

AVA

VILLAS

MARBELLA

# MEDITERRANEAN LIVING

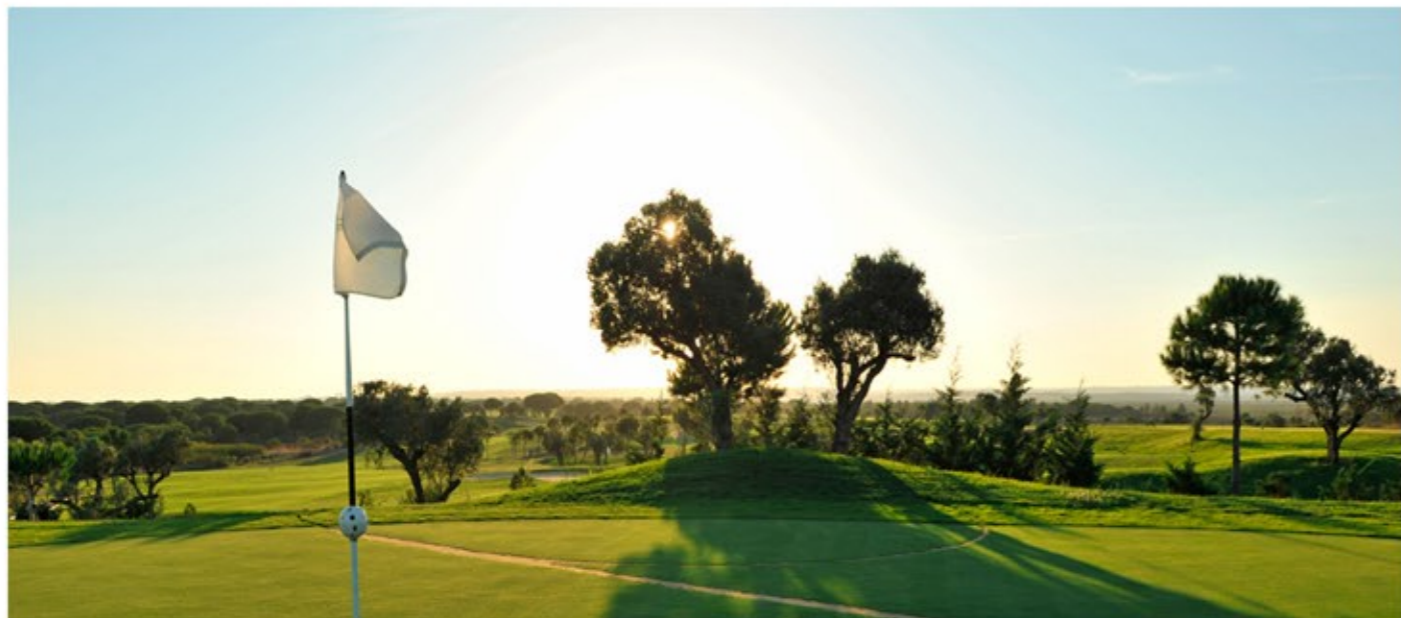


## LOCATION

### BALANCED LIVING, CLOSE TO EVERYTHING YOU NEED

Welcome to AVA Villas, a boutique collection of five brand-new detached and semi-detached homes. Located in the tranquil area of Altavista, between San Pedro de Alcántara and Guadalmina Alta. Designed with an understated elegance that seeks to integrate the natural environment with sustainable architecture, AVA Villas offers the promise of an exclusive, healthy lifestyle in one of Marbella's most sought-after districts.





AVA Villas offers laid back country living within reach of an extensive list of amenities, which include international schools, sport facilities, restaurants, designer boutiques, health and wellness facilities, world-class golf courses and top-flight international schools all a short drive away from Puerto Banús and the famed Golden Mile.





- SCHOOL
- GOLF COURSE
- SUPERMARKET & SHOPPING
- HEALTH CARE
- BEACH
- PADEL/TENNIS/GYM



WELCOME TO  
MEDITERRANEAN LIVING





## INTRODUCTION

### A HAVEN FOR FAMILY LIVING

AVA Villas is an exclusive boutique collection of five brand-new detached and semi-detached homes that seamlessly blend luxury with nature. Every home is an example of sustainable living, effectively combining luxurious style with environmentally friendly architecture. Take in the serenity and tranquility of the lush landscaping that surround each home, creating a personal haven that fosters an emotional connection with nature.



## EXTERIORS

### YOUR OWN PRIVATE OASIS

The AVA Villas concept is to create a harmonious blend of design, functionality, and sustainability.

Your garden is an oasis of calm. It offers a peaceful retreat that includes indigenous planting aligning with our sustainability ethos.

The salt-water swimming pool merges a contemporary design with eco-friendliness. Its sleek lines and modern finish offer a refreshing retreat.

The rooftop terrace offers a space full of potential, whether as a chill-out zone to unwind or an outdoor kitchen to host gatherings with loved ones.





## INTERIORS

### A BREATH OF FRESH AIR

Year-round Mediterranean sunlight floods the interiors through outsize sliding windows, opening to maximise the covetable indoors-outdoors lifestyle for which this area of Southern Spain is famous.

The downstairs open-plan design enjoys a spacious, airy ambience, with the lounge area leading into a luxuriously equipped kitchen with dining area. The sleeping quarters are found upstairs, with generous-sized rooms, fitted wardrobes and large-scale windows framing inviting views. The master-suite windows open onto a private terrace, while the ensuite bathroom is equipped with high-quality fixtures and a walk-in rainfall shower.





#### SHARED AREAS & SUSTAINABILITY

### FOSTERING SUSTAINABLE LIVING

Shared outdoor spaces promote connection and belonging among residents. Thoughtfully designed for interaction and relaxation, they're complemented by a dedicated children's recreation area, ensuring a safe and engaging space for little ones to play. Moreover, AVA VILLAS provides exclusive tranquil spaces featuring a forest-like garden, a dedicated space for yoga enthusiasts, or a quiet corner for relaxation with a firepit and sitting area. All of this is aimed at providing a feeling of community, all the while preserving the privacy of your personal home retreat.

## GENERAL PLANNING

### MAKE IT YOUR OWN

#### 1 | VILLA AIREN

Bedrooms:	5
Bathrooms:	4
Built m <sup>2</sup> :	504,25
Plot m <sup>2</sup> :	659,25
Terrace m <sup>2</sup> :	252,25

#### 2 | VILLA BOBAL

Bedrooms:	5
Bathrooms:	4
Built m <sup>2</sup> :	482,15
Plot m <sup>2</sup> :	722,20
Terrace m <sup>2</sup> :	226,45

#### 3 | VILLA GODELLO

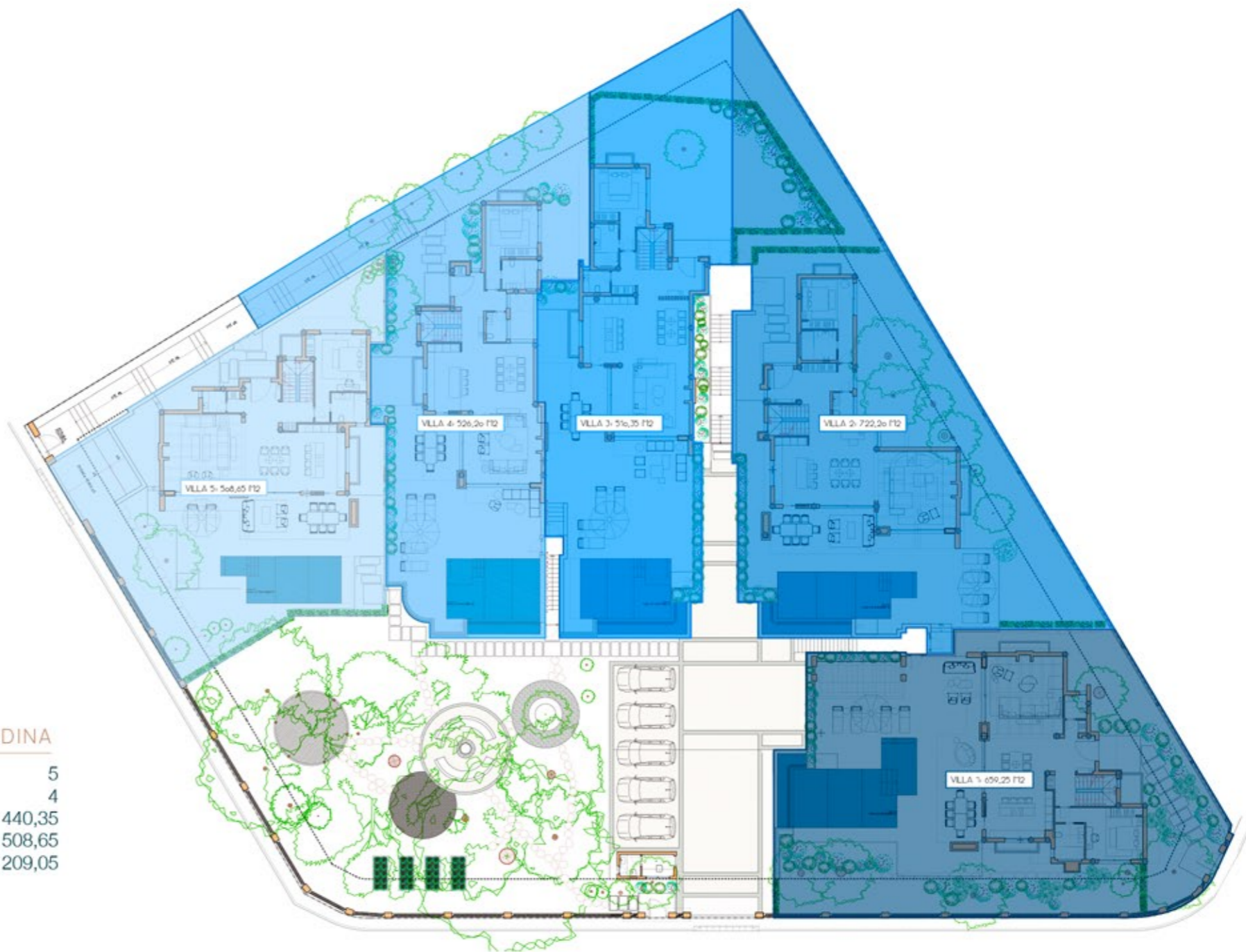
Bedrooms:	5
Bathrooms:	4
Built m <sup>2</sup> :	469,10
Plot m <sup>2</sup> :	510,35
Terrace m <sup>2</sup> :	258,60

#### 4 | VILLA MENCIA

Bedrooms:	5
Bathrooms:	4
Built m <sup>2</sup> :	494,35
Plot m <sup>2</sup> :	526,20
Terrace m <sup>2</sup> :	237,90

#### 5 | VILLA PARDINA

Bedrooms:	5
Bathrooms:	4
Built m <sup>2</sup> :	440,35
Plot m <sup>2</sup> :	508,65
Terrace m <sup>2</sup> :	209,05







AVA



## WHO WE ARE

### THE TEAM

#### DEVELOPER

A. White Property Group is a family real estate development company based in Marbella and fully owned by Swedish investment company First Eden AB. The group is very conservative regarding financial risk. We purchase property in attractive areas and build homes for families that are of high quality, practical and exceptional in design. Taking the best of Nordic, New England and Andalusian design we create something special to Marbella real estate market.



#### ARCHITECT

Alberto Rodríguez Architects & Design Lab, is a company focused on high-end architectural projects and the design of art objects. The years in developing luxury projects for clients from many different countries and cultures (UK, Belgium, Norway, Finland, Holland, Germany, Switzerland...) has increased our knowledge to give custom made design solutions for every new project, according to the personality and needs of our clients.

**ALBERTO RODRIGUEZ**  
ARCHITECTS & DESIGN LAB

#### PROJECT MANAGEMENT

Accompanying and advising owners and investors to detect the possibilities of investment in real estate in Marbella, protecting their interests and acting on their behalf in the exploitation, development, renovation and/or promotion of their projects.

**b2invest**  
Project Management

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