



# ONE~MARBELLA

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## LUXURY REAL ESTATE



FULLY LICENSED DEVELOPMENT



	VILLA 1	VILLA 2	VILLA 3	VILLA 4	VILLA 5	VILLA 6
		RESERVED				SOLD
PLOT	885 m <sup>2</sup>	850 m <sup>2</sup>	1,025 m <sup>2</sup>	1,053 m <sup>2</sup>	847 m <sup>2</sup>	805 m <sup>2</sup>
BUILT SURFACE	506 m <sup>2</sup>	501 m <sup>2</sup>	573 m <sup>2</sup>	581 m <sup>2</sup>	504 m <sup>2</sup>	501 m <sup>2</sup>
TERRACES	304 m <sup>2</sup>	297 m <sup>2</sup>	327 m <sup>2</sup>	320 m <sup>2</sup>	293 m <sup>2</sup>	300 m <sup>2</sup>
BEDROOMS	4-5	4-5	5-6	5	4-5	5

# Luxurious Living at

Guadalmina Baja-Casasola, Marbella. It is a gated urbanization consists of six modern and luxurious villas designed by architect Juan Antonio Fernandez constructed to the top highest specifications.



**E**ach villa offers space and comfort as well as the privilege of living in leafy, residential Casasola - Guadalmina Baja, one of the most exclusive locations in Marbella. It is an area chosen by the discerning buyer due to its privacy and security in addition to being an enviable environment with little traffic passing through.

This beachside location offers the many benefits of living within walking distance of the shore, where there are charming chiringuitos and excellent restaurants. It is also within minutes of the nearby town San Pedro, and both Puerto Banús and central Marbella are less than a 15-minute drive. Golfers will be pleased to find that they are within a few minutes of Guadalmina golf club, and not far from the excellent courses in Estepona. Other attractions nearby include the vilage of Benahavis with its multitude of restaurants and families will be pleased to discover that



there are many top quality schools within a short drive.

## *Luxury features*

The modern villas feature the latest technologies and the highest construction qualities combined with attractive contemporary architectural styling in four and five-bedroom configurations on built areas of 500-580m<sup>2</sup> plus 290-325m<sup>2</sup> of terraces upon plots of 800-1025m<sup>2</sup>. The villas are distributed over three floors, with the main living areas on the ground floor level, the bedrooms (all en-suite) on the first floor, and 2-3 car garages and up to 60m<sup>2</sup> of leisure space on lower floor. Made entirely to measure each bespoke villa is finished to the exact specifications of the buyer, from the choice of materials to home automation settings.

A solid modern front door made of noblest materials opens to reveal a bright open-plan interior in which the





spacious living room forms the centre, complete with double-height ceiling and tall panoramic windows that let in natural light and slide open to merge with the large outdoor terrace and pool area. The modern kitchen and dining room is flexible in its configuration and similarly bathed in natural light and views, also linking to the landscaped garden that surrounds a modern swimming pool and ample private terrace space.

These bespoke villas are not made with standard materials but with the finest options available to produce homes of outstanding quality. Elegant stairways – a design feature in their own right – lead up to the private bedroom suites with quality walk-in wardrobes and stylish modern bathrooms. The lower floor consists of a large private garage and a flexible leisure space that can be used as a gym, bar, games room, additional guest rooms or a combined

entertainment area. The superb open-plan layout expertly highlights the top quality of the workmanship in both the design and construction of these villas. The show villa has been furnished with interior design elements of the most exclusive materials, fabrics and finishes designed by **Femont & Galvan**. Rooftop solariums add the prospect of spectacular views and add another dimension to the outdoor living potential that they offer when combined with the beautiful ground floor terraces, swimming pool and garden.

### *First occupation licences granted*

With regard to the legal status of the villas, two of the properties have already received first occupation licences. The others will receive theirs on completion, which is planned to be by 2018. These stunning properties are perfect for the buyer looking for security and privacy within a convivial setting. Prices start from 1.680,000€. The show house is already furnished and ready to view and everyone is invited to visit it.



- **Build to the highest modern standards**
- **Exclusive beachside location**
- **Fantastic value for money**
- **Secure gated community**

• **READY TO MOVE IN!**

