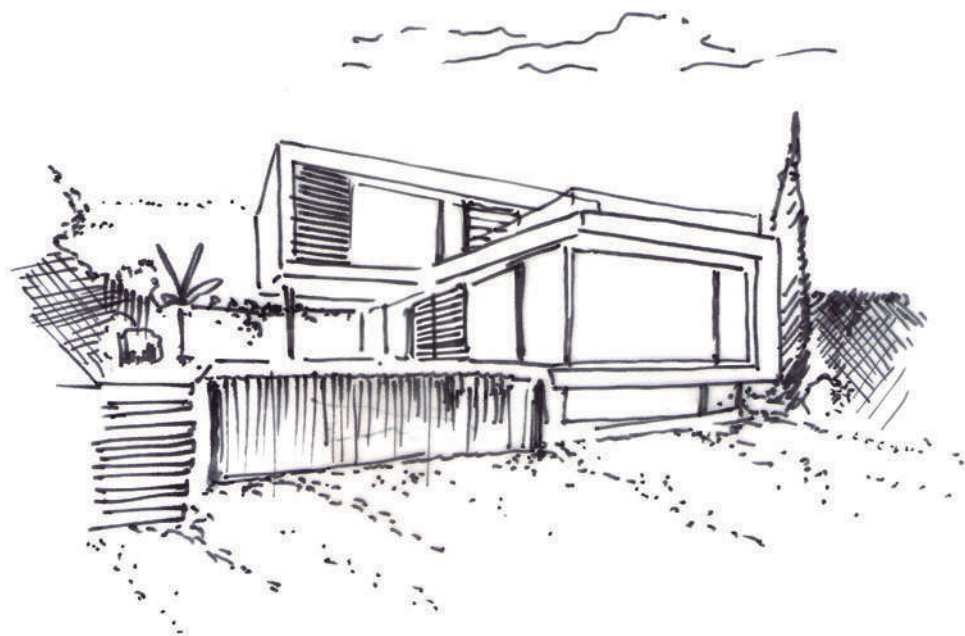




THE SANCTUARY VILLAS II
EL CAMPANARIO



THE CONCEPT

After a successful first phase, we have designed these 6 boutique villas with the same unique concept, **bringing nature into your home**, to give you a unique living experience. It's all about harmony, peace, equilibrium, a place where you can relax, renew, refresh yourself, a place where you can rest from the hustle and bustle of daily life, a place that soothes your soul and pampers your senses.

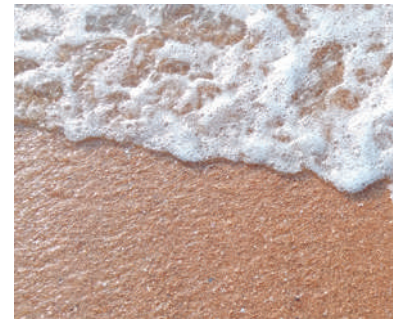
A place as unique as you are. A place you can call Home.

The villas have a functional and outstanding

contemporary design, top qualities and finishes but at the same time they are designed with love and and eye for detail, each room is thought of for your comfort and well-being.

We wanted to create a home where you look forward to return to, a home where you love to invite friends and share beautiful moments, a place where you can be yourself, a place where you can recharge your batteries after a long day...

A home that you love...your temple, your retreat, your sanctuary...



THE PROJECT

The Sanctuary Villas

Six independent luxury villas boasting a unique contemporary design, which exudes an atmosphere of perfect peace and equilibrium featuring the highest of qualities to ensure the maximum comfort. The houses are comprised of two floors and a habitable bright basement complete with your own private gym and Spa, including a hydro massage steam bath, a Sauna with an accessible patio and waterfall and a relaxing zen garden area to boost your natural calm.

They are all arranged in such a way to savour the perfect views over the golf course through the floor to ceiling triple glazed windows in both the bedrooms and spacious open plan living room to ensure an abundance of sunlight throughout the day, while still enjoying the seclusion that so much of us need today. Your living room leads directly onto the terrace and your own private infinity pool placed on a lush landscaped zen garden.

They are designed to bring nature into your home using elements that make you feel calm, at peace and above all welcomed into a space. The modern open plan, created with an eye for detail and the careful use of materials and natural colors and an abundance of light will produce a very different and much loved home.

Located in the Exclusive "*El Campanario*" residential estate, just a short drive from **Puerto Banus, Marbella, Benahavis** and **Estepona**.

Walking distance to the residents Social Club: Spa Tennis and Paddle courts, schools, and restaurants, 1km to the best beaches and beach clubs, minutes from the best Golfing on the Costa del Sol.

Malaga airport is only 30 mins away. The plots have sizes of aprox. 500 m² and are all frontline golf.



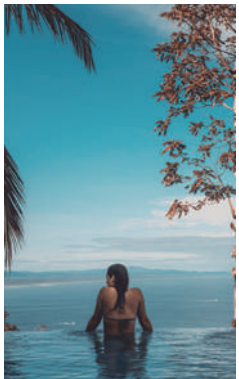
BALANCE, PEACE
AND HARMONY

UNIQUE
LIFESTYLE



LET NATURE ENTER
YOUR HOME

FRONTLINE GOLF



A PLACE TO
RELAX,
RENOVATE,
REFRESH...

BASEMENT

A place where you can indulge yourself, awake your senses and relax.



BUILT AREAS - BASEMENT

Closed Areas 126,38 m²	Opened Areas 21,06 m²	Bedrooms 1	Bathrooms 2
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INTERIOR BASEMENT

CINEMA	33,36
INSTALLATIONS	14,78
BEDROOM	14,52
BATHROOM	6,27
HALL	14,52
SPA	16,73
GYM	26,50
TOTAL	126,38

EXTERIOR BASEMENT

ENGLISH PATIO	10,36
FOUNTAINS	5,35
STAIRS	5,35
TOTAL	21,06



GROUND FLOOR

My house, my temple, my sanctuary. It is luminous, harmonic and fresh.



BUILT AREAS - GROUND FLOOR

Closed Areas
106,46 m²

Covered Areas
33,02 m²

Opened Areas
71,96 m²

Bedrooms
1

Bathrooms
1

INTERIOR GROUND FLOOR

HALLWAY	14,13
KITCHEN	25,73
HALL	2,18
BATHROOM	5,71
BEDROOM III	16,14
LIVING ROOM	42,57
TOTAL	106,46

COVERED EXTERIOR AREAS GROUND FLOOR

COVERED ENTRANCE	9,34
COVERED PORCH	23,68
TOTAL	33,02

OPENED EXTERIOR GROUND FLOOR

SOLARIUM	27,28
POOL	44,68
TOTAL	71,96



FIRST FLOOR

A place to rest, enjoy and disconnect.



BUILT AREAS - FIRST FLOOR

Closed Areas 69,90 m²	Opened Areas 58,73 m²	Bedrooms 2	Bathrooms 2
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INTERIOR FIRST FLOOR

HALL	8,29
BEDROOM I	17,66
WARDROBE	6,14
BATHROOM I	12,00
BEDROOM II	19,65
BATHROOM II	6,16
TOTAL	69,90

EXTERIOR FIRST FLOOR

TERRACE	18,81
SOLARIUM	39,92
TOTAL	58,73

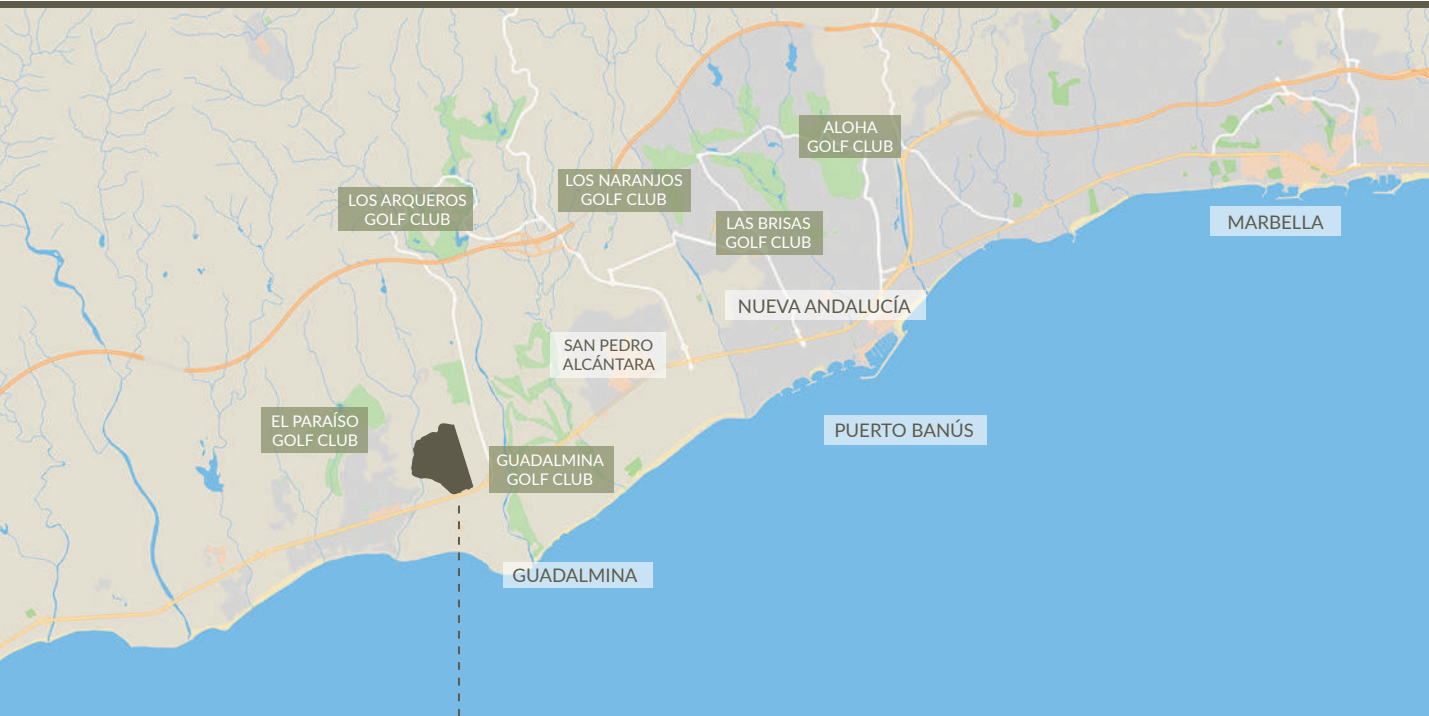


THE PLOTS



PLOTS	M²
R1	531,34 m²
R2	540,32 m²
R3	547,84 m²
R4	517,55 m²
R5	475,99 m²
R6	471,80 m²

LOCATION



THE SANCTUARY VILLAS EL CAMPANARIO

Located in the exclusive residential area of “El Campanario”, near Puerto Banús, Marbella, Benahavis and Estepona. Close to residential social clubs with spa, tennis and paddle courts, international schools, restaurants and 1km from the best beaches and beach clubs. A few minutes from the best golf club on the Costa del Sol. Malaga airport is only 30 minutes away.

QUALITY SPECIFICATIONS

FLOORING

80x80 porcelain self-smoothing floor brand

MARAZZI.

Wooden shower plate TEKA and large windows with exterior blinds in black aluminium.

Underfloor heating through water in every floor

WINDOWS

Minimalist carpentry floor-to-ceiling, black color, CORTIZO brand.

BUILT-IN SHELVES

Built-in shelves in bathrooms.

Realistic wood imitation PVC floor, oak colour,

Distiplas brand ref 9403 (Low additional cost for installing in other rooms, including wet areas).

BATHROOMS

Solid oak wooden countertop, bowl style washbasins over countertop (round and rectangular design) Roca brand.

Suspended toilet, Roca brand, Gap model.

Modern faucets, Ramon Soler brand or similar.

Electric towel rails and underfloor heating through water. Bathtub in second bathroom. Shower tray with wood coated brand TEKA.

KITCHEN

Kitchen in matt white to be chosen.

Modern design cupboards up to the ceiling.

Dekton countertop.

Isle with Dekton countertop and wooden panels on the front.

White extractor with built-in oak shelf.

AEG household appliances (oven, microwave, dishwasher, ceramic cooktop, refrigerator).

The kitchen can be completely customised with the supplier. There are many colours and options to choose from.

POOL

Infinity with overflow, waterfall and extended pool

QUALITY SPECIFICATIONS

for compensating the view.

Deck of swimming pool with MARAZZI porcelain imitating wood.

STAIRCASE

Floating staircase with oak steps. In the basement with artificial garden and ambient lights under the stairs (C.T. ambient light every two steps). Black handrail of design according to C.T.

SPA / SAUNA / GYM

SPA with Finnish sauna and hydro massage shower.

Electric towel rails.

Sauna with tempered glass overlooking the Japanese patio.

Chill Out area with a fountain to cool down.

Gym overlooking the zen garden.

CINEMA

Large room adapted for a cinema with private access from the exterior. This room can be converted into one or two bedrooms or a studio.

JARDINERÍA

Zen design garden; grass: sod type, hedges, decorative plants and green palms, and trees of small shaft and automated irrigation.

White decorative stones.

Vertical gardens in the Japanese patio.

Cooling fountain next to the sauna.

FOUNDATION

Foundations with reinforced concrete slab and reinforced concrete perimeter wall.

STRUCTURE

Mixed structure designed using metal columns and reinforced concrete beams.

FACADES

The building enclosures are made of perforated brick wall, interior water-repellent plaster, mineral rock wool insulation, air chamber, interior partition walls by self-supporting panelling with laminated plaster plates.

Ceramic tiles MARAZZI imitating wood.

QUALITY SPECIFICATIONS

ROOF

Upper cover: non-passable inverted with lightweight Arlita mortar with an average thickness of 10 cm, waterproofing composed of LBM asphalt sheet (-40-FP-160) with 50 mm extruded polystyrene thermal insulation, geotextile and gravel.

Medium roof: passable with lightweight Arlita mortar slope, with 3 cm extruded polystyrene thermal insulation, waterproofing composed of double layer LBM asphalt sheet (SBS-40-FP), geotextile and prepared for solar.

INTERIOR DIVISIONS

The interior partition walls are made of self-supporting multiple partition walls with two laminated plaster plates on both sides, the exterior being water-repellent in humid areas.

INTERIOR CARPENTRY

Doors lacquered in white, 40 mm thick and 2.40 m high.

FLOORING

Access to housing and parking: smooth, non-slip matte concrete pavement.

INSTALLATIONS

AIR CONDITIONING:

Daikin altern system, all-in-one solution: air conditioning, hot water and underfloor heating system.

FINNISH SAUNA:

In Aromatic solid wood of nordic fir tree.

CENTRALIZED SUCTION:

Air-blue or similar.

RECHARGE STATION ELECTRIC VEHICLES:

Simon.

LIGHTING:

C4: LED spotlights.

DOMOTIC:

Basic control: lighting, air conditioning and irrigation.

Note: The Facultative Management reserves the right to make the necessary changes for functional, aesthetic and legal reasons that may occur, without this implying a deterioration in the quality of the construction.

The 3D images are merely informative and may vary in the course of the works for technical reasons.

The texts contained in this document have been translated from spanish and its use is for guidance only.



THE SANCTUARY VILLAS
EL CAMPANARIO