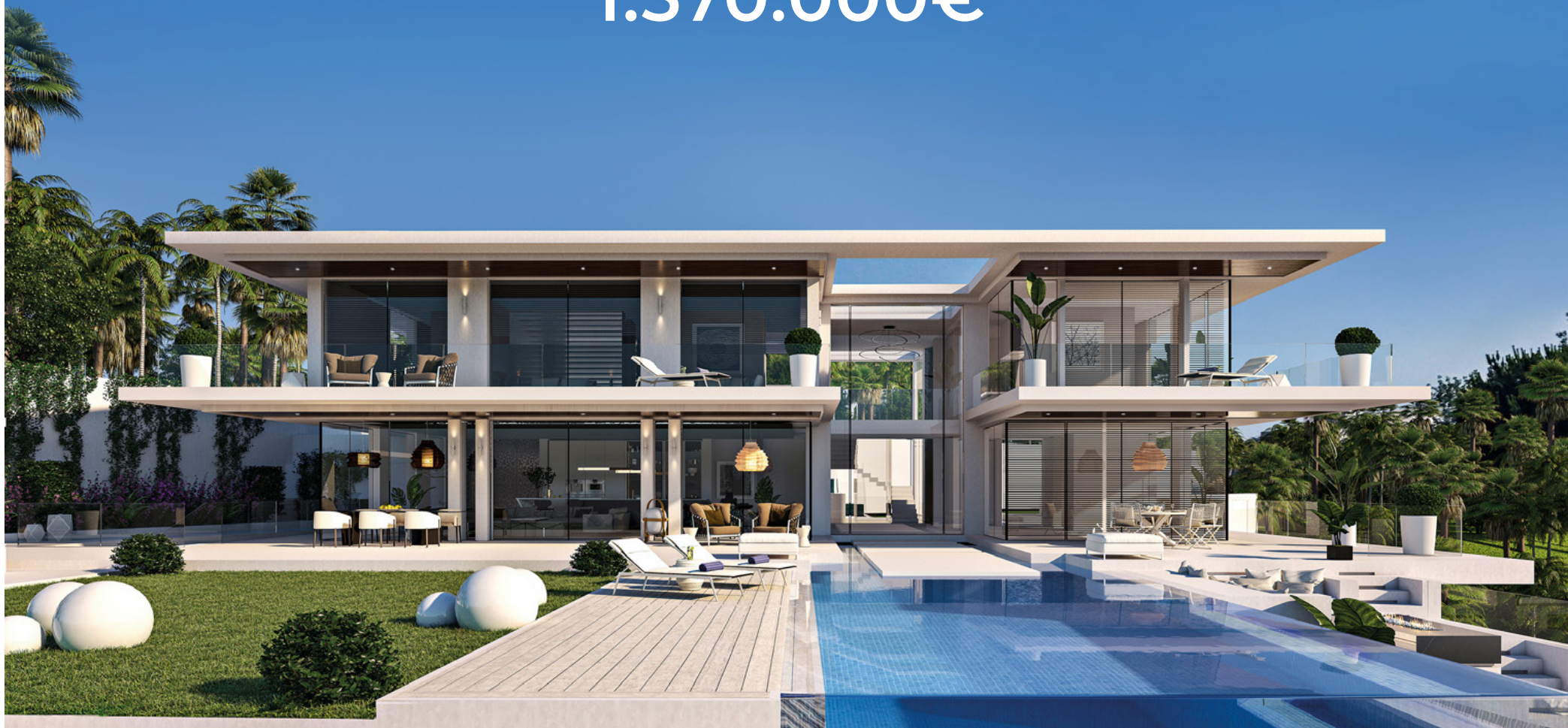




ONE MARBELLA
LUXURY PROPERTY

EL PARAISO - MARBELLA

1.570.000€





The design of this villa has been inspired in the new Californian style with a modernist architecture highlighting its horizontal roof planes and wide glazing. The layout conciliates the living needs in relationship to the surrounding environment.

El diseño de esta villa está inspirado en el nuevo estilo californiano con una arquitectura modernista que destaca los planos horizontales y el amplio acristalamiento. El diseño concilia las necesidades de vida en relación con el entorno que lo rodea.



Every corner has been design to maximize the south facing orientation towards the splendor of the Mediterranean, inviting natural light to be the main element and making the most of this area of natural beauty.

Cada rincón ha sido diseñado para maximizar la orientación sur, hacia el esplendor del Mediterráneo, aprovechando al máximo la belleza natural de su entorno e invitando la entrada de luz natural, que se convierte en el elemento principal.



The design of this villa is responsible, functional and sustainable. It will be built with the best conditions for thermal insulation, orientation and cross ventilation, thus achieving a clean energy consumption and energy efficiency.

El diseño de esta villa es responsable, funcional y sostenible. Estará construida con las mejores condiciones de aislamiento térmico, de orientación y ventilación cruzada, logrando así un consumo de energía limpia y eficiencia energética.



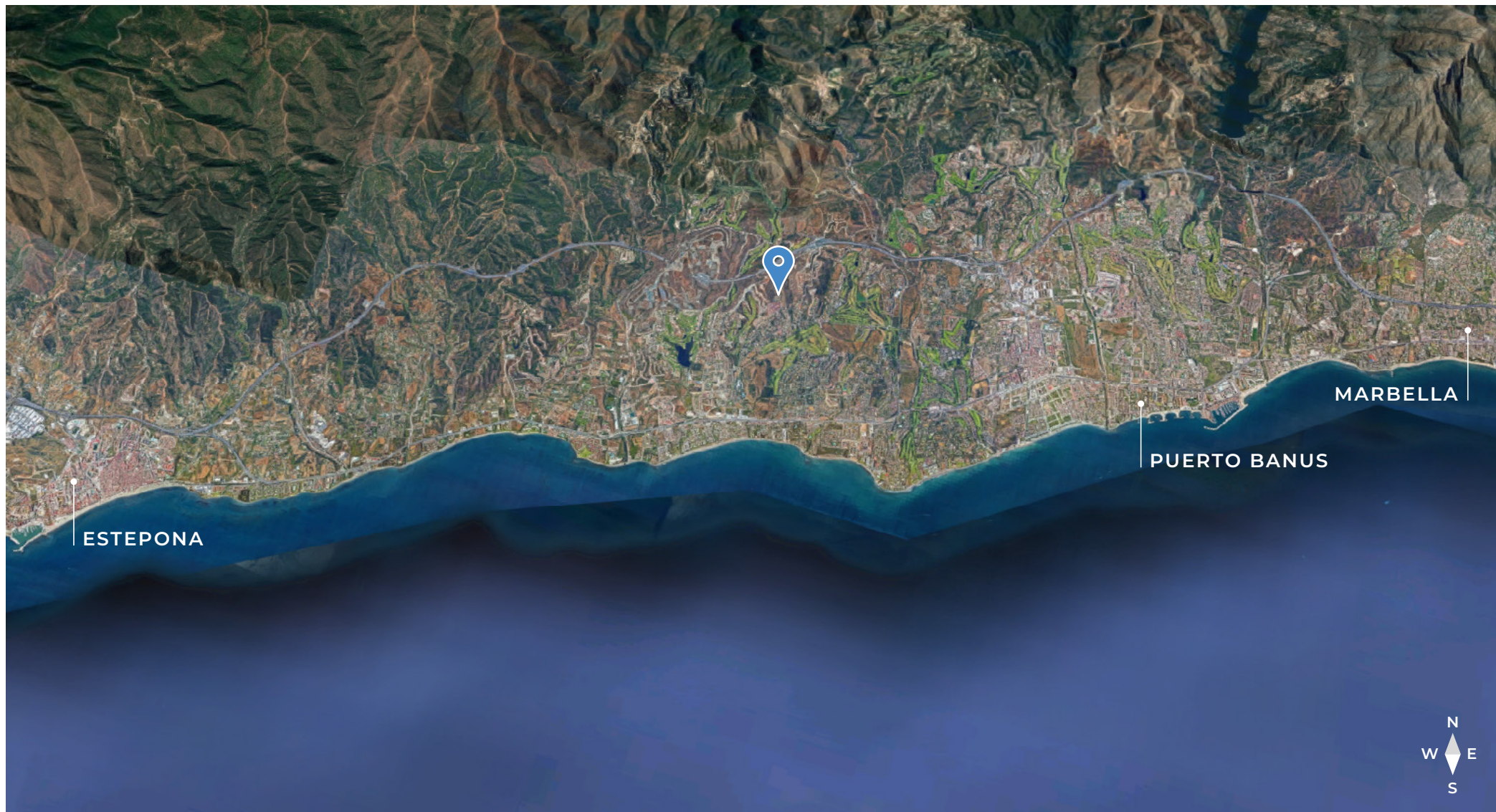
The villa is set on 2 levels, the upper floor accommodates a master domain and three other bedrooms, separated by the stair well and the space of the double height ceiling. The ground floor lodges the social areas and the kitchen, conveniently open to benefit from the light and the views.

La villa está distribuida en 2 niveles, la planta superior tiene un dominio principal y otros tres dormitorios, separados por la escalera y el espacio de doble altura. La planta baja alberga las áreas sociales y la cocina, abierta convenientemente para beneficiarse de la luz y las vistas.



Marbella is everything - luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout. Within minutes, you will connect to Marbella, Puerto Banus, Malaga International Airport at only 35 minutes drive.

Marbella lo es todo: compras de lujo, excitante vida nocturna, hermosas playas, clubes exclusivos, vistas panorámicas, restaurantes exquisitos, yates, acompañados por 320 días de sol al año y el mejor clima. En cuestión de minutos, se conectará con Marbella, Puerto Banús, el Aeropuerto Internacional de Málaga a 35 minutos.



Beds / Baths	<i>Dormitorios / Baños</i>	4 / 5
Built living area	<i>Zona útil construida</i>	369,20 m ²
Plot	<i>Parcela</i>	1.634 m ²
Covered terraces	<i>Terrazas cubiertas</i>	114,80 m ²
Uncovered terraces	<i>Terrazas descubiertas</i>	102,65 m ²
Pool	<i>Piscina</i>	38,80 m ²
Garage	<i>Garaje</i>	40 m ²
South facing	<i>Orientación sur</i>	





GROUND FLOOR *PLANTA BAJA*

Built living area	<i>Zona útil construida</i>	183,60 m ²
Covered terraces	<i>Terraza cubierta</i>	67,40 m ²
Uncovered terraces	<i>Terraza descubierta</i>	102,65 m ²
Pool	<i>Piscina</i>	38,80 m ²

FIRST FLOOR *PRIMER PISO*

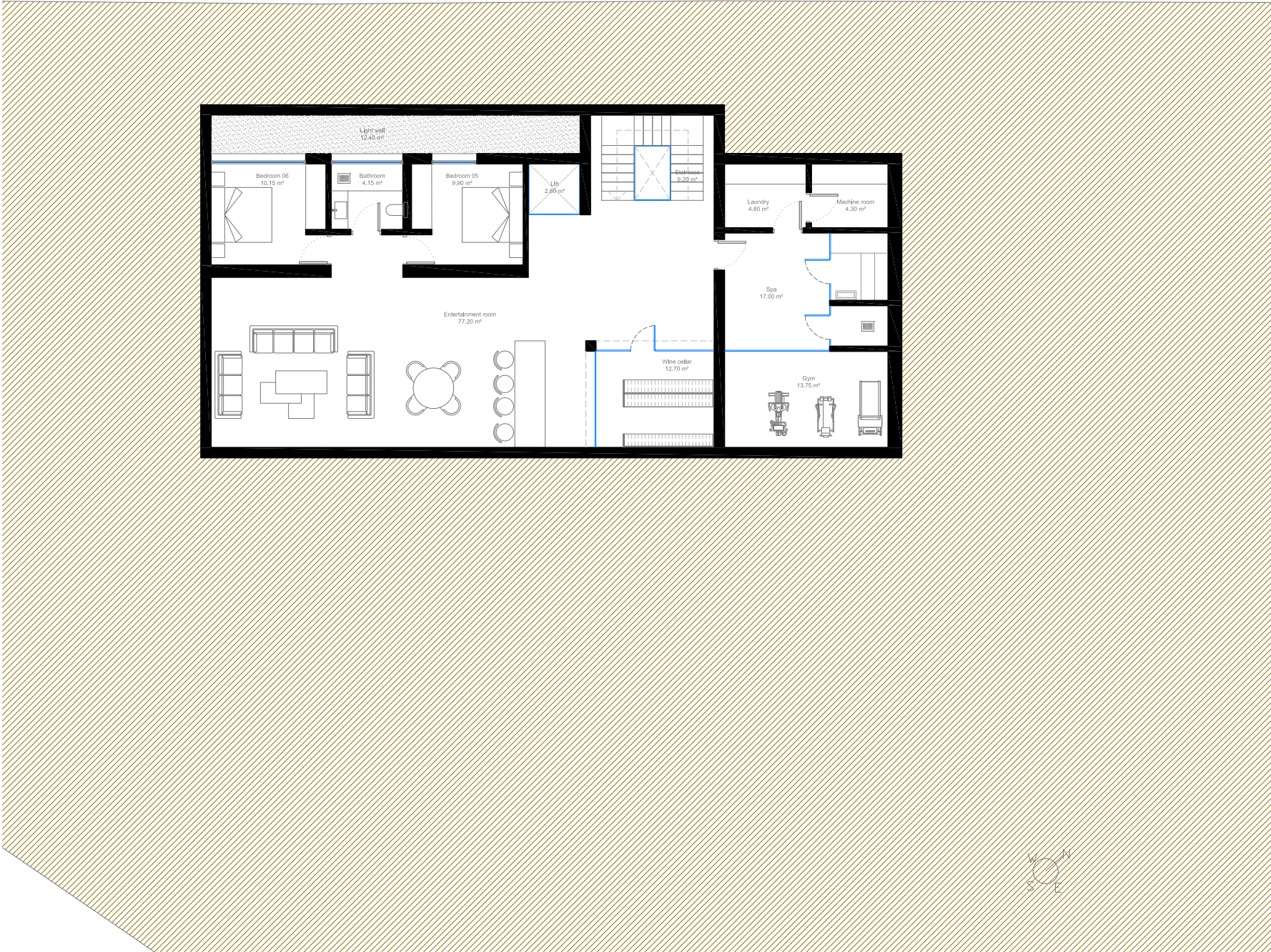
Built living area	<i>Zona útil construida</i>	185,60 m ²
Covered terraces	<i>Terraza cubierta</i>	47,40m ²

BASEMENT (OPTIONAL) *SÓTANO (OPCIONAL)*

Built living area	<i>Zona útil construida</i>	208,30 m ²
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FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Twoway 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

- 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.
- Walk in closets: Without doors.

SWITCHES AND SOCKETS

- New Unica Schneider. (or similar).

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

BATHROOMS

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



<p>UPGRADE TO GAGGENAU APPLIANCES</p> <p>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</p>	<p>11.200 €</p>
<p>CHILL OUT</p>	<p>18.000 €</p>
<p>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</p>	<p>PRICE UPON REQUEST</p>

V.A.T. NOT INCLUDED

1 — **Reservation Fee 20.000€**

2 — **Buy the plot 434.500 €**
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

TRIPLE GUARANTEE

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

Total price: 1.570.000€ V.A.T. not included

1 Reserva 20.000€

2 Comprar la parcela 434.500€
El cliente se convierte en promotor

Firma del contrato 30.000€

Pago incluye:

- Limpieza de la parcela de ser necesario
- Estudio topográfico
- Estudio geológico
- Proyecto de arquitectura
- Imágenes 3D
- Estudio técnico de arquitectura
- Estudio de seguridad y salud

3 Inicio de construcción 20%

Una vez que la licencia sea otorgada, inicia la construcción.

4 Pagos mensuales y financiamiento

El resto de los pagos se realizarán por mes, según los certificados de construcción.

Una vez pagada la parcela, con un buen historial de crédito, es bastante sencillo obtener una hipoteca de auto-promotor para financiar los costes de construcción.

5 Finalización

Tiempo de finalización de la construcción de 10 - 12 meses.

Una vez terminada, gestionamos las conexiones de servicios públicos y la licencia de primera ocupación.

BENEFICIOS DE COMPRAR SOBRE PLANO

- Comprar 40% por debajo del precio de mercado
- Posibilidad de personalizar la distribución interior
- Escoger los materiales y acabados
- Nos encargamos de todo brindándole total tranquilidad

IMPUESTOS

Los impuestos obligatorios aplicables son:

- Sobre la parcela: 21% V.A.T.
- Sobre el costo de construcción: 10% V.A.T.

* Las empresas promotoras NO pagarán impuestos sobre los costes de construcción

NO HAY COSTES ADICIONALES

No hay costes adicionales, todo está cubierto

El proyecto incluye:

- Todos los costes de licencias de construcción
- Licencia de primera ocupación
- Conexiones a servicios públicos / tarifas finales de conexión
- Una empresa de control de calidad independiente
- Tasas del seguro decenal
- Pruebas de laboratorio
- Estudios topográficos
- Supervisión de seguridad y salud
- Estudios técnicos de arquitectura

La lista continúa, y todo está incluido

GARANTÍA TRIPLE

- Estructura hasta 10 años
- Instalaciones 3 años
- Acabados 1 año

Precio total: 1.570.00€ IVA no incluido