

THE VIEW<sup>®</sup>

LUXURY VILLAS

## Panoramic Sea Views

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**M A R B E L L A**

INVESTMENT PROPERTIES

# THE VIEW<sup>©</sup>

LUXURY VILLAS



49 Luxury Villas  
Panoramic sea views





## DELIGHTFUL AMBIANCE

The design of The View villas is elegant and modern at the same time. The contrast of the contemporary and classic materials together with a functional distribution brings along a pleasant, elegant and harmonious cosy home.

Up to Beds: 5 / Baths: 5  
Total Built Area up to: 876 m<sup>2</sup>  
Plots: 948 - 1355 m<sup>2</sup>



## DREAMS DO COME TRUE

The contrast between the horizontal and vertical lines plays along the landscape that frames the highlands together with the Mediterranean Sea, Gibraltar and Africa.

This exclusive development offers maximum accommodation up to 5 bedrooms and bathrooms and an enormous space to enjoy the exclusive sea views.

Built Living Area up to: 530 m<sup>2</sup>  
Terraces up to: 162 m<sup>2</sup>





## LIVING THE LUXURY

All the qualities we use into our houses are high standard, we only use the best marbles, woods and carpentry for our luxury designs.

Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Eco design  
Panoramic sea views  
Luxury apps



## YOUR DREAM

The diaphanous floors, the transparency and the simplicity of shapes, guarantee the entrance of daylight and a good ventilation. The areas of the house merge and dematerialize the confines between interior and exterior.

Designed with different living zones for day and afternoon light according to the sun exposure.

Relation exterior-interior  
Open Plan  
South facing



## BEST MOMENTS

Arriving home! It's the moment when you realize that you're living in the best part of this Cosmopolitan area which is The Costa del Sol.

Enjoy this new signature Mediterranean with an exclusive lifestyle!

Modern Essence  
Built- in wardrobes  
Suspended ceiling





## TRUE RELAXATION

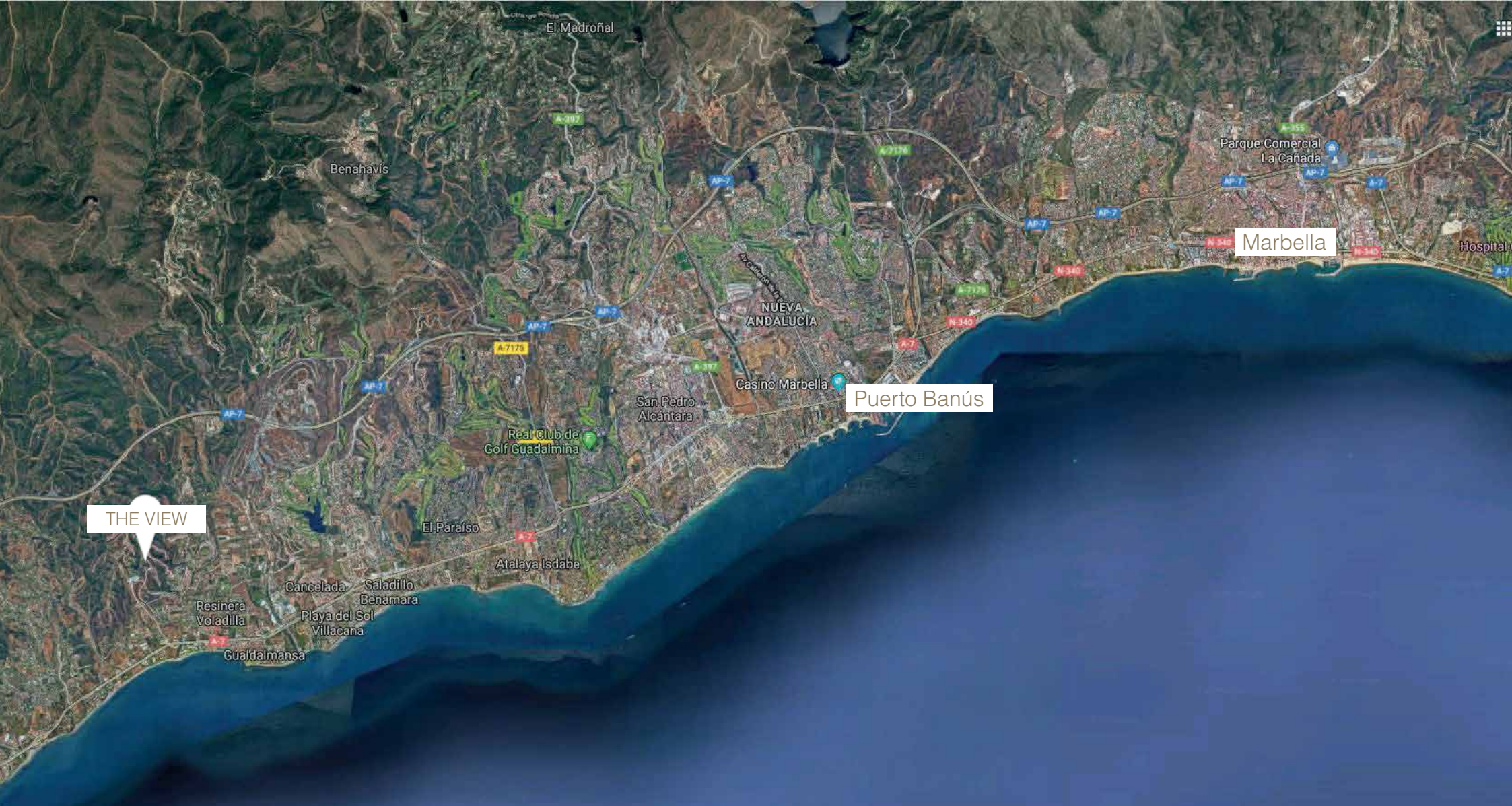
The View villas are conceived on a visual connection to integrate the house with the landscape. Designed to maximise the indoor-outdoor flow that is so essential for tropical living.

Luxury finished  
Designer fixtures  
LED lighting







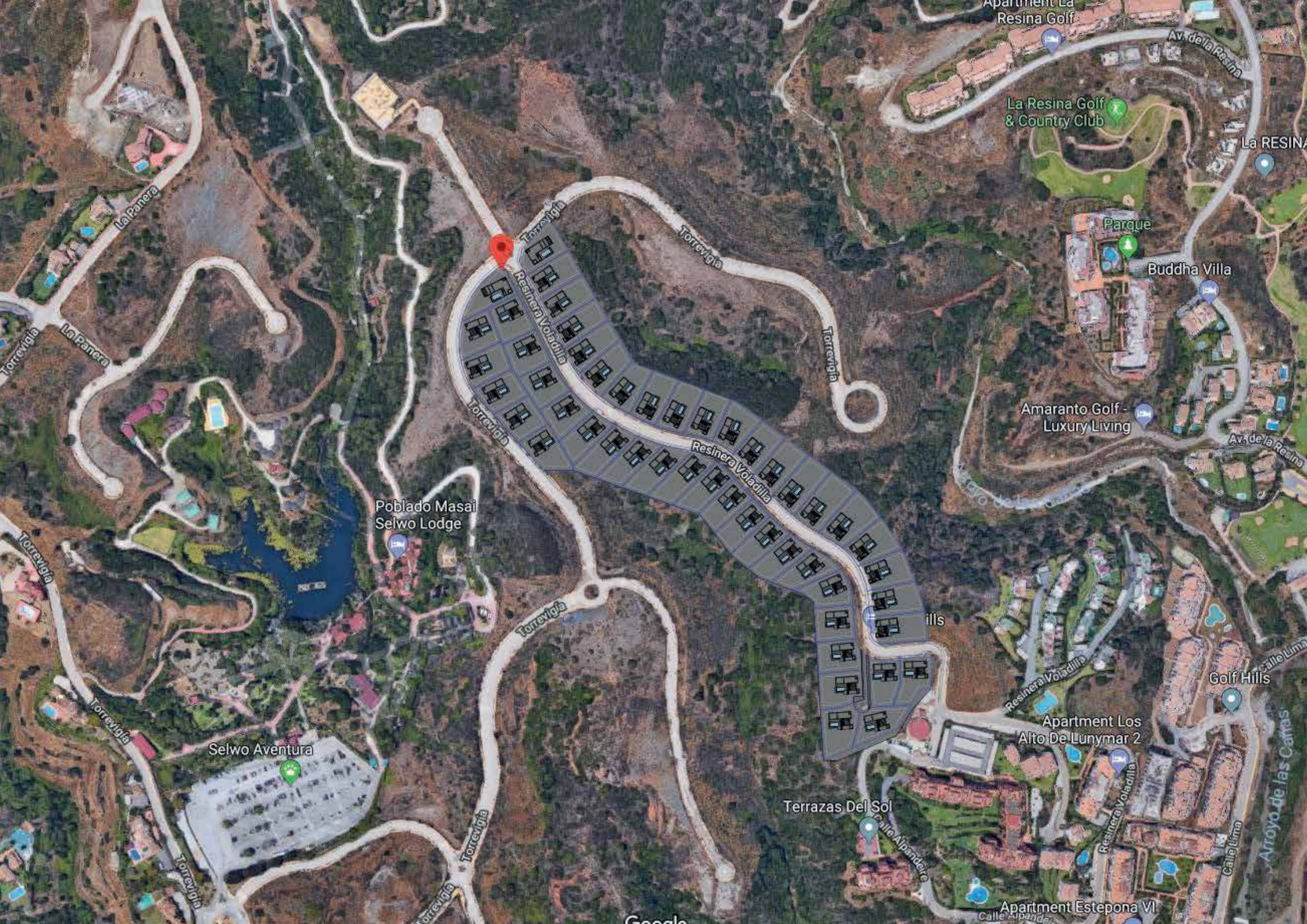


## MARVELOUS LOCATION

The characteristic of The View is a project that has everything: an amazing location and an impressive landscape that travels through the Mediterranean, extends into Africa and vanishes in the horizon.

10 min Puerto Banús  
14 min Marbella  
15 min Estepona







# Quality Specifications

## FOUNDATION AND STRUCTURE

Reinforced concrete structural floor.

Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

Ground floor separated from the ground (when possible)

## ROOF AND TERRACES

Inverted flat roof with non slippery floor tiles, when practicable and gravel when not.

Insulation and waterproofing according to the regulations.

Glass balustrade, with hidden aluminum profile.

## EXTERIOR WALLS

Brick cavity wall with partly insulated cavity with extruded polystyrene.

Exterior wall rendering with cement mortar and finishes according to design.

The pillars will be covered to break the thermal bridge.

## PARTITIONS

Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

## EXTERIOR CARPENTRY

Thermal break Aluminum profiles by Cortizo or similar, high quality

security laminated glass with solar control under emission 4+4/16/4+4

Includes thermal glass and main sliding doors with invisible track.

## PLOT ENCLOSURE

Street front-1m high wall+ mesh

Division between plots: Stone finished retaining wall and metallic mesh

## ECO-DESIGN

- Aerothermal system for air conditioning/heating and hot water.

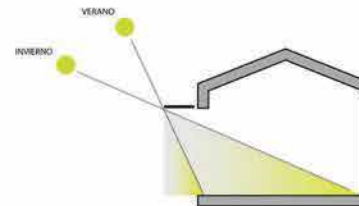
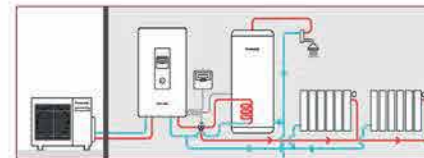
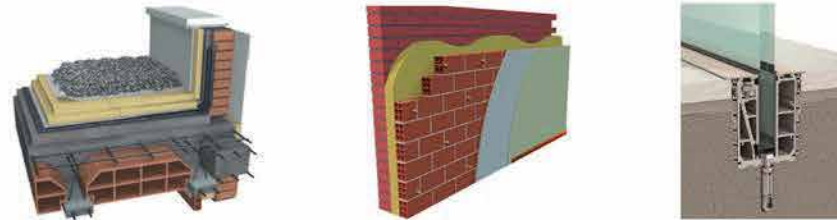
- Double insulation to keep the temperature of the house.

- Sun passive protection; we protect our windows with roofs or pergolas to take the sun light in winter and protect from it in summer.

## AIR CONDITIONING/HEATING

- Daikin Air zone

- Electric underfloor heating in bathrooms.





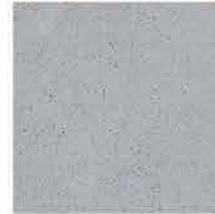
# Quality Specifications

## FLOORS

Interior floors: Porcelain tile imitating cement finish. Minimum size 60x60cm

Exterior floors: Porcelain tile imitating cement with antislip finish. Minimum size 60x60cm

Exterior finish (Sunbathing deck by the pool and jacuzzi area on the roof top) made by composite Wood.



## SKIRTING

White matte silestone, flash with the wall.

## BATHROOM AND KITCHEN WALLS

Ceramic tile imitating White marble and cement finish.

## ACCESS DOOR

Armoured pivot entrance door with Iroko wood finished.

## INTERNAL DOORS

Standard height white lacquered internal doors, with hidden hinges.

## WARDROBE

Closets and walk-in closets following detailed design.

Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.

Walk in closets: Without doors, finished in Wood laminate.

## SWITCHES AND SOCKETS

Niessen Zenit-white.

## LIGHTING

Downlight LED on ceilings, in bathrooms, kitchens and corridors.

Recessed ceiling with indirect LED lighting in Living room.

Exterior lighting.

## ELEVATOR



# Quality Specifications

## SWIMMING POOL

Infinity swimming pool, finished in white mosaic.  
LED lighting.  
Swimming pool maintenance equipment.  
Exterior shower.

## KITCHEN

Low and high units lacquered with fingerpull.  
Silestone worktop and splashback finished with ceramic looking like marble.  
Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridgefreezer.

## ELECTRICAL APPLIANCES

Oven Siemens HB22AR521E\*  
Microwave Siemens HF15G561\*  
Vitroceramic Siemens EH631BL18E\*  
Extractor Siemens DIB097A50\*  
Dishwasher Siemens SN64D002EU\*  
Fridge/freezer SIEMENS KA92NVI25\*

\*Or similar

## DOMOTIC SYSTEM PREINSTALLATION

Alarm system connected to Prosegur  
CCTV  
Door station with colour camera  
Smart lights  
Mobile App

## BATHROOMS

Wall hung Toilet Subway 2.0 - Villeroy&Boch.  
Sink- Villeroy&Boch.  
Resine shower tray with secuity glass panel.  
Taps: Hans grohe -Axor





## Optional Extras

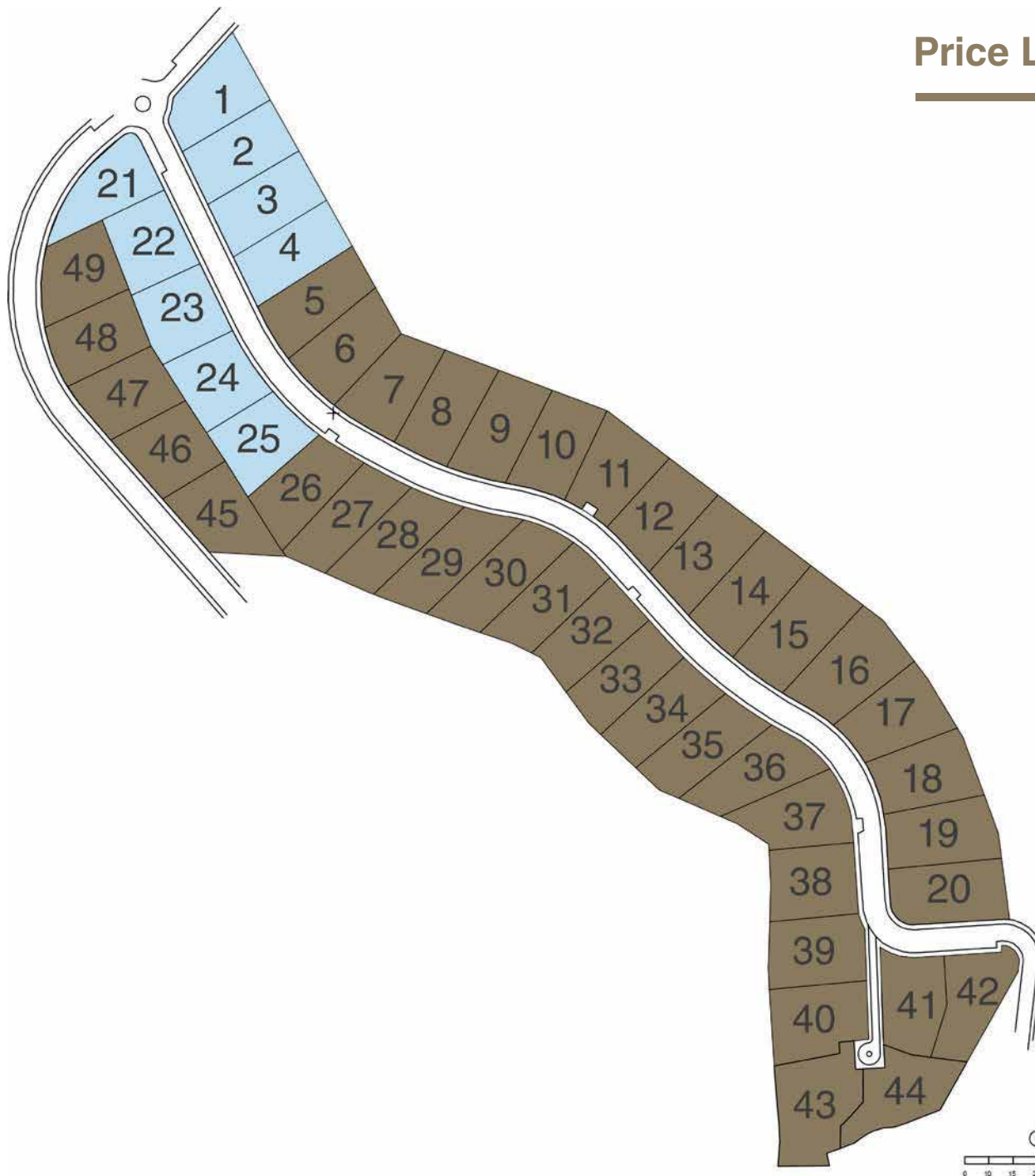
EXTRAS	m2	€/m2	TOTAL
Rooftop Solarium	1,00	450,00 €	450,00 €
Heating floor system for the living area in the living room, bedrooms, kitchen and bathrooms.	278,00	217,12 €	60.359,36 €
Enlarging covered terraces	1,00	1.400,00 €	1.400,00 €
Heating outdoor pool			18.223,82 €
Fireplace outside			2.798,00 €
Regrigerated wine cellar for 150 bottles			3.700,00 €
Automatic pool reel. Pool cover up to 10x5 dimensions. Technical or tropical wood platform. PVC or PC slats Motor with end of stroke memory, automatic stop in the correct position of closing and opening.			31.204,00 €
Enlargement of swimmingpool surface	1,00	1.100,00 €	1.100,00 €
Pool finishing in porcelain tiles in the colour of the terraes	75,00	136,00 €	10.200,00 €
Jacuzzi with water jet massage system for 7 people 3100x2300x950 mm with heating system and multicolour lighting. Water pumps, water massage system: rotating jets and fixed jets, headrest, water massage systems, air massage system by jets, heating system multifunction control system, waterfall function with multicoloured lights control light control, speakers, internal thermal insulation.			35.100,00 €
Outdoor Jacuzzi of dimensions 4000x3000 mm made of work with LED lighting Multicolour and hot water.			32.500,00 €

## Optional Extras

EXTRAS	m2	€/m2	TOTAL
Windows with safety glass throughout the house. Safety double glazing (laminar), set consisting of 8 mm colourless tempered exterior glass, dehydrated air chamber with aluminium separator profile and double perimeter sealing of 8 mm, and colourless laminar interior glass of 8+8 mm thickness composed of two 8 mm glass panels, joined by a sheet of colourless polyvinyl butyral, for glass sheets with a surface area between 3 and 4 m2; 32 mm of total thickness.	<b>145,00</b>	362,70 €	52.591,50 €
Armoured entrance door. Block of standardized armoured entrance door, with passage light 85,6cm and step height 203 cm, finished with smooth board on both sides in country pine wood and security lock with three closing front points ( 10 latches).			3.500,00 €
Panic room with reinforced panels PBL-45 with 45 mm of thickness and weight 50Kg/m2 of dimensions 2160 x 2000 x 2000 (4 walls floor and ceiling) including armoured door, telephone line and security camera, air conditioning and connection TV.			49.140,00 €
Raising level of 3 meters garden surface with one meter retaining wall perimeter.	<b>1,00</b>	40.000,00 €	40.000,00 €
Basement Finishes for Grand Family Villa (3 floors) and Grand Family Villa (4 floors)			135.795,00 €
Basement Finishes for Grand Family Villa Plus			157.163,00 €
Bedroom with bathroom en suite in the basement	<b>22,50</b>	1.100,00 €	24.750,00 €
Gym room in the basement	<b>25,00</b>	1.100,00 €	27.500,00 €
Spa room ( Minipool - Jacuzzi 224x213x86 + Sauna 260x210x220) in the basement			64.300,00 €
Office room in the basement			17.600,00 €



## Price List



VILLA	PRICE	Type
Villa 1	1.750.000,00 €	Grand Family Vila Plus
Villa 2	1.580.000,00 €	Grand Family Villa (3 floors)
Villa 3	1.590.000,00 €	Grand Family Villa (4 floors)
Villa 4	1.710.500,00 €	Grand Family Villa Plus
Villa 21	1.550.000,00 €	Grand Family Villa (3 floors)
Villa 22	1.180.000,00 €	Grand Villa
Villa 23	1.170.000,00 €	Grand Villa
Villa 24	1.480.000,00 €	Grand Family Villa (3 floors)
Villa 25	1.670.000,00 €	Grand Family Villa (3 floors)

■ RESERVED

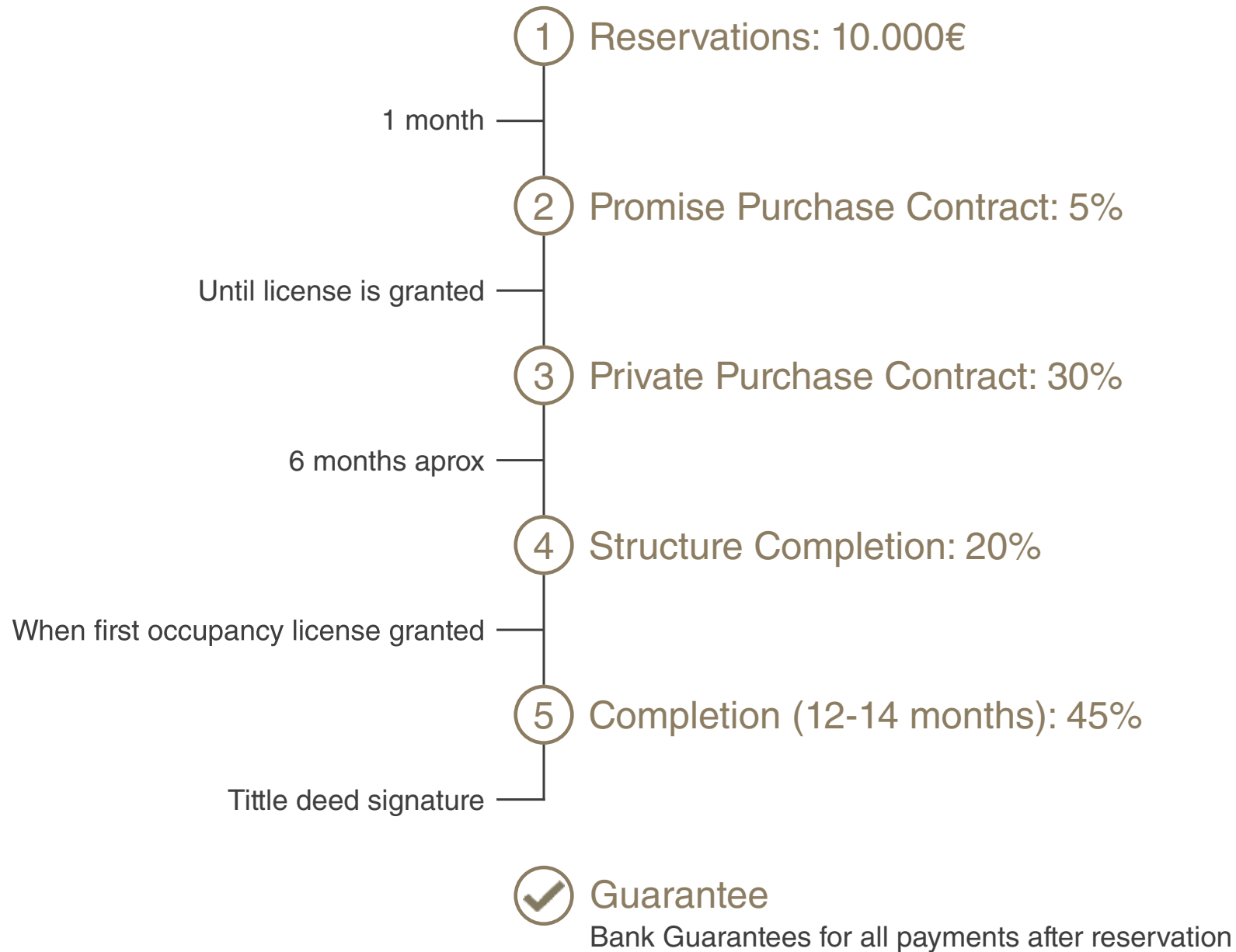
*\* IVA not included in prices*

# Villas Measurements

VILLAS	PLOT m²	Beds	Baths	Total Built Area m²		Ground Floor m²		First Floor m²		Roof Top m²		Basement m²	Terraces m²	Pool m²
				Total Built Area	Built Living Area	Total Built Area	Built Living Area	Total Built Area	Built Living Area	Total Built Area	Built Living Area	Total Built Area		
Villa 1	1040 m²	5	5	876,49	529,43	304,07	170,36	172,06	140,34	210,19	28,56	190,17	162,23	35,00
Villa 2	1035 m²	4	5	694,34	426,06	277,67	145,50	251,80	115,69	-	-	164,87	114,13	35,00
Villa 3	1049 m²	4	5	783,33	453,42	287,35	145,50	146,24	115,69	184,13	27,36	164,87	159,90	35,00
Villa 4	1016 m²	5	5	876,49	529,43	304,07	170,36	172,06	140,34	210,19	28,56	190,17	162,23	35,00
Villa 21	1021 m²	4	5	694,34	426,06	277,67	145,50	251,80	115,69	-	-	164,87	114,13	35,00
Villa 22	1002 m²	4	3	526,90	244,57	271,30	139,37	255,60	105,20	-	-	-	120,88	35,00
Villa 23	1001 m²	4	3	526,90	244,57	271,30	139,37	255,60	105,20	-	-	-	120,88	35,00
Villa 24	1001 m²	4	5	694,34	426,06	277,67	145,50	251,80	115,69	-	-	164,87	114,13	35,00
Villa 25	1000 m²	4	5	694,34	426,06	277,67	145,50	251,80	115,69	-	-	164,87	114,13	35,00



## Payment Terms



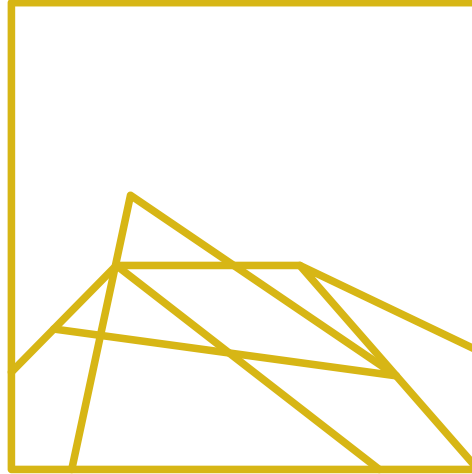
## Payment Terms Detailed

VILLA	PRICE	RESERVATION	PROMISE PURCHASE CONTRACT		PRIVATE PURCHASE CONTRACT		STRUCTURE COMPLETION	TITLE DEED
			Time	Payment 5%	Time	Payment 30%	Payment 20%	Remaining 45%
Villa 1	1.750.000,00 €	10.000,00 €	1 month	77.500,00 €	+ - 6 months	525.000,00 €	350.000,00 €	787.500,00 €
Villa 2	1.580.000,00 €	10.000,00 €	1 month	69.000,00 €	+ - 2 months	474.000,00 €	316.000,00 €	711.000,00 €
Villa 3	1.590.000,00 €	10.000,00 €	1 month	69.500,00 €	+ - 2 months	477.000,00 €	318.000,00 €	715.500,00 €
Villa 4	1.710.500,00 €	10.000,00 €	1 month	75.525,00 €	+ - 2 months	513.150,00 €	342.100,00 €	769.725,00 €
Villa 21	1.550.000,00 €	10.000,00 €	1 month	67.500,00 €	+ - 6 months	465.000,00 €	310.000,00 €	697.500,00 €
Villa 22	1.180.000,00 €	10.000,00 €	1 month	49.000,00 €	+ - 6 months	354.000,00 €	236.000,00 €	531.000,00 €
Villa 23	1.170.000,00 €	10.000,00 €	1 month	48.500,00 €	+ - 6 months	351.000,00 €	234.000,00 €	526.500,00 €
Villa 24	1.480.000,00 €	10.000,00 €	1 month	64.000,00 €	+ - 6 months	444.000,00 €	296.000,00 €	666.000,00 €
Villa 25	1.670.000,00 €	10.000,00 €	1 month	73.500,00 €	+ - 6 months	501.000,00 €	334.000,00 €	751.500,00 €

 RESERVED

*\* IVA not included in prices*





# MARBELLA

## INVESTMENT PROPERTIES

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