



VILLA IVORY

CASCADA DE CAMOJÁN





# WELCOME TO THE PRIVATE NEIGHBORHOOD OF MARBELLA GOLDEN MILE

Cascada de Camoján is one of the most prestigious and beautiful areas of Marbella with an incredible atmosphere and nature.

One of the biggest advantages of luxury living in urb. Cascada de Camoján is the sense of privacy and serenity it offers. Away from the noise of urban life, residents can relax and rejuvenate in a tranquil setting. Whether it is a walk in the natural surroundings or simply admiring the breathtaking views.





# THE LOCATION

Located on Marbella's prestigious Golden Mile, Cascada de Camoján is a true testament to opulence and natural beauty. It offers an unparalleled lifestyle, combining the allure of luxurious living with the breathtaking surroundings.

This exclusive residential community is conveniently located just a short distance from beautiful beaches and Marbella with its amenities. World-class golf courses, shopping centers and exclusive yacht clubs are also within easy reach.





CLUB  
DE GOLF ALOHA  
14 min

SWANS INTERNATIONAL  
SCHOOL MARBELLA  
5 min

MARBELLA CENTRE  
10 min.

VILLA IVORY  
CASCADA DE CAMOJÁN

◀ ESTEPONA

MÁLAGA ▶

PUERTO BANÚS  
15 min.

HOTEL  
PUENTE ROMANO  
9 min.

MARBELLA  
CLUB HOTEL  
5 min.

PLAYA  
DE LA FONTANILLA  
5 min.







## VILLA IVORY

# MAGNIFICENT VILLA IN THE GATED COMMUNITY WITH 24-HOUR SECURITY

Built in complete harmony with its natural surroundings, the mansion offers you the opportunity to live in privacy and enjoy every day incredibly beautiful sea & mountain views.



SOLARIUM VIEWS

Villa Ivory has a unique design where materials are combined and integrated into its surroundings. The mansion offers an unparalleled level of comfort. It has significant indoor and outdoor spaces that are ideal for both daily living and hosting parties or family gatherings.

The house is spacious. It has 6 bedrooms, 7 bathrooms, staff room with bathroom, dirty kitchen and covered terraces. A large barbecue area and a spacious solarium allow you to meet friends to have a good time and create unforgettable memories. The terrace by the pool is ideal for relaxing and sunbathing on hot days.





6 +STAFF  
APARTMENT

BEDROOMS

7

BATHROOMS

708

M<sup>2</sup> BUILT

1.177

M<sup>2</sup> PLOT SIZE

137

M<sup>2</sup> TERRACE

7.800.000 €

PRICE



VILLA IVORY



# MAGNIFICENT VILLA JUST MINUTES FROM SEA

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VILLA IVORY



## SPLENDID SEA & MOUNTAIN VIEWS

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VILLA IVORY

## COMFORTABLE LIVING CLOSE TO MARBELLA

The mansion combines elegance and comfortable living.  
It is built on the spacious plot and provides a lot of privacy.





# VILLA IVORY



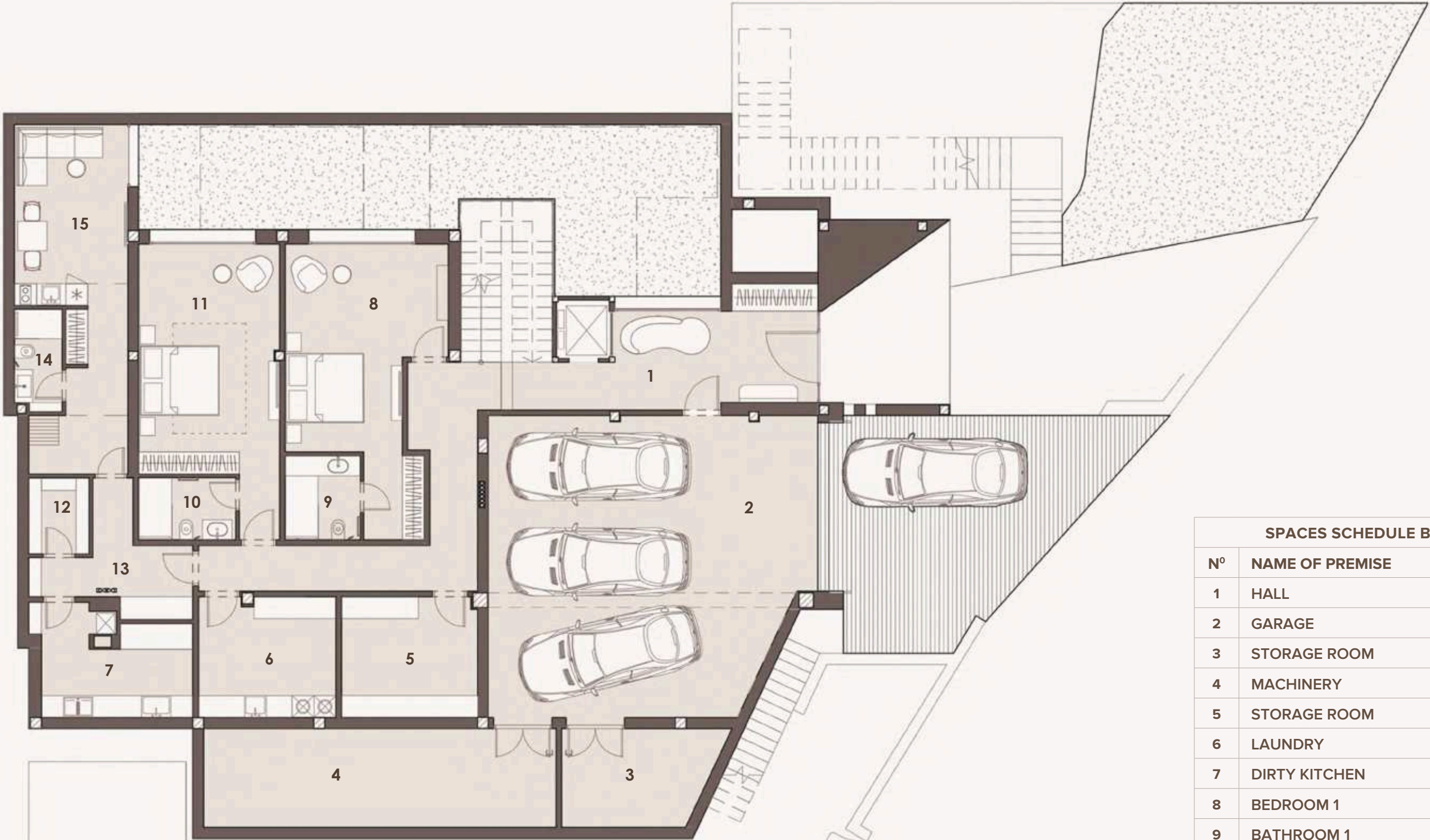


# VILLA IVORY





BASEMENT FLOOR

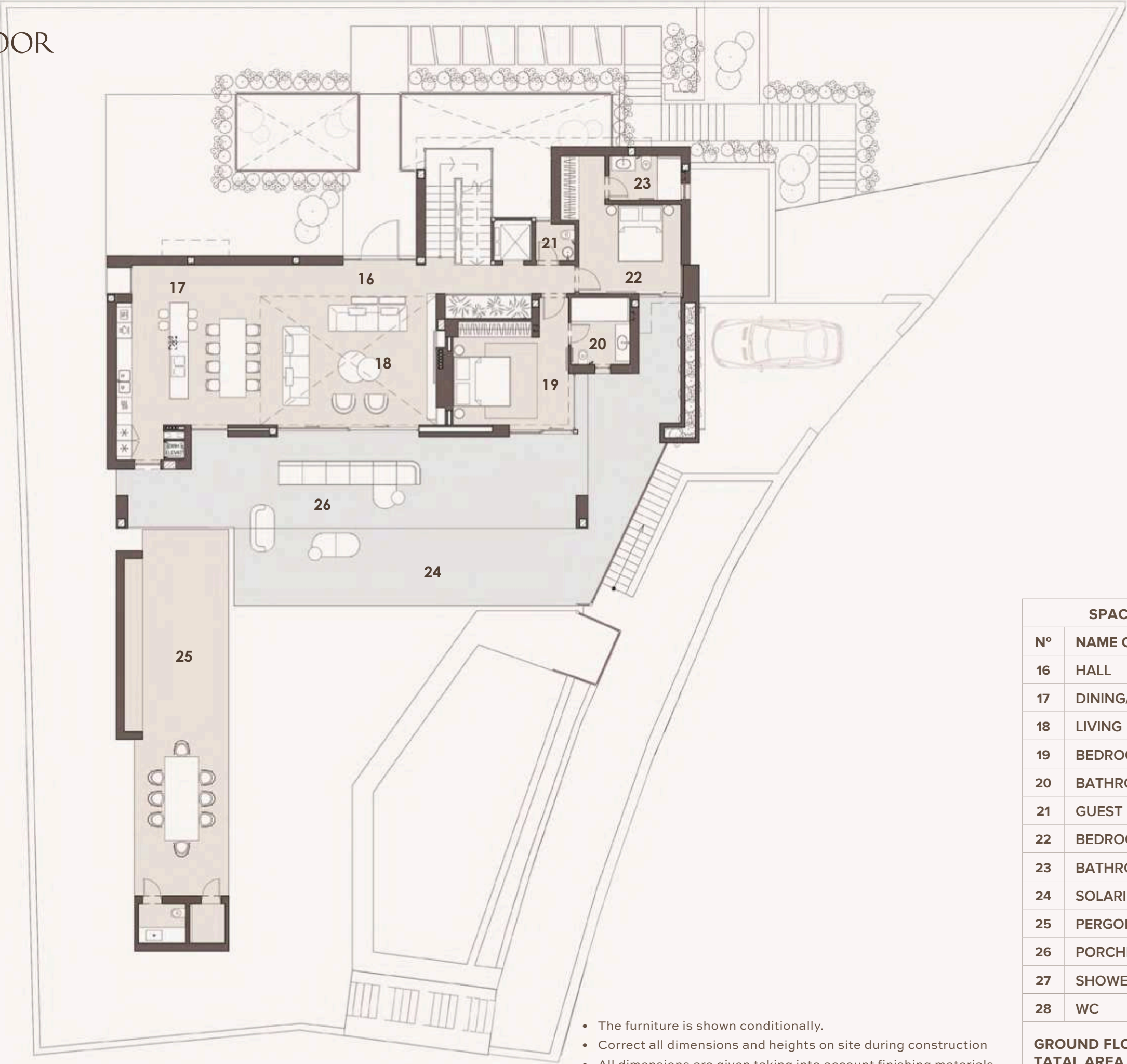


| SPACES SCHEDULE B.F.          |                 |          |
|-------------------------------|-----------------|----------|
| Nº                            | NAME OF PREMISE | AREA, m² |
| 1                             | HALL            | 50.50    |
| 2                             | GARAGE          | 69.31    |
| 3                             | STORAGE ROOM    | 10.86    |
| 4                             | MACHINERY       | 25.95    |
| 5                             | STORAGE ROOM    | 12.10    |
| 6                             | LAUNDRY         | 12.31    |
| 7                             | DIRTY KITCHEN   | 11.53    |
| 8                             | BEDROOM 1       | 25.93    |
| 9                             | BATHROOM 1      | 4.66     |
| 10                            | BATHROOM 2      | 4.51     |
| 11                            | BEDROOM 2       | 26.11    |
| 12                            | PANTRY          | 3.43     |
| 13                            | CORRIDOR 1      | 8.99     |
| 14                            | STAFF BATHROOM  | 3.57     |
| 15                            | STAFF ROOM      | 24.79    |
| BASEMENT FLOOR.<br>TATAL AREA |                 | 294.54   |

- The furniture is shown conditionally.
- Correct all dimensions and heights on site during construction
- All dimensions are given taking into account finishing materials



GROUND FLOOR

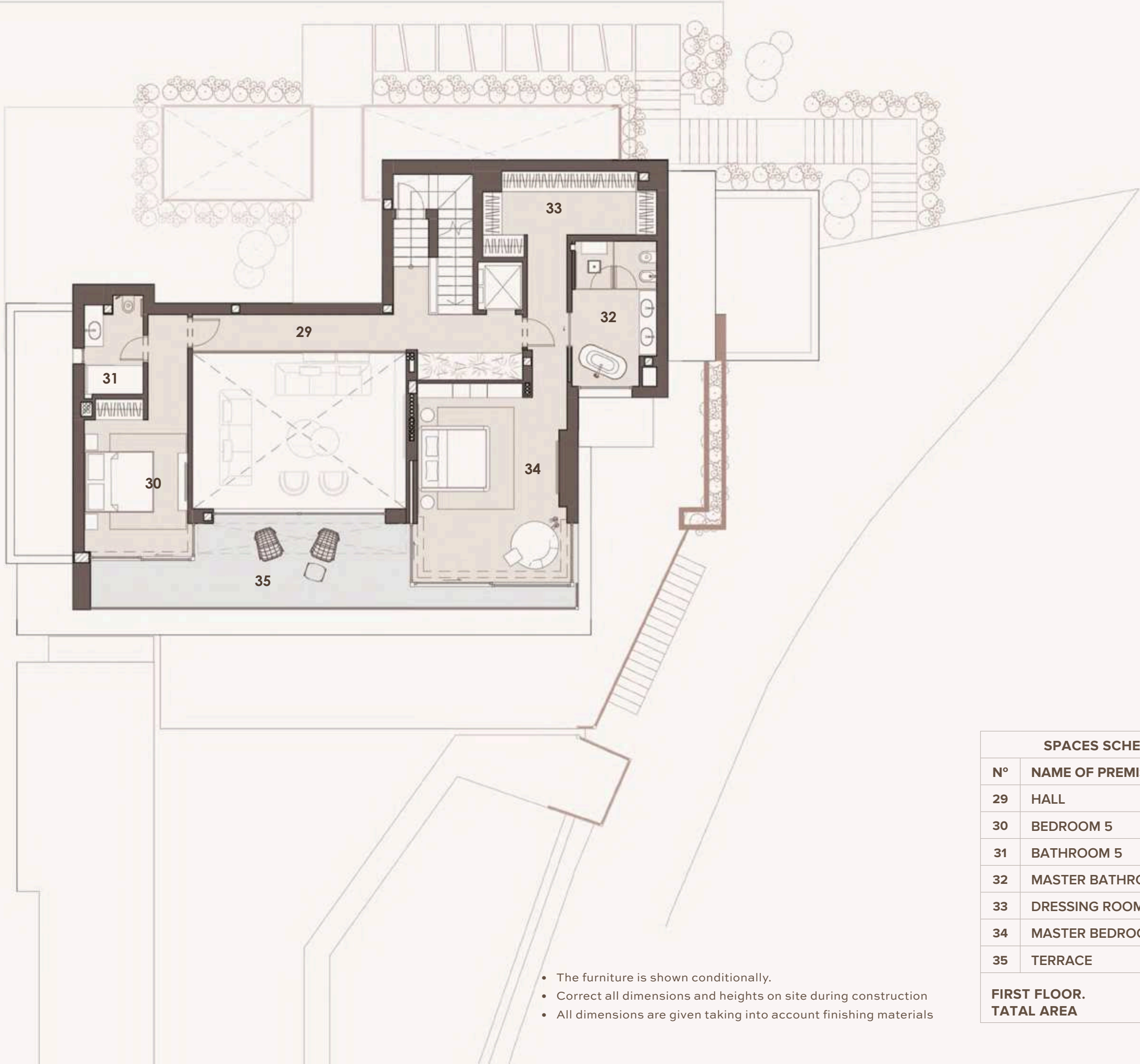


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| SPACES SCHEDULE B.F.        |                 |                      |
|-----------------------------|-----------------|----------------------|
| N°                          | NAME OF PREMISE | AREA, m <sup>2</sup> |
| 16                          | HALL            | 13.86                |
| 17                          | DINING/KITCHEN  | 35.88                |
| 18                          | LIVING          | 33.25                |
| 19                          | BEDROOM 3       | 19.16                |
| 20                          | BATHROOM 3      | 5.74                 |
| 21                          | GUEST BATHROOM  | 2.10                 |
| 22                          | BEDROOM 4       | 16.84                |
| 23                          | BATHROOM 4      | 4.76                 |
| 24                          | SOLARIUM        | 61.74                |
| 25                          | PERGOLA / BBQ   | 49.32                |
| 26                          | PORCHE          | 60.14                |
| 27                          | SHOWER          | 1.92                 |
| 28                          | WC              | 2.70                 |
| GROUND FLOOR.<br>TATAL AREA |                 | 307.41               |



FIRST FLOOR

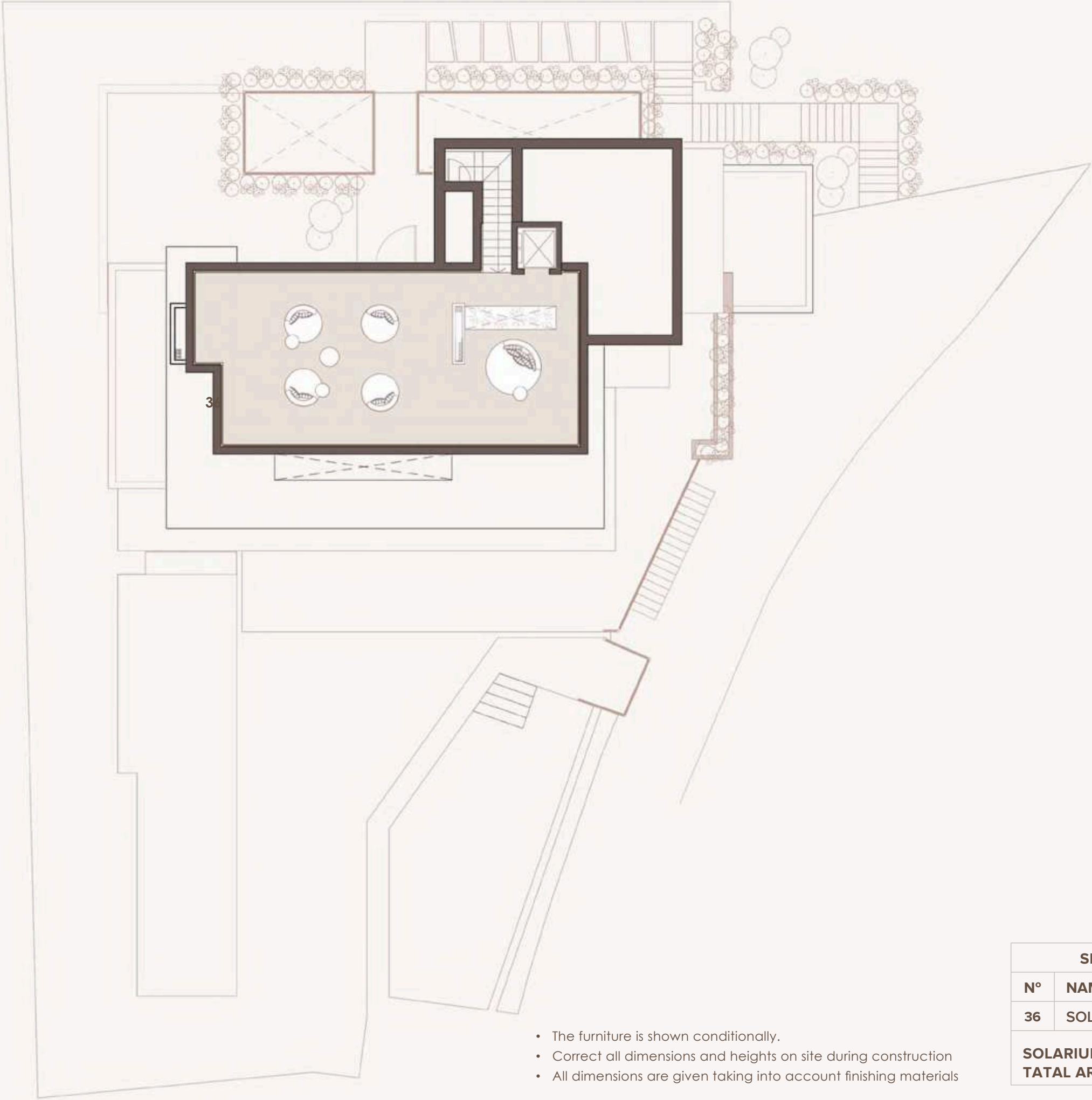


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| SPACES SCHEDULE B.F.       |                 |                      |
|----------------------------|-----------------|----------------------|
| N°                         | NAME OF PREMISE | AREA, m <sup>2</sup> |
| 29                         | HALL            | 50.51                |
| 30                         | BEDROOM 5       | 18.87                |
| 31                         | BATHROOM 5      | 5.44                 |
| 32                         | MASTER BATHROOM | 11.52                |
| 33                         | DRESSING ROOM   | 11.09                |
| 34                         | MASTER BEDROOM  | 35.29                |
| 35                         | TERRACE         | 43.94                |
| FIRST FLOOR.<br>TATAL AREA |                 | 176.67               |



SOLARIUM



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- All dimensions are given taking into account finishing materials

| SPACES SCHEDULE B.F.    |                 |                      |
|-------------------------|-----------------|----------------------|
| N°                      | NAME OF PREMISE | AREA, m <sup>2</sup> |
| 36                      | SOLARIUM        | 82.98                |
| SOLARIUM.<br>TATAL AREA |                 | 82.98                |





## HIGH-CLASS & ARISTOCRATIC CHARM



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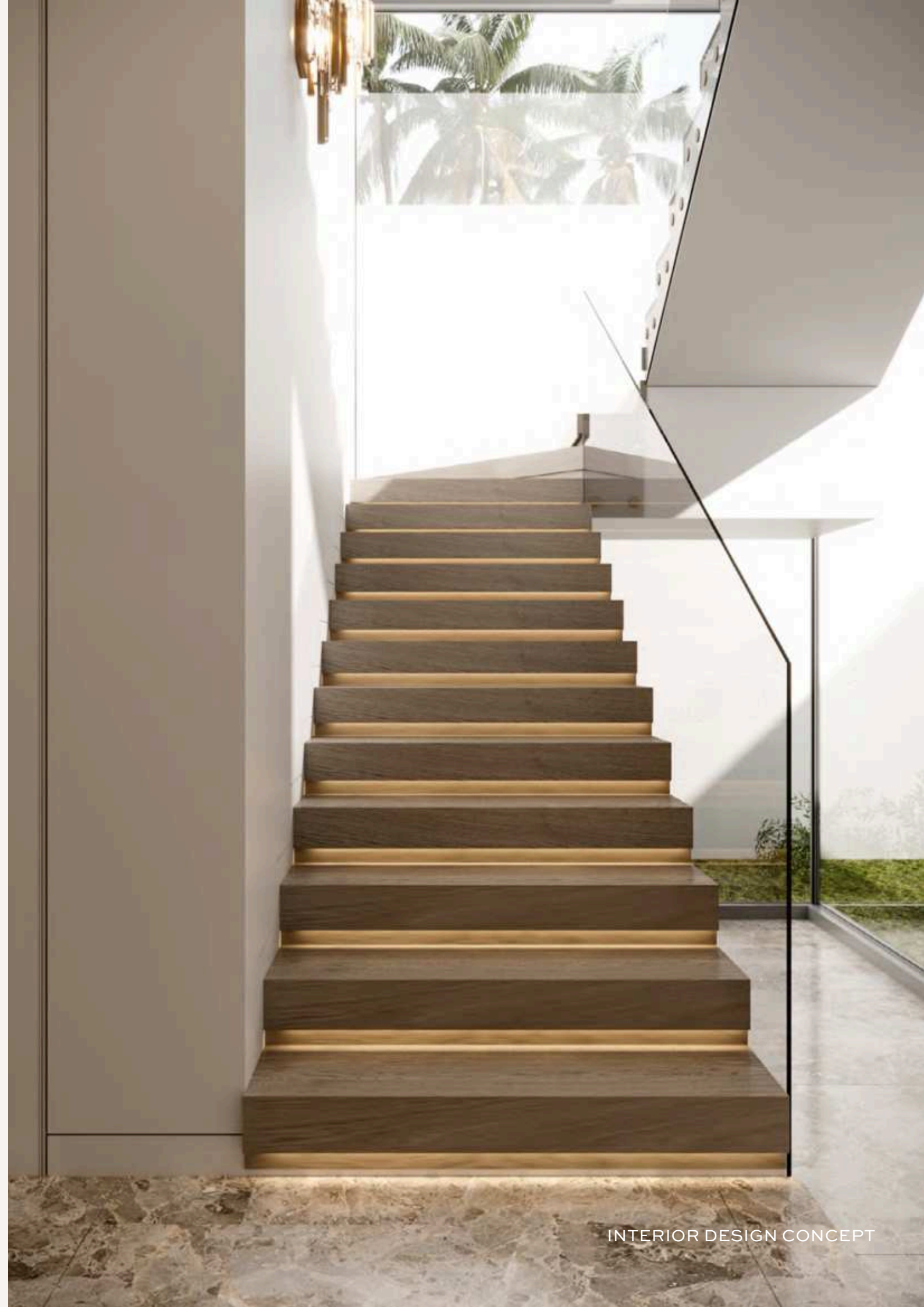
# COMFORTABLE MODERN LIVING

















## VILLA IVORY







26 Ground Floor / Living Room



INTERIOR DESIGN CONCEPT



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# BEAUTY & FUNCTIONALITY













## VILLA IVORY









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# COMFORT & PRIVACY









## VILLA IVORY

The master bedroom room is spacious and has a direct access to a terrace area.











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## SPLENDOR & MINIMALISM



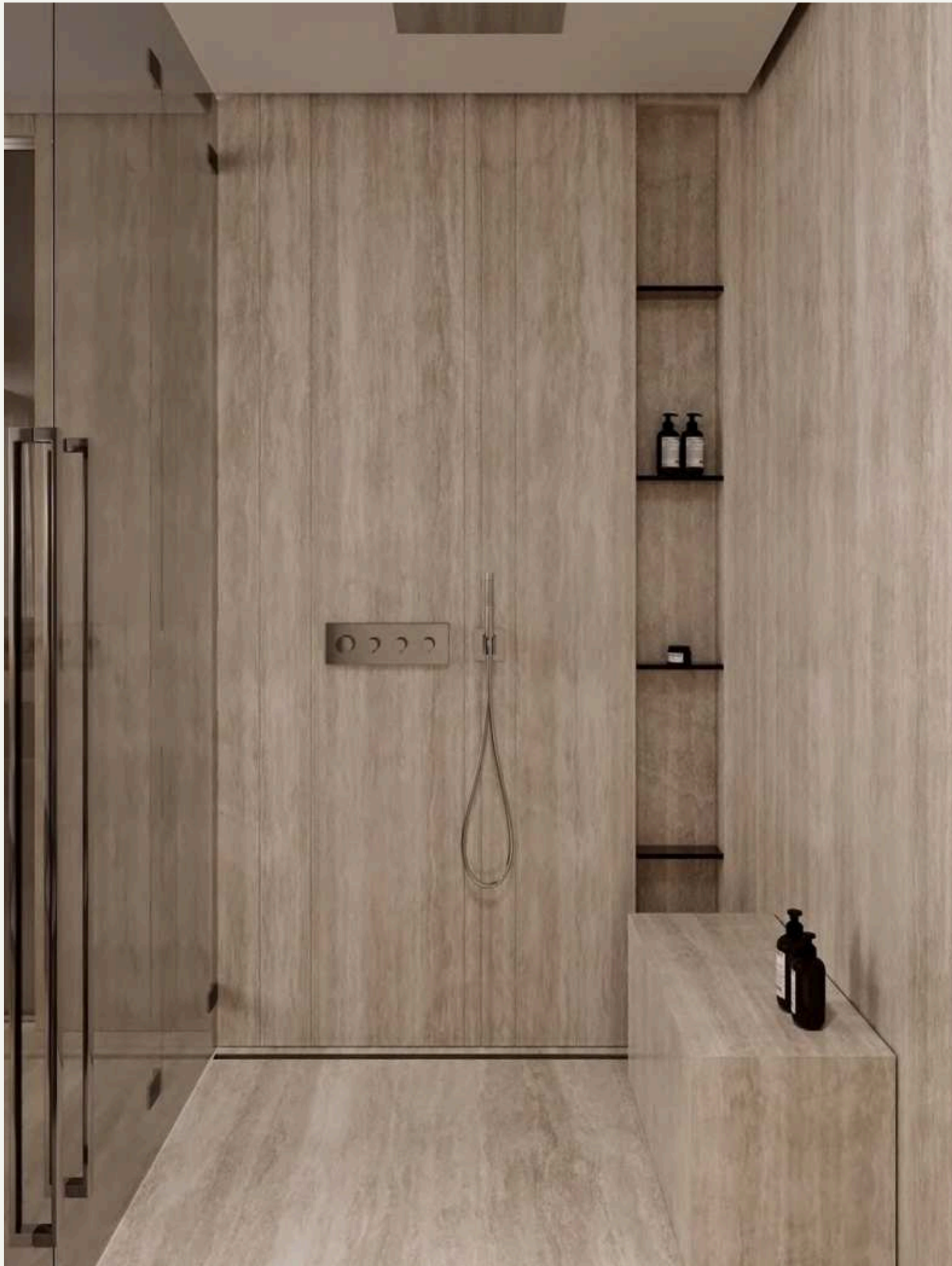


VILLA IVORY

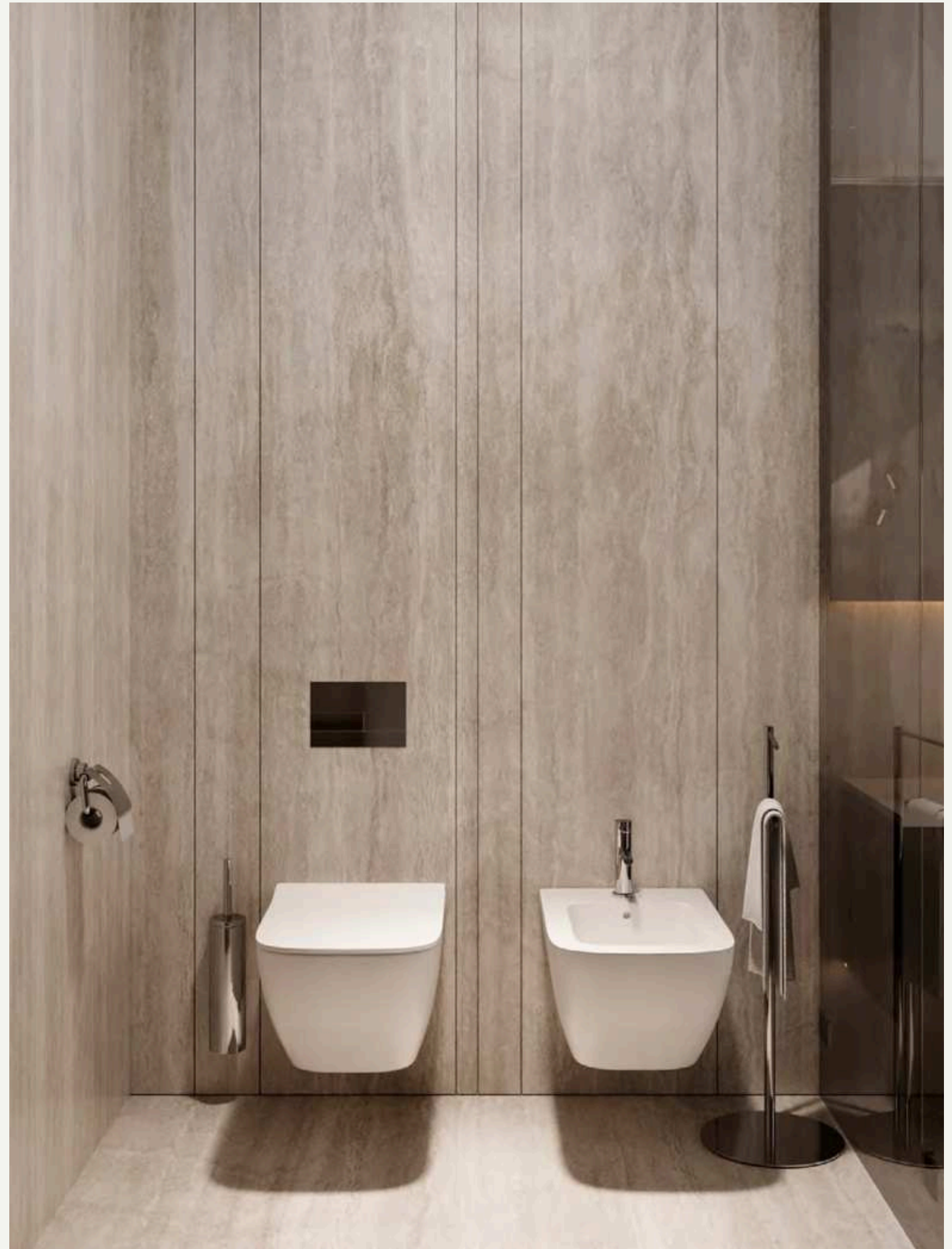


Each of the bedrooms has its own en-suite bathroom with exquisite and style finishes.





38 First Floor / Master Bathroom



INTERIOR DESIGN CONCEPT











VILLA IVORY



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## BEAUTIFULLY ORGANIZED SPACE













CASCADA DE CAMOJÁN

WATER & LANDSCAPE ARCHITECTS