



A GREAT LIFE STARTS WITH A GREAT HOME



# WE BELIEVE IN PERFECTION

Perfection exists.  
It is something you can feel.  
It is something we can build.

Over the past 25 years, this belief has driven our work. To this day, we are proud to say that we specialize in making our client's dreams come true.

As developers and builders, we have our own team of designers and technicians who combine their experience to obtain an optimal result in each architectural project.

Our impressive villas summarize the tastes and needs of our clients. In harmony with avant-garde design elements, all backed by the latest technologies and the highest energy efficiency with sustainability in mind.



# YOUR PLACE IN THE SUN

Imagine your dream life.  
A life full of sunshine.  
A life full of joy





## Nueva Andalucia : a haven of peace and tranquility in the heart of Marbella

In Nueva Andalucia, the emphasis is on peaceful residential living. The Costa del Sol community is located in a secluded area within walking distance of the renowned Puerto Banus and within a 10-minute drive of Marbella and San Pedro de Alcantara, meaning it is perfect for anyone who wants a more peaceful life close to the beach.

There are also shops and restaurants on-site, as well as services, such as medical centres, banks, and businesses. You do not have to travel for amenities since Nueva Andalucia has them all for you. As well as being an excellent location for enjoying spectacular views of the Mediterranean and beyond, it also provides an excellent base for exploring the Costa del Sol and Malaga city center which includes museums such as the Picasso, the Thyssen, the Pompidou, the Contemporary Art Center (CAC) and the Russian Museum.

Many families are attracted to the high quality education on site, with Aloha College, one of the best recognized international colleges; retirees find an ideal haven, as do famous celebrities seeking anonymity.

Golfers have no fewer than five excellent courses nearby, and there are several sports clubs.

Take full advantage of this amazing location as there are around 320 days of sunshine a year, with sunny skies even in winter. As a result of the Sierra Blanca mountains, the area is protected from cold winds in the winter and hot breezes in the summer.

Choosing Nueva Andalucia as a residence, is a success in every way.





# VILLA GIRASOLES 388

Located in Nueva Andalucía, a charming and quiet residential area, Villa Girasoles 388 is very close to Marbella, Puerto Banús and the best golf courses in the area.

The architectural project distributes open and well-connected areas, including four spacious bedrooms, each with its respective bathroom, inspired by a modern and elegant design.





In harmony with your well-being.





## DATA SHEET:

Plot of 569 m<sup>2</sup>  
Constructed area: 317,63 m<sup>2</sup>  
Useful surface: 255,41 m<sup>2</sup>  
Cover plant: 53,69 m<sup>2</sup>

Sea views  
Infinity pool  
Jacuzzi  
Chill out area

4 bedrooms, 4 bathrooms and 1 toilet  
Two parking spaces  
Heated floors  
BBQ





Price: 1.595.000 €

The price does not include taxes that by law correspond to the purchaser. The costs are as follows: I.T.P., notary and property registration.

# LOCATION

VILLA GIRASOLES 388

Urb. Nueva Andalucia, avenida Girasoles, N. 388, Marbella.





## QUALITY MEMORIES

### TURNKEY QUALITIES

Large windows to enjoy natural light and views, as well saving on artificial lighting.

Housing with great thermal insulation hot/cold.

The finishes of the house include flooring and tiling of 1st quality, with complete bathrooms and kitchens.

### FOUNDATION AND STRUCTURE

The foundation will be carried out in accordance with current regulations and following the recommendations of the Geotechnical Study. It will be insulated and waterproofed, complying with the specifications set forth in the Technical Building Code and current regulations.

Likewise, the structure will be made using reinforced concrete in accordance with the Structural Safety Code.

### ENCLOSURES

Exterior composed of a perforated brick citara to be covered with waterproof mortar, thermal insulation, an air chamber and an interior sheet made of plasterboard, finished with smooth white plastic paint.

The plot enclosures will be executed with concrete block factory plastered on both sides, and finished off with locksmith according to design.

### FINISHES

Smooth white plastic paint on vertical surfaces and ceilings.  
The suspended ceilings of plaster plates.

### FLOORING

1st quality porcelain stoneware floors in size 60x60cm brand KERABEN or similar in all rooms, terraces and porches. With non-slip treatment outdoors.

Selection of floor models to choose from in our exhibition.

### TILING

Top quality porcelain tiles in size 30x90cm brand KERABEN or similar in bathrooms and kitchen.

The innovative KERABEN models are Velvet, Millennium or Future, among others, with different colors to choose from.

Decorative meshes and listellos not included.

### EXTERNAL WOODWORK

Aluminum exterior carpentry with thermal break of the STRUGAL, CORTIZO or similar brand. Double glazing of laminated glass with an intermediate air chamber, according to the Architect's specifications.

Manual roller blinds in bedrooms and lacquered in the same color as the carpentry.

### INTERIOR CARPENTRY

Armored main door with security lock and peephole and lacquered in white.

Doors inside the house smooth and lacquered in white.

Stainless steel handles with condemnation in bathrooms and master bedroom.

Built-in wardrobes with lacquered fronts and lined with malamine inside.

### ELECTRICITY

The electrical installation of the house will comply with the Low Voltage Electrotechnical Regulation. The dwelling will be equipped with 1st quality mechanisms that guarantee the proper use of the electricity and lighting installation.

In outdoor areas, electrical outlets and watertight light points suitable for outdoor use will be installed. The protection and measurement box will be hidden in the entrance closet.



## **PLUMBING**

The production of sanitary hot water will be carried out by means of aerothermal energy, complying with the Technical Building Code.

The plumbing installation will be suitably isolated to reduce energy losses. Cut keys will be placed at the entrance of the house, in each bathroom and kitchen.

Installation of solar panel(s) for the production of hot water to further reduce energy costs.

## **SANITARY**

First quality white porcelain toilets, sinks, shower trays or bathtubs according to the Architect's design.

Shower enclosures not included.

## **FAUCETS**

1st quality mixer with hydromixer in sinks and bidets.

1st quality bathroom/shower faucets and hand shower kit.

Sanitary appliances of low consumption.

## **AIR CONDITIONING**

Installation using a ducted air conditioning system, with a cold-heat pump.

Low acoustic emission machine Air quality control, ventilation.

## **TELEPHONE, DATA AND TELEVISION**

Data telephone installation and digital television with sockets in the living room, bedrooms and kitchen, high resolution internet access.

## **KITCHEN ROOM**

Kitchen assembly with contemporary design of 1st quality. With the

possibility of choosing between two manufacturers with recognized guarantees.

SIEMENS brand appliances or similar. Includes refrigerator, oven, ceramic hob with hood and extractor, washing machine and dishwasher.

Furniture: Tables, chairs, islands and other decoration accessories shown in the images are not included.

## **SWIMMING POOL**

Pool tiled with 1st quality mesh tile, mist white color or according to infographics. Construction stairs covered with the same finish.

Will be considered as extra upon request: borders and interior designs/ drawings, steel stairs, security enclosure.

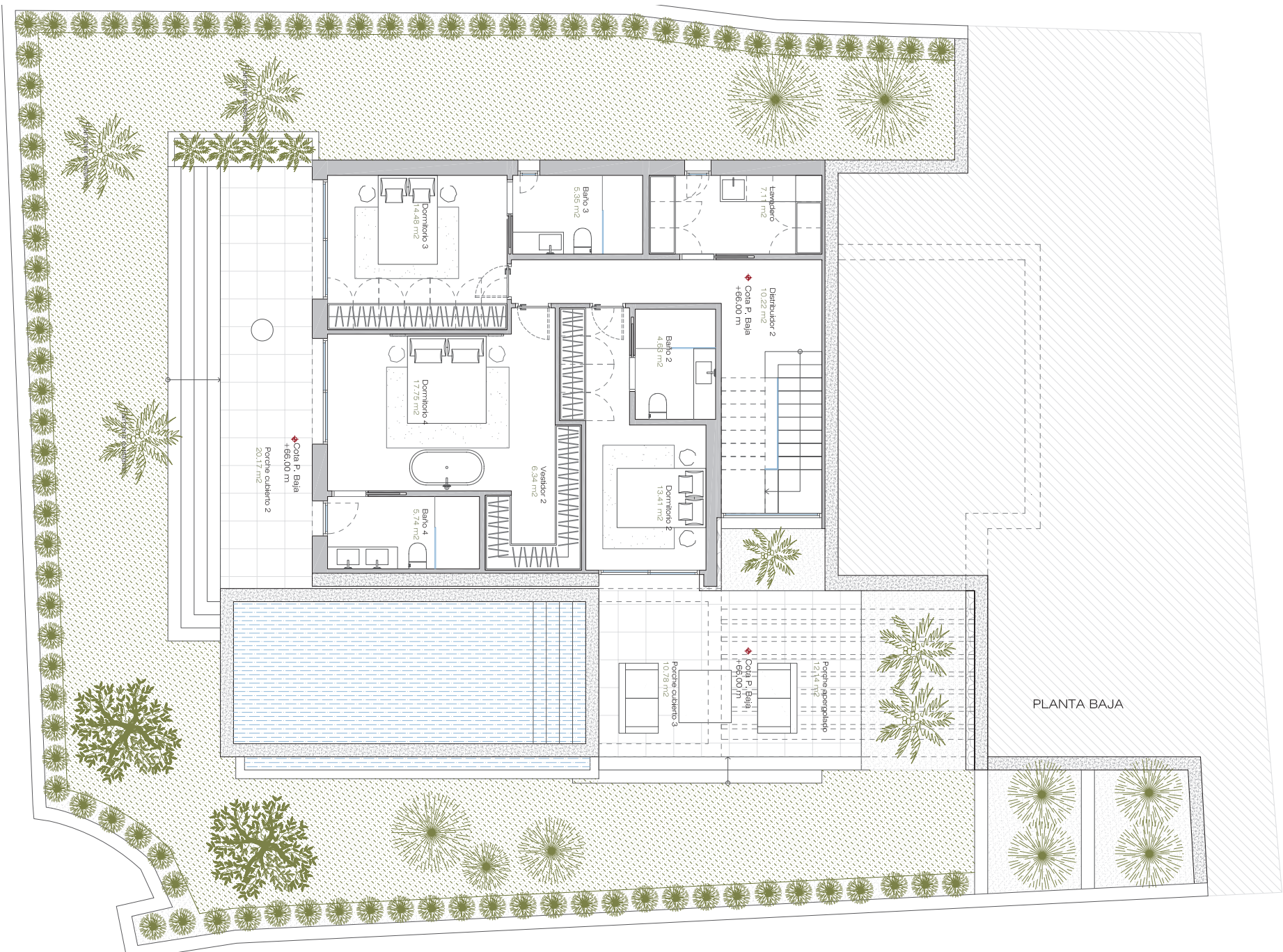
## **GARAGE/ PARKING**

Automatic vehicle access door with remote control for opening. In the parking lot and outside area, printed concrete pavement. Installation of charging point for electric vehicles.

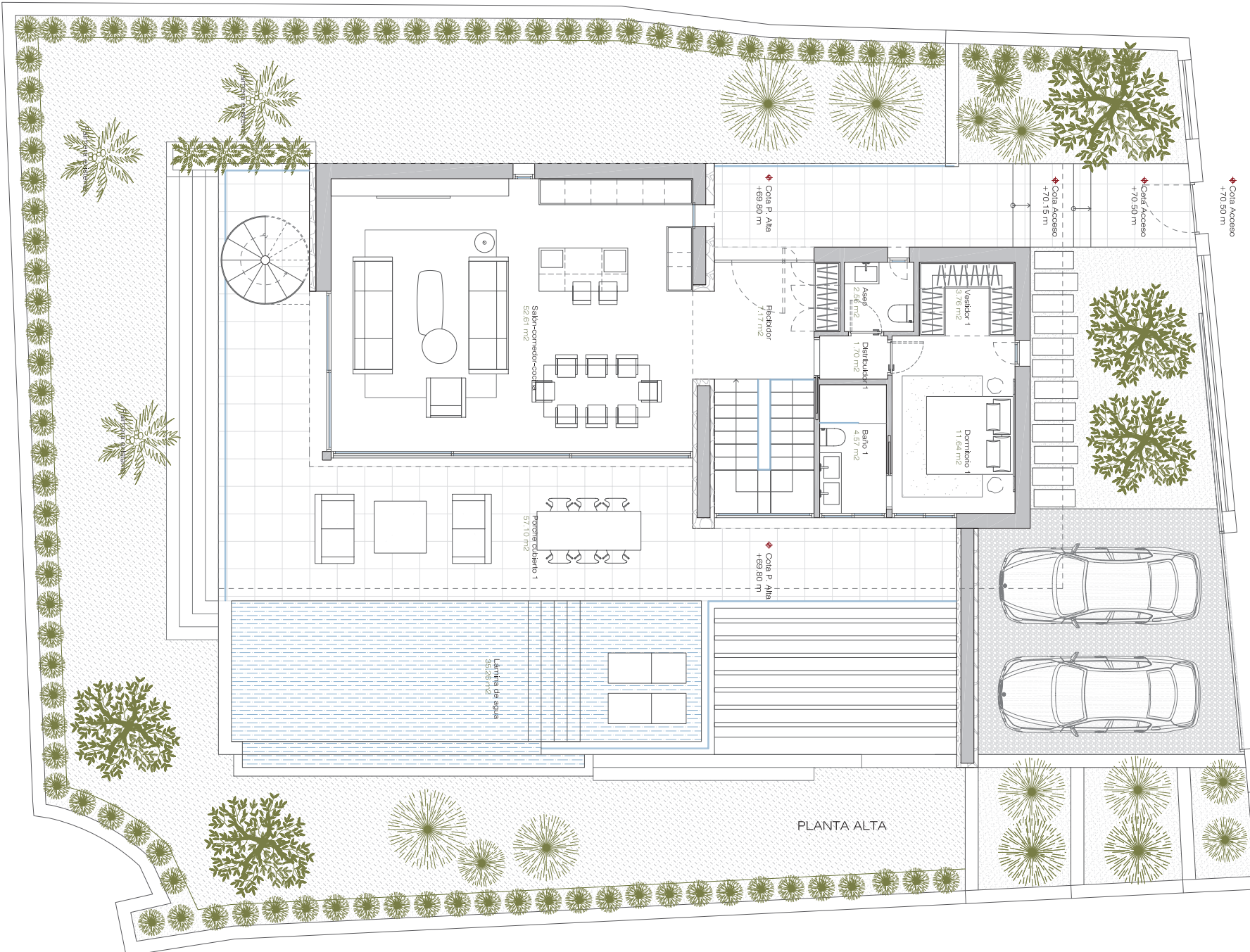
## **SECURITY SYSTEMS**

FERMAX DIGITAL ABB video door entry system or similar. Connection point for wireless alarm (pre-installation).

Note: These specifications are subject to change and this is not a contractual document. Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included and are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D. 218/2005 of the Government of Andalusia, is available in our offices for consultation.

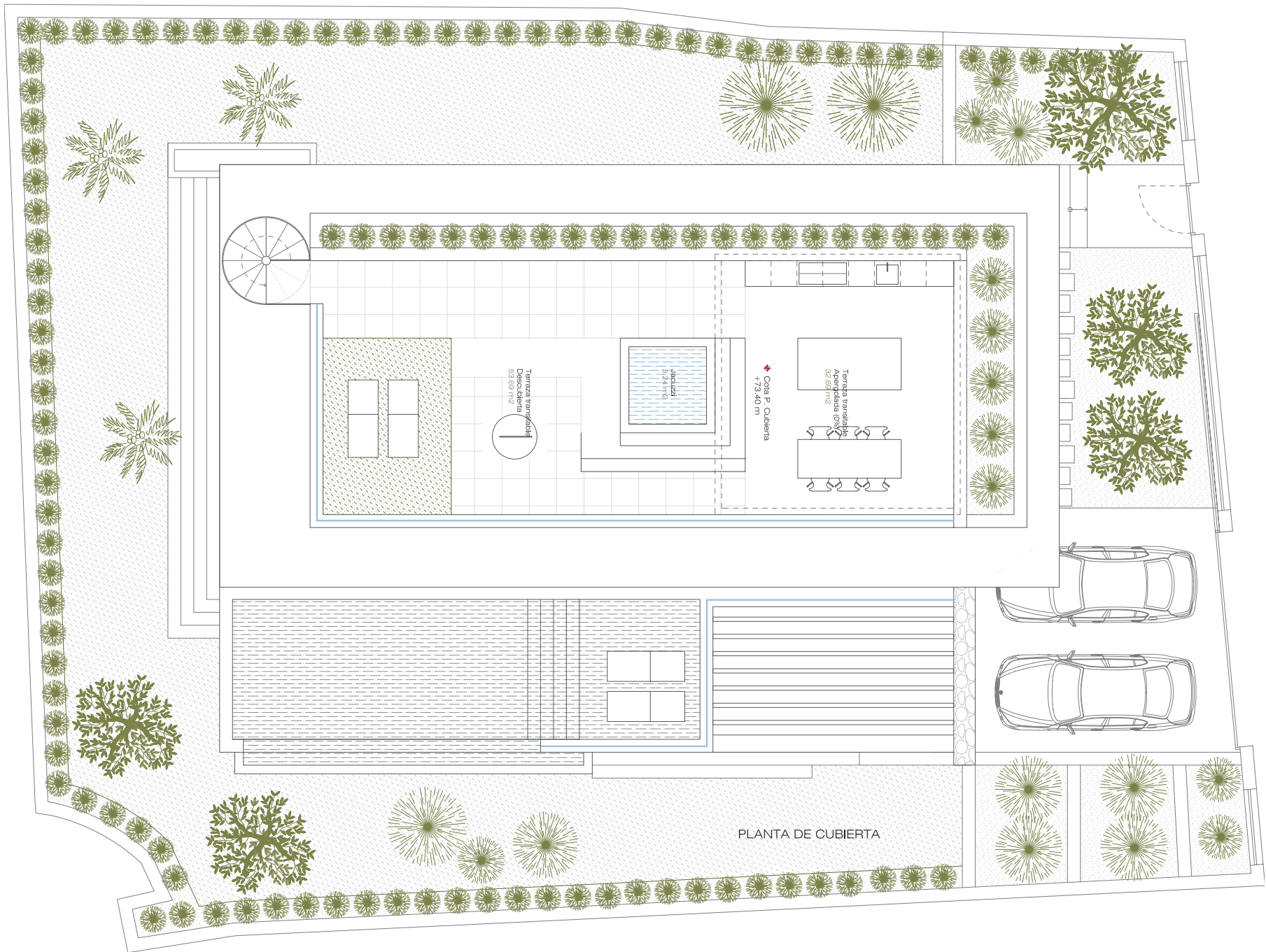


PLANTA BAJA



PLANTA ALTA





PLANTA DE CUBIERTA





# VILLA GIRASOLES 388

Urb. Nueva Andalucía, avenida Girasoles, N. 388  
Marbella, Málaga.

Price: 1.595.000 €

1. RESERVE HOUSING:	€10.000
2. PURCHASE OF THE PLOT:	€590.000
Taxes: I.T.P. 7 %:	€42.000
3. SIGNING CONTRACT:	€260.050
Taxes: I.V.A. 10 %:	€26.005
4. COMPLETION OF HOUSING FOUNDATION WORK:	€202.100
Taxes: I.V.A. 10 %:	€20.210
5. COMPLETION OF HOUSING STRUCTURE WORK:	€200.000
Taxes: I.V.A. 10 %:	€20.000
6. COMPLETION OF ENCLOSURE HOUSING AND INTERIOR WALLS:	€200.000
Taxes: I.V.A. 10 %:	€20.000
7. ARCHITECT CERTIFICATION THAT 80% OF WORK/CONSTRUCTION IS COMPLETED:	€100.000
Taxes: I.V.A. 10 %:	€10.000
8. 100% COMPLETED WORK CERTIFICATE:	€32.850
Taxes: I.V.A. 10 %:	€3.285

The price shown here are subject to the actual ITP rate (currently 7% on plot - 10% on construction). This brochure is at this stage a pre-launch information and provided for marketing purposes only. It does not form part of any offer or contract between any of the parties in any way. All the information contained in this brochure is facilitated at this stage as a concept and will be defined at a future stage and is therefore subject to change without prior notice. Note that images contained herein are based on technical plans and are computer generated artistic renders of these plans. Whilst the greatest care has been taken to ensure accuracy of the information, the images might include optional details.

YOUR NEW LIFE STARTS NOW.  
WELCOME TO THE COSTA DEL SOL.

