

APOLINARIO 1



SENSATIONAL FRONTLINE GOLF MASTERPIECE LOCATED IN NUEVA ANDALUCIA

Welcome to Apolinario 1, a truly sensational frontline golf masterpiece situated in a prime location within a tranquil gated community in the Golf Valley, surrounded by Las Brisas Golf and within a short distance to all amenities. Designed with soft organic lines and natural materials throughout, this villa immediately channels a peaceful and relaxing atmosphere.

Beds: 4 | **Baths:** 5+1 | **Plot:** 1.519m² | **Built:** 474m² | **Interior:** 394m² | **Terrace:** 80m² | **Parking:** 3 cars | **Orientation:** E



Impressive architectural details have been carefully thought throughout the property, such as a majestic spiral staircase, the custom-made kitchen island, Oak carpentry and flooring, elegant Travertine touches, beautiful arched masonry with views towards the resort style garden, intelligent integrated lighting and charming contemporary furniture.

Modern design paired with noble materials, all divisions open up to the manicured gardens and pool. The well-appointed custom designed kitchen has been equipped with high-quality Gaggenau appliances and plenty of storage and preparation space.











Complete with a total of 4 bedrooms, each one providing its own en-suite bathroom and designed with unique furniture from exquisite French interior designers. Perfectly distributed to offer magnificent sensations to all the guests, with peaceful views to the surrounding greenery.











A superior Suite with the most elegant features. This sensational bedroom has been designed to the highest specifications and exquisitely decorated to guarantee comfort and luxury. The master bedroom enjoys direct access to the swimming pool area, just like the most luxurious resort.









The home boasts of clean lines and minimalist aesthetic, creating a serene and tranquil atmosphere throughout.









The spacious basement has been created for leisure and entertainment, with multiples features such as a cinema room, a fully equipped indoor gym, bar, bodega and laundry room.





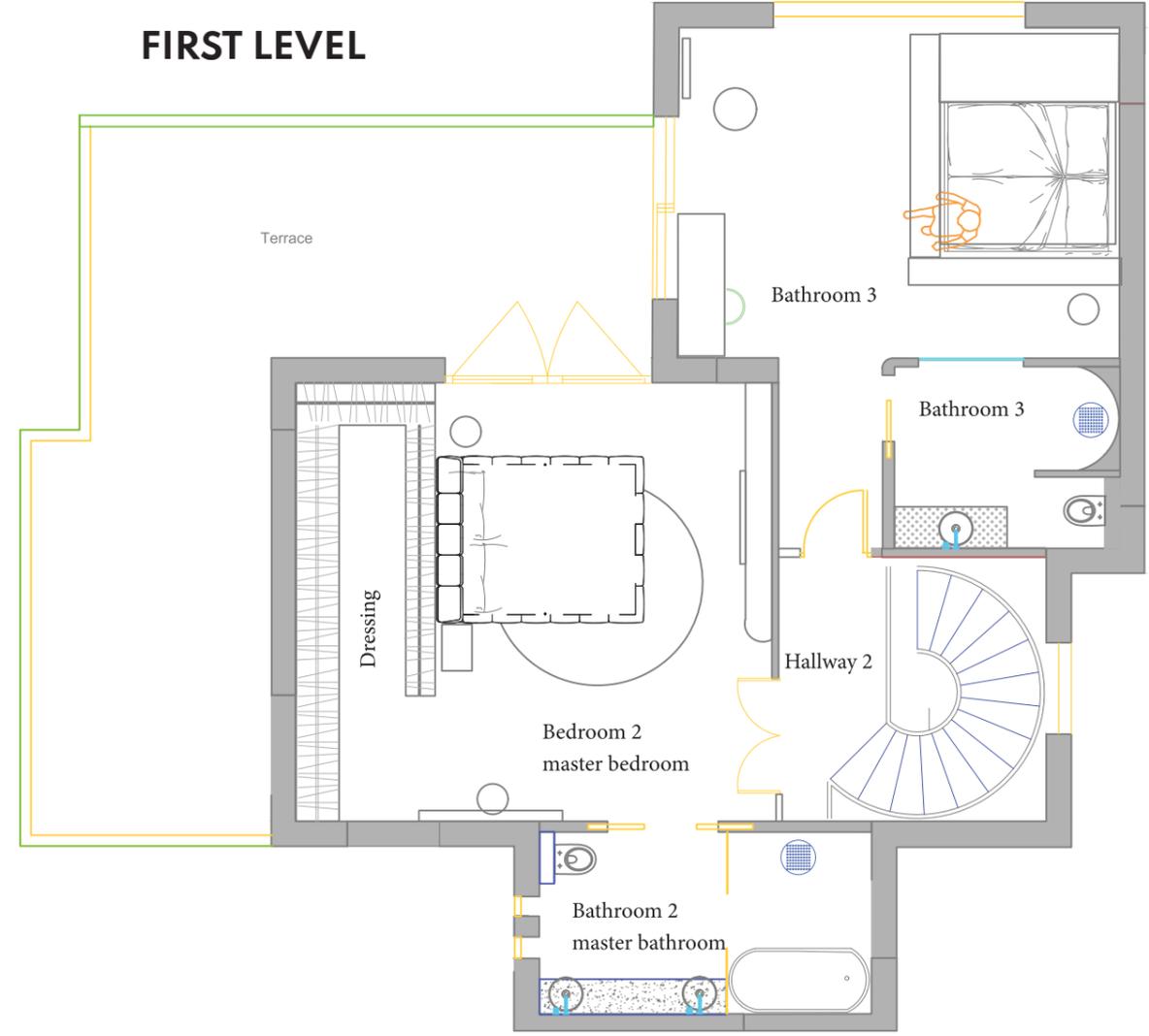
The property enjoys a direct access to the greens of Las Brisas prestigious golf course, with the possibility to have a direct buggy access. Apolinario is the epitome of elegance and contemporary design, offering a unique lifestyle in one of Marbella's most demanded locations.



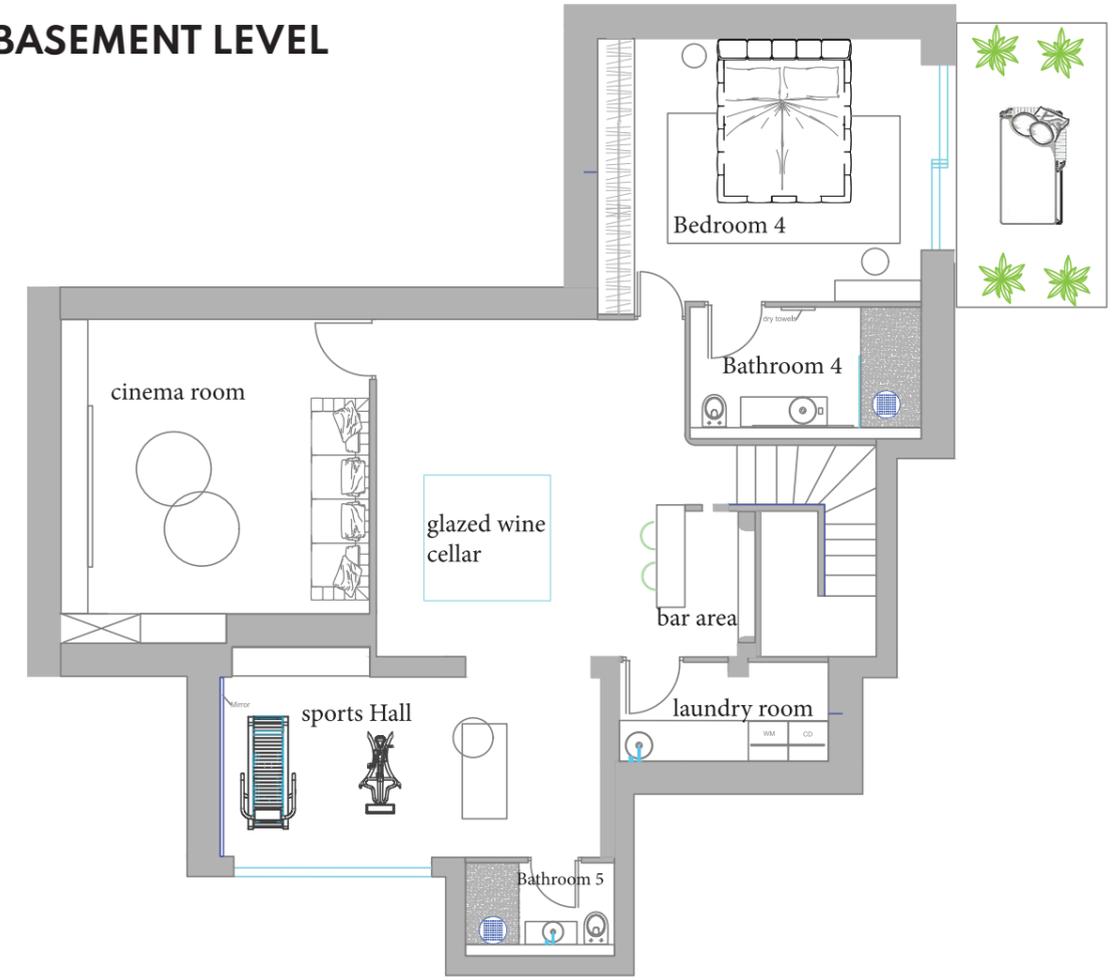
GROUND LEVEL



FIRST LEVEL



BASEMENT LEVEL



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QUALITY SPECIFICATIONS

INDOOR FLOORING

- Ground floor, stairs to basement, landing all ceramic tile.
- Bedrooms – All oak wood.
- En-suite bathrooms – ceramic tile.
- Cinema Room – Black carpet.
- Gym – Rubber matting.
- Stairs to first floor – suspended wooden stairs with led lighting underneath and glass railings.

OUTDOOR FLOORING

- Ceramic tiling on terrace, decking in various areas, driveway granite blocks.
- Grey porcelain tiles in the carport.

INSIDE FLOORING & COATINGS

- Premium Hungarian point parquet.
- Ground floor and first floor 4/3.2x124x700mm.

PREMIUM CERAMICS

TRAVERTINO CERAMIC

- entrance frames 60/120cm thickness 6,5mm.
- corridor frames 60/120cm thickness 6,5mm.
- bathroom 1 120/260 thickness 6,5mm.
- the steps of the stairs (not included the 2nd step).
- 60/120 cm thickness 6,5mm.

CERAMICS CONCRETE EFFECT matt

- Kitchen and pantry floor 120/120cm, thickness 6mm.
- Bathroom 5: 120/120cm, thickness 6mm.
- Laundry basement 120/120 cm, thickness 6mm.

EFFECT MARBLE MICHELANGELO matt

- Wine cellar 90/270 cm thickness 6,5mm.
- Gym entrance frame 90/270 cm thickness 6,5mm ONYX SHINE BIANCO matt.
- Bathroom 2: 90/90 cm thickness 6 mm.

TERRACOTTA-EFFECT PORCELAIN STONEWARE matt

- Bathroom 3: 60/120 cm thickness 6,5mm.

EXTERIOR FLOORING & COATINGS

TRAVERTINO CERAMIC

- semi-covered terrace 60/120cm thickness 6,5mm.
- garden terrace 60/120 cm thickness 6,5mm.

MARBLE EFFECT CERAMIC matt

- inside the pool: 60/120 cm thickness 6,5mm

WOOD FLOOR STRAIGHT SLATS TREATED AGAINST WATER

- supervision on each side of the pool, sunbed's location.

PLUMBING & BATHROOMS INSTALLATIONS

- Water supply pipes made of polypropylene tubes assembled by radial crimping with ball valves.
- High quality Italian brands: CEA DESIGN, HOTBATH, COCOONBATHROOM Colors used: brushed nickel, brushed brass pvd and Matt black

KITCHEN, PANTRY & LAUNDRY EQUIPMENT

MAIN HOUSE & PANTRY

- Kitchen made to measure in oak veneer.
- All appliances are built-in. coating cupboards, splashback, worktop in ceramic travertine effect, the sinks are made in the same travertine. induction plate flush with the work plan (optimal definition) cut in 45. Central island in travertine with a rounded bevel cut. all door openings turn on the interior closet light.
- Household appliances brand: Gaggenau (serie 400).
- induction plate with adjustment buttons on the facade in front of the kitchen with integrated hood brand BORA.

LAUNDRY

- Laundry in oak veneer, the worktop and the sink are in travertine ceramic. including washing machine and dryer.

BAR

- Oak veneer bar with onyx worktop. including an under-counter refrigerator (built-in) for drinks.

BBQ AREA OUTSIDE

- Concrete + exterior wood with Top quality PLANET stainless-steel BBQ - perfect for outdoors.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- The home will have an electric board per floor, centralized in the basement with a single line electrical diagram for each. 30 mA differential switches for maximum electrical security. The outside appliances including lighting and sockets will be connected to the central electrical board.

LIGHTING

- LEDs will sublimate the curves and designs of the custom-made furniture and carpentry. The manufacturer of lighting solutions, Kreon, has understood this for years. This can be seen in its elegant range of architectural lighting solutions.
- Exterior lighting and interior thought out with precision to highlight all the details of the house from floor to ceiling to the interior of the furniture which is illuminated when the doors are openNo details of lights were made at random.
- The swimming pool is lit by a strip of optical fiber at night highlighting the coating of the swimming pool in marble effect creating a turquoise painting before your eyes.

DOMOTIC

- Home automation will be installed for the greater comfort of the future owner, automation, remote accessibility, comfort and great flexibility of the facilities. Lights, blinds, heating or air conditioning will be perfectly accessible remotely by a dedicated application.
- 7" home automation control screens.
- 8 interior RJ45 internet access points.
- Both the video intercom and the touch screens are connected to the data network to intelligently control the lighting installations, blinds, and air conditioning installations, with the latter will being thanks to the centralized on application.

CINEMA SOUND SYSTEM

- In this magnificent room dedicated to relaxation and cinematographic pleasure, a home cinema audio set is at least 5.1, consisting of 5 speakers plus a subwoofer, the sound will be pure and of very high quality, all the equipment and installations will allow you to benefit from sound and visual comfort similar to that of a cinema.
- Bluetooth speakers will be installed for music lovers in strategic places such as the terrace, some bathrooms accessible directly from their smartphone.

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SOUND INSTALLATION

- Indoors cinema: Home cinema 5.1 Focal.
- Indoors bathroom and terrace: Power dynamics A 100 Watts Bluetooth.
- Outdoors: Power dynamics A 100 Watts Bluetooth.

VENTILATION, AIR CONDITIONING, HEATING

- Midea air-conditioning, with individual commands per room. Large indoor air conditioning units in order to optimize air diffusion and reduce noise hazard.
- We have chosen the biggest manufacturer of air conditioning "Midea", which manufactures for the biggest brands such as Mitsubishi, Daikin...

OUTSIDE AREAS, POOL, GARDEN, GARAGE

- Outdoor pool with a powerful purification system Installation
- Automated irrigation system.
- Exterior garage with automatic awning. the entrance can accommodate 4 cars.

GYM

- This brand NORHRD is a beautiful, luxury designed fitness equipment. Each product has been carefully sourced and crafted in adherence with our highest standards of quality, functionality and environmental awareness.
- Machine room: Installed by NOHRD: waterRower rowing machine, Nohrd bike, Nohrd dumbbells, Nohrd sling suspension training.

CINEMA AREA

- TV 85 inch Samsung extra flat, Connected TV with high-definition image quality.

INTERIOR DESIGN & DECORATION

- Elegant design thinks and create by La Maison Apolinario design. In close collaboration with prestigious and elegant brands that will sublimate the interior of the villa. Nothing is left to chance with the choice of noble materials. Maison Apolinario has left no detail untouched, creating in each of its pieces a story, a universe. The interior carpentry has been made to measure for optimal comfort. Some of his furniture has been designed, custom-made for a unique and exclusive decor.

GARDEN

- A mix between a Provençal French Provençal house and an Andalusian charm.
- Unique orchard, improved and designed by landscaper in a very close collaboration with Maison Apolinario in order to create a sophisticated garden filled with color, aromas and life. Sublimate with lights that highlight every nook and cranny of the garden.
- A 5m30 window which looks majestic and spectacular at the house, overlooking the first line of Golf Las Brisas with private access directly to the "green", where a small private golf cart (car) can be parked.
- The land 1530m2, with a privileged entrance thanks to its ease which allows to admire the house with a view all in depth.
- The terraces and outdoor areas have been designed around the exceptional garden. - The terraces and outdoor spaces have been designed around the refined garden. A majestic 100-year-old olive tree that accentuates the Provençal chic spirit of the house.

URBANIZATION

- the private urbanization of this villa is a quiet place, soothing without any car passage which is rather rare because it is both a first line of golf but in the center of all amenities on foot (supermarkets, restaurants, pharmacy, bio blinds, doctors, the famous market of Nueva Andalucía every Saturday).

