best weather throughout.









## 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: Anti slip Porcelanic tile.

### SKIRTING BOARD

- According to the floor.

### BATHROOM WALLS

- Porcelanic tile (different options to choose from)

### ACCESS DOOR

- Security entrance door.

### INTERNAL DOORS

- Floor to ceiling white lacquered internal doors, with hidden hinges.

### WARDROBE

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

### SWITCHES AND SOCKETS

- Niessen. (or similar).



## QUALITY SPECIFICATIONS

### LIGHTING

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

### 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 / Camera / Door station/ Mobile App

### 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.
- Built-in wine cooler under counter.

### BATHROOMS

- Sanitary ware-Villeroy and Bosch (or similar). Including Suspended hung toilets.
- Walk-in shower.
- Taps: Hansgrohe (or similar).

CHILL OUT & BASEMENT INCLUDED!



The image features a solid blue background with a white rectangular border. On the left side, there are several overlapping circles of varying shades of blue, creating a layered, abstract effect. The text 'FLOOR PLANS' is centered in the middle of the page in a white, uppercase, sans-serif font.

FLOOR  
PLANS

## PLANTA BAJA

Superficie Construida	111,1 m <sup>2</sup>
Superficie Útil	92,85 m <sup>2</sup>
Terrazas Cubiertas	86,27 m <sup>2</sup>
Terrazas No Cubiertas	42,62 m <sup>2</sup>
Piscina	40,5 m <sup>2</sup>

## PRIMERA PLANTA

Superficie Construida	110,85 m <sup>2</sup>
Superficie Útil	82,92 m <sup>2</sup>
Terrazas No Cubiertas	60,1 m <sup>2</sup>

## SÓTANO

Superficie Construida	116,27 m <sup>2</sup>
Superficie Útil	85,6 m <sup>2</sup>

## GROUND FLOOR

Built Area	111,1 m <sup>2</sup>
Useful Area	92,85 m <sup>2</sup>
Covered Terraces	86,27 m <sup>2</sup>
Uncovered Terraces	42,62 m <sup>2</sup>
Pool	40,5 m <sup>2</sup>

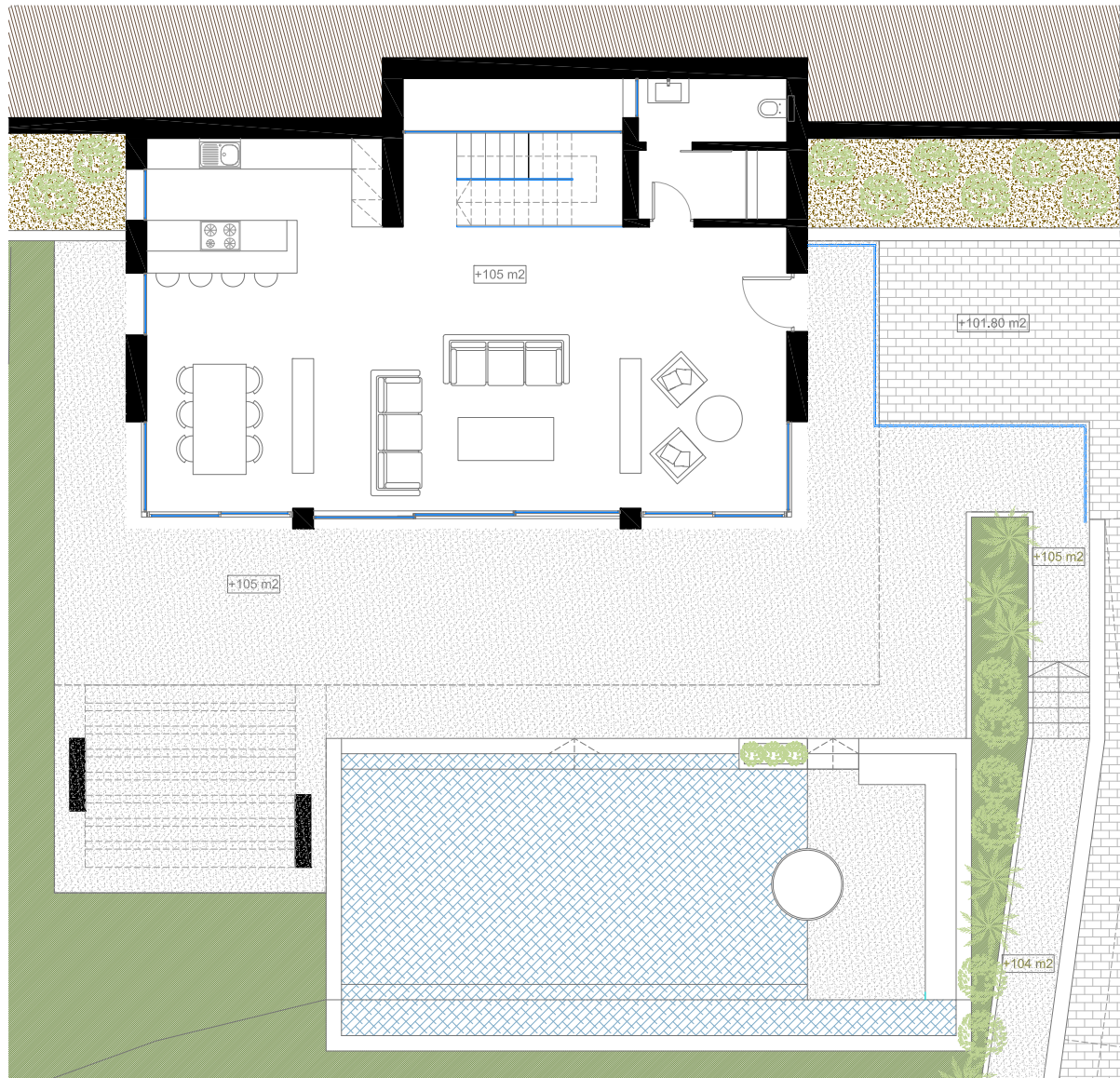
## FIRST FLOOR

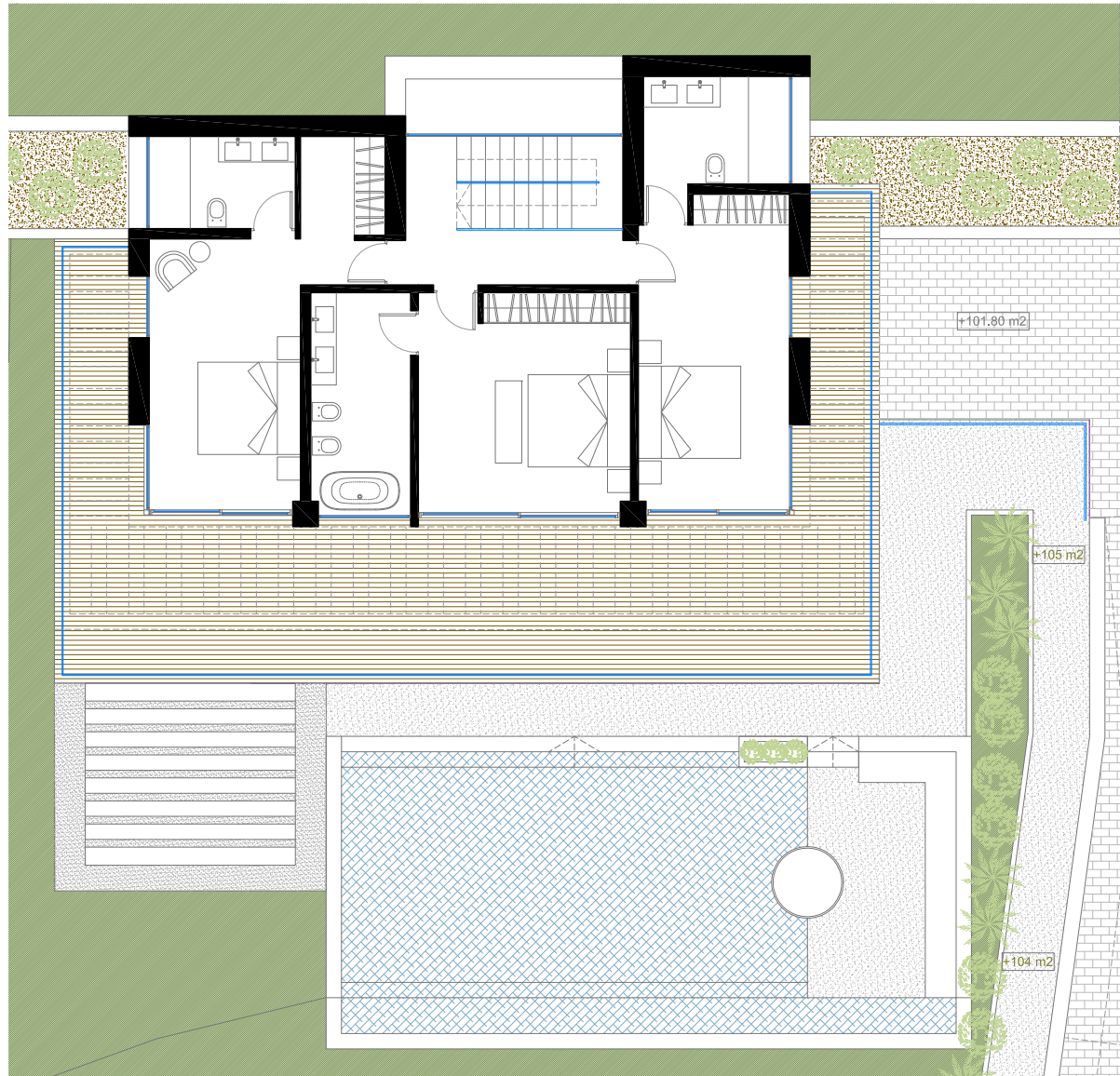
Built Area	110,85 m <sup>2</sup>
Useful Area	82,92 m <sup>2</sup>
Uncovered Terraces	60,1 m <sup>2</sup>

## BASEMENT

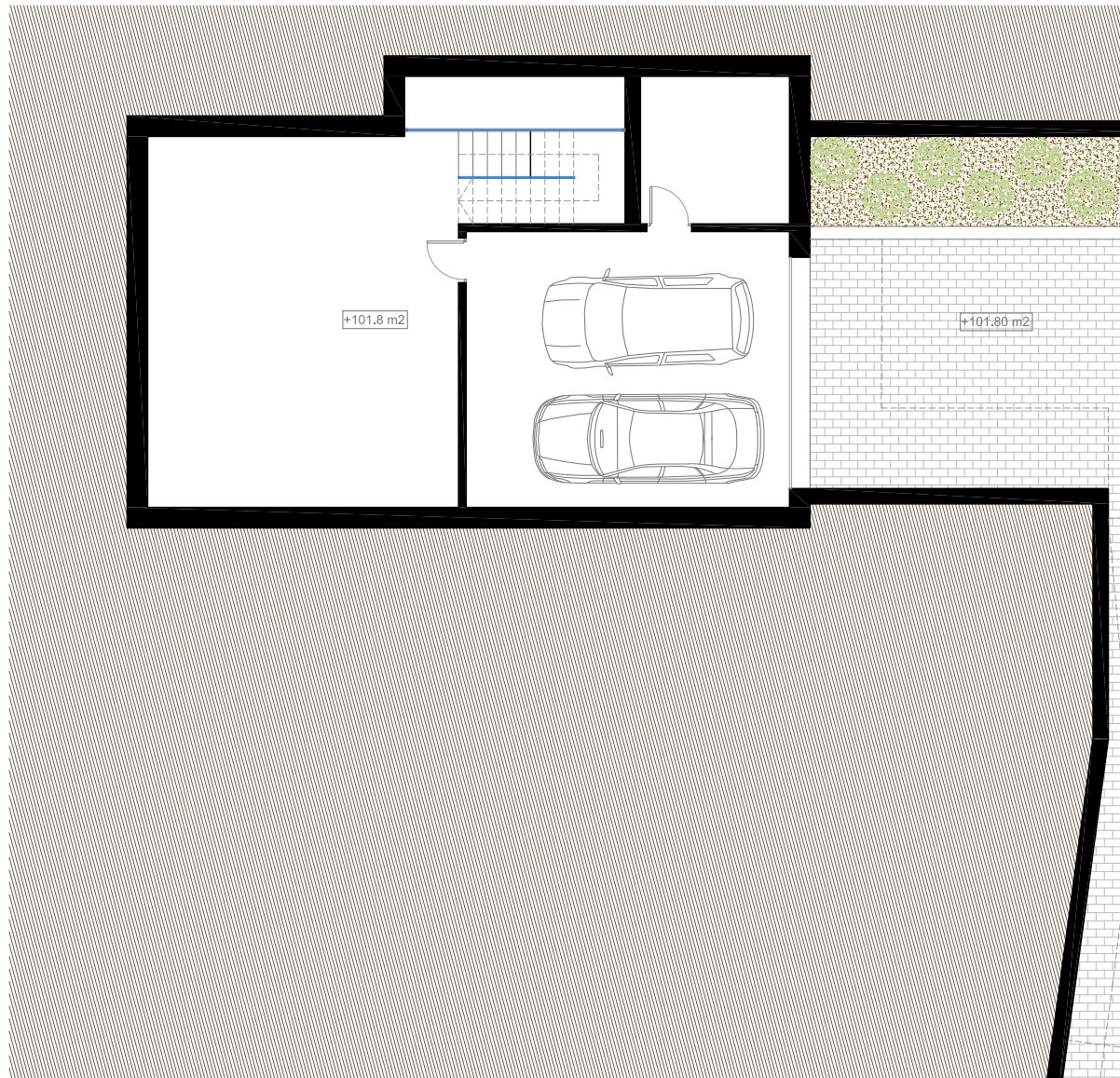
Built Area	116,27 m <sup>2</sup>
Useful Area	85,6 m <sup>2</sup>











<b>UPGRADE TO GAGGENAU APPLIANCES</b> <small>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</small>	<b>11.200 €</b>
<b>CHILL OUT</b>	<b>INCLUDED</b>
<b>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</b>	<b>PRICE UPON REQUEST</b>
<b>BASEMENT</b>	<b>INCLUDED</b>

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



### 1 — **Reservation Fee 20.000€**

2

### **Buy the plot 880.000€**

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 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: 1.695.000€ V.A.T. not included**



# ONE MARBELLA

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## LUXURY PROPERTY

[www.one-marbella.com](http://www.one-marbella.com)



# ESSENCE

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Call : +34 952 883 985 or Email: [info@one-marbella.com](mailto:info@one-marbella.com)

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