



GUADALMINA BAJA

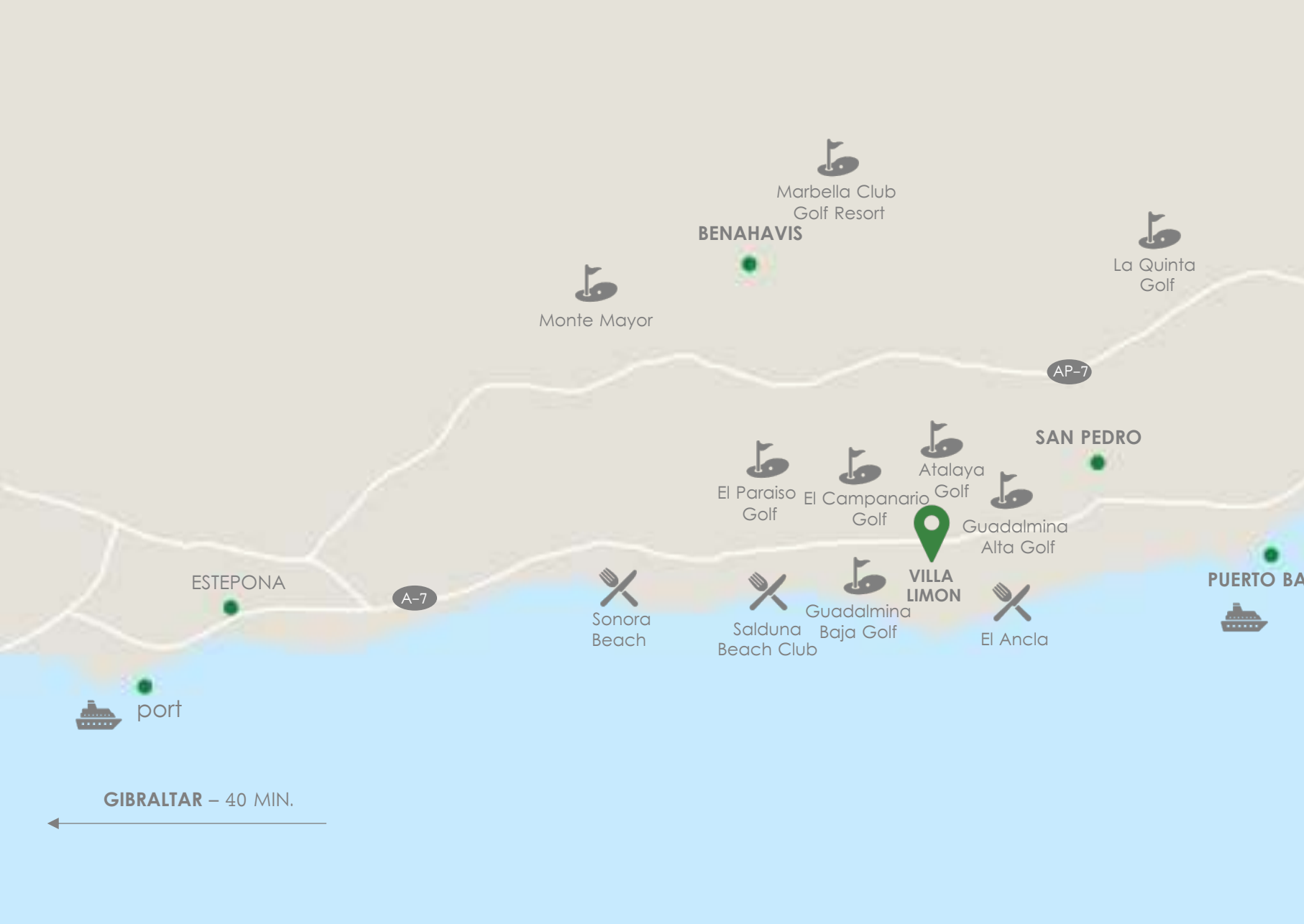
SIMPLICITY

IS A NEW

SOPHISTICATION







BENAHAVIS

Marbella Club
Golf Resort

Monte Mayor

La Quinta
Golf

AP-7

SAN PEDRO

El Paraiso
Golf

El Campanario
Golf

Atalaya
Golf

Guadalmina
Alta Golf

**VILLA
LIMON**

Salduna
Beach Club

Guadalmina
Baja Golf

El Ancla

PUERTO BA

ESTEPONA

A-7

port

GIBRALTAR – 40 MIN.



LOCATION

Bordered by Guadalmina river to the west, the Arroyo del Chopo to the east, the N340 coastal highway to the north (on the other side of which lies Guadalmina Alta), and the Mediterranean, Guadalmina Baja retains a quiet, genteel feel, yet is just minutes away by car from the bright lights of Puerto Banús and Marbella.

The area's verdant, shaded streets are also sandwiched between various holes of the South Course of the Guadalmina Golf Club, which was opened back in 1959 and has hosted international competitions. A second course, north of the coast road, was added in 1973, making the area a firm favorite for golfers.

The four-star Hotel Resort Guadalmina, located on the beachfront in the southwest of the neighbourhood, is a popular spot for visitors and residents alike, while the area also boasts restaurants, chiringuitos, and a small, but , shopping centre along the N340 road.





ABOUT

Is a new state-of-the-art design villa, located in the most sought after area, Guadalupe Baja.

With our project we strive for an independent design that stands out from the mass of modern houses of today. In particular through the concrete look that dominates the architecture, we create a timeless and, to a certain extent, intellectual design. Purism on the one hand, and a very practical layout with 4 bedrooms on the other, create an ideal balance between design and pragmatism

Divided into ground floor and first floor, as well as a basement area with garage for few cars, gym, entertainment area, pool installations as well as a utility room. Large panoramic windows dominate the living areas and corridors and provide a view of the dreamy tropical-Mediterranean garden that surrounds the house. The open living-dining area with lifestyle kitchen is surrounded by spacious covered terraces that lead into the pool. The guest suite is located on the ground floor and the master suite and the children's or family quarters are also located on the upper floor, which means great privacy. All bedrooms have large bathrooms en suite and spacious built-in wardrobes.





















GREAT DESIGN AND
EXCELLENT QUALITIES
JUST A STONE'S THROW
FROM PUERTO BANUS,
GOLF COURSES AND
THE BEACH.









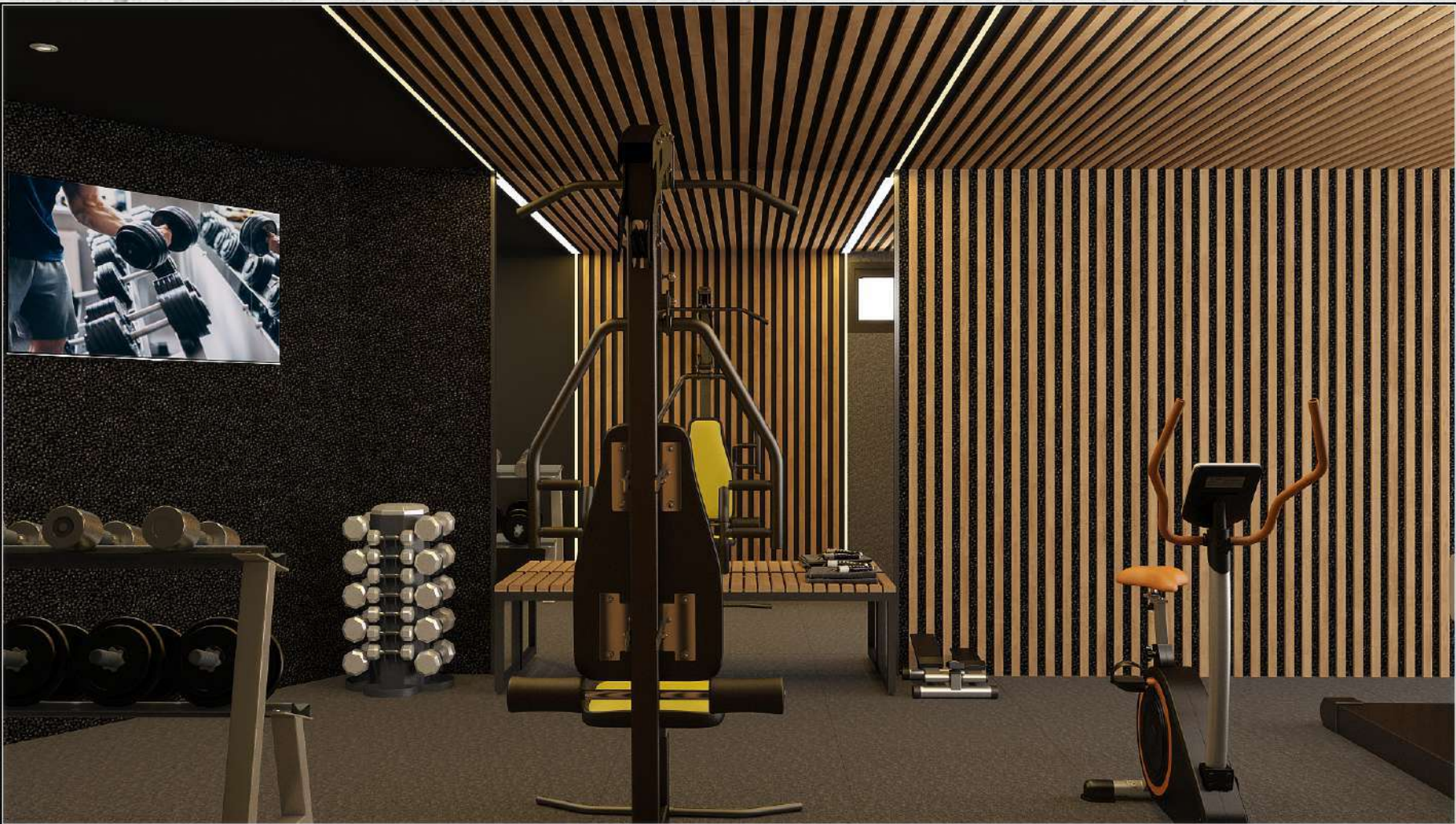














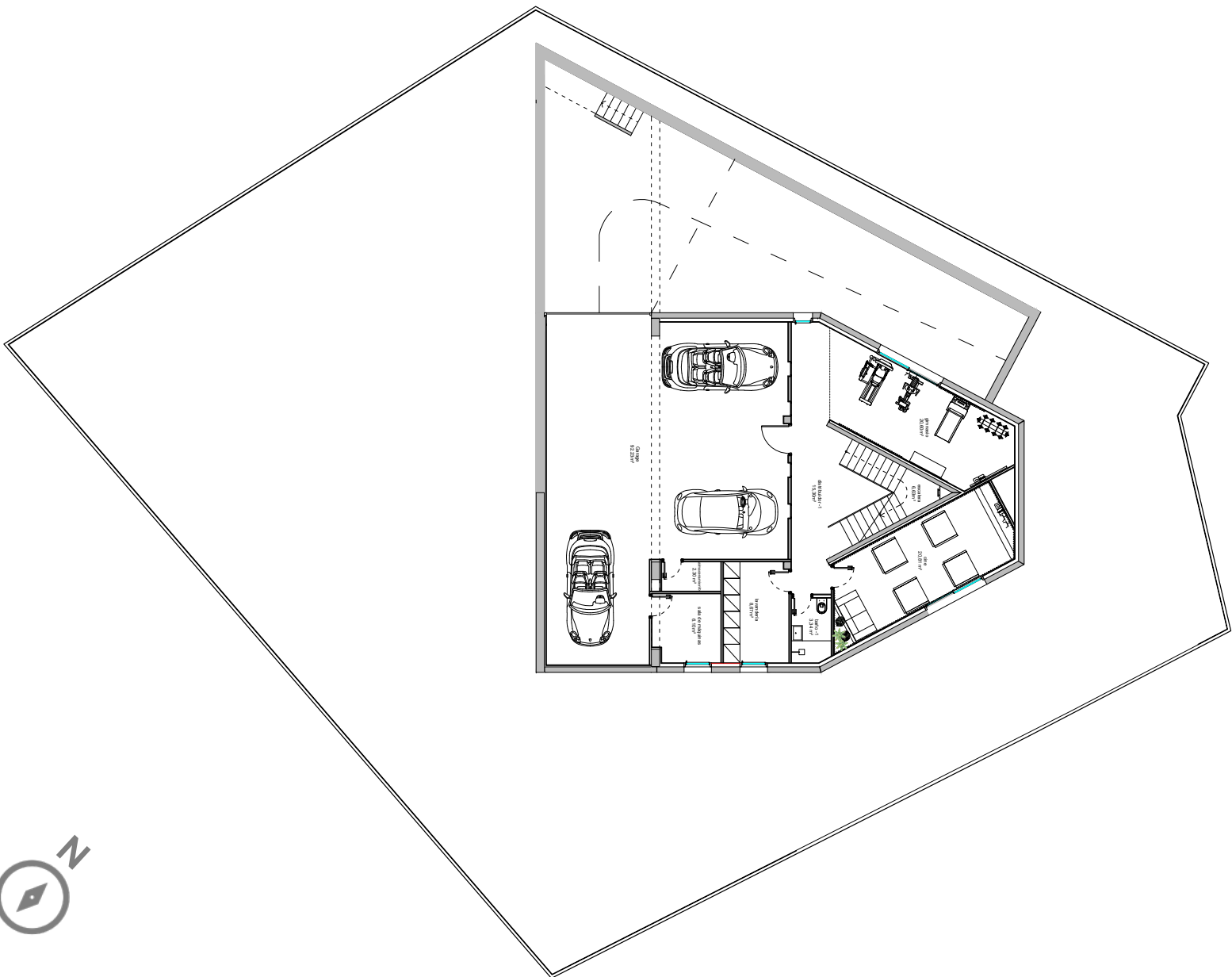




SURFACES

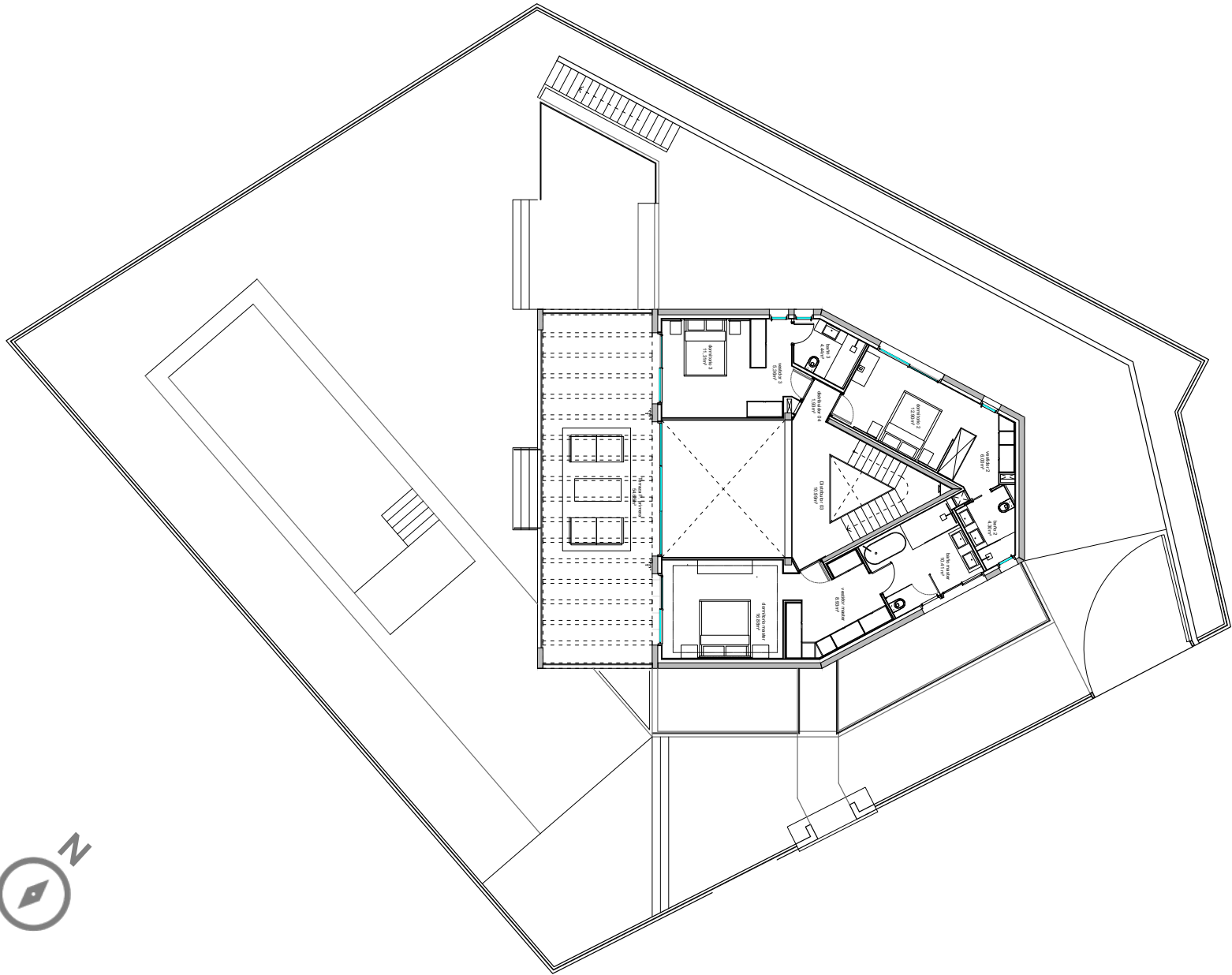
	USEFUL	BUILT
BASEMENT		
LIVING AREA	178,50 m2	203,85 m2
GROUND FLOOR		
LIVING AREA	122,41 m2	199,55 m2
TERRACES		181,67 m2
FIRST FLOOR		
LIVING AREA	99,80 m2	178,38 m2
TERRACES		58,15m2
SOLARIUM		
LIVING AREA	9,23 m2	25,24 m2
TERRACES		61,15 m2
TOTAL LIVING AREA	409,94 m2	607,02 m2
TOTAL TERRACES		300,97 m2
PLOT		981 m2

B A S E M E N T



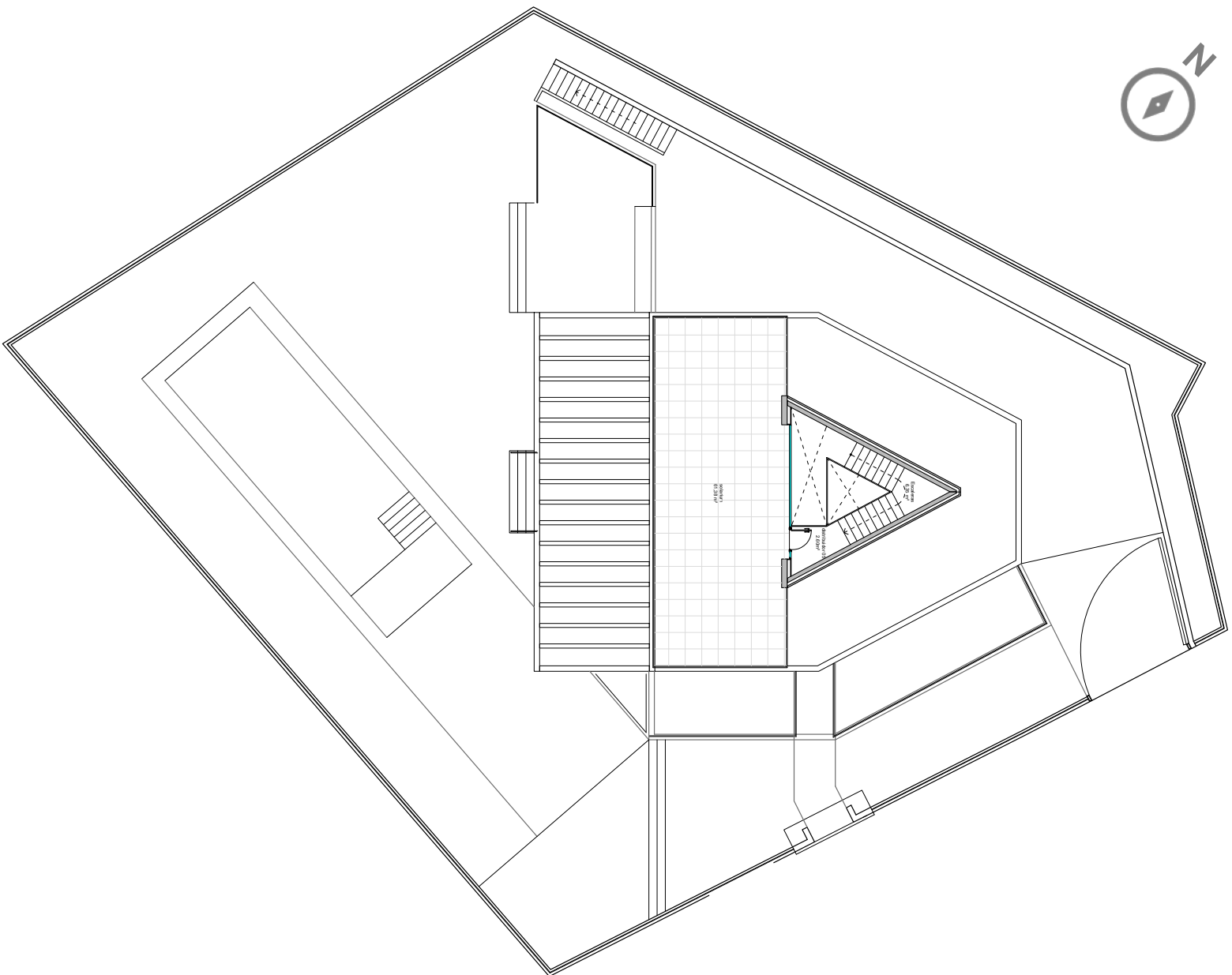
This architectural floor plan illustrates a building layout with a swimming pool and garden. The plan includes a swimming pool (10.00 m x 5.00 m) and a garden area (10.00 m x 5.00 m). The building features a central corridor (1.00 m x 1.00 m) and several rooms, including a living area (10.00 m x 5.00 m), a dining area (10.00 m x 5.00 m), and a kitchen (10.00 m x 5.00 m). The plan also shows a staircase (1.00 m x 1.00 m) and a parking area (10.00 m x 5.00 m). The building is surrounded by a green lawn (10.00 m x 5.00 m) and a garden (10.00 m x 5.00 m). The plan is oriented with North (N) at the top.





FIRST FLOOR

SOLARIUM



QUALITIES

CTE & CEE

- The homes will comply with de Spanish Technical Construction Code (European Standard).
- Energy Certification (CEE): A.

STRUCTURE, PARTITIONS & LININGS

- Structure based on reinforced concrete panels, integrating 9cm of high density isolation.
- Interior partitions using aluminium profiles with two plasterboards panels on each side. Integrated rockwool isolation.
- False ceiling using plasterboard panel fixed to aluminium profiles. Integrated acoustic rockwool isolation.
- Interior linings in smooth acrylic paint finish.

EXTERIOR CARPENTRY

- Armoured entrance door.
- K·LINE Aluminium carpentry with thermal break trim. Hinged and Tilt & Turn.

Windows: K·LINE KL-FP series. 2+2/20/3+3 glazing with solar control

Slide Windows: K·LINE KL-BC series. 3+3/20/3+3 glazing with solar control.

- Motorized roller blinds of lacquered aluminium in bedrooms

INTERIOR CARPENTRY

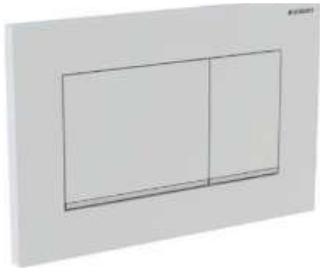
- 260x82cm lacquered MDF interior doors (white color), hidden hinge, tailor-made.
- MDF wood built-in wardrobes (white color), no architrave system.

HEATING & COOLING SYSTEM

- DAIKIN air-to-water pumps for heating and cooling system.
- Radiating/cooling floor in every habitable room of the house.
- Interior air renovation compensated system by air ducts installed in false ceiling.

MASTER BATRHOOM

- Toilet GALASSIA Brand, mod. DREAM RIMLESS
- Push button GEBERIT Brand mod. SIGMA30 White
- Valve BRUMA Brand, mod. LEAF color SUNSET



- Hand Basin DURIAN, doble sink 180x50x14H
- Furniture MAPINI, mod. RANDA FLAT ROBLE TEKA OSCURA 180X50X32H
- Mirrow with LED 180x90H
- Tap BRUMA, mod. LEAF color SUNSET



MASTER BATRHOOOM



- Basins and shower 30cms BRUMA, mod. LEAF, color SUNSET
- EVOLUX INTEGRA 100



ARKLAM
Brand
CALACATTA
PAONAZZO



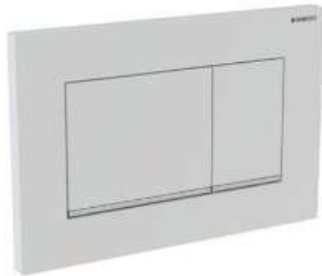
ARKLAM
Brand
MANHATTAN
WHITE

- Bath SANYCCES mod. TORINO MURO 170X80
- Shower & bath tab BRUMA mod. LEAF color SUNSET



BATHROOM 1,2,3,4

- Toilet GALASSIA Brand, mod. DREAM RIMLESS
- Push button GEBERIT Brand mod. SIGMA30 White
- Valve BRUMA Brand, mod. LEAF color GUN METAL



- Hand Basin DURIAN, doble sink 180x50x14H
- Furtniture MAPINI, mod. RANDA FLAT ROBLE TEKA OSCURA 180X50X32H
- Mirrow with LED 180x90H
- Tap BRUMA, mod. LEAF color GUN METAL



BATHROOM 1,2,3,4



- Shower set. BRUMA mod. LEAF color GUN METAL
- EVOLUX INTEGRA 80



ARKLAM

TRAVERNITO
GREY RIVER
WASHED



ARKLAM

ARGOS URAL

TOILET

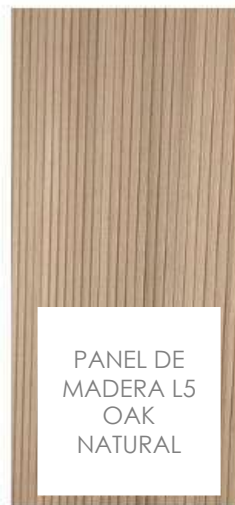
- Toilet GALASSIA Brand, mod. DREAM RIMLESS
- Push button GEBERIT Brand mod. SIGMA30 White
- Valve BRUMA Brand, mod. LEAF color GUN METAL



- Mirrow with structure in black 175x45
- Sink nature stone 60x40x85 cm Marquina black
- Tap, BRUMA, mod.LEAF, color GUN METAL



ARKLAM
ARGOS URAL



PANEL DE
MADERA L5
OAK
NATURAL





ONIX

PENTA BALI
STONE

POOL



FLOORING
INTERIOR&EXTERIOR



RAGNO

REALSTONE
ARGENT
AVORIO



RAGNO

STRATFORD
DARK GREY

GARAGE



QUALITIES

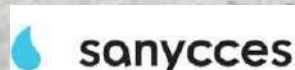
mapini

ONIX®

durian®



cerámica
Alberdi



PAYMENT CONDITIONS

RESERVATION CONTRACT	30.000€
PRIVATE PURCHASE CONTRACT (less the 30.000€ (deposit)	30% + VAT
PAYMENTS DURING THE CONSTRUCTION (monthly)	10.000€ + VAT
TITLE DEED AND KEY DELIVERY	the rest

*The payments made are guaranteed with "Bank Guarantee"