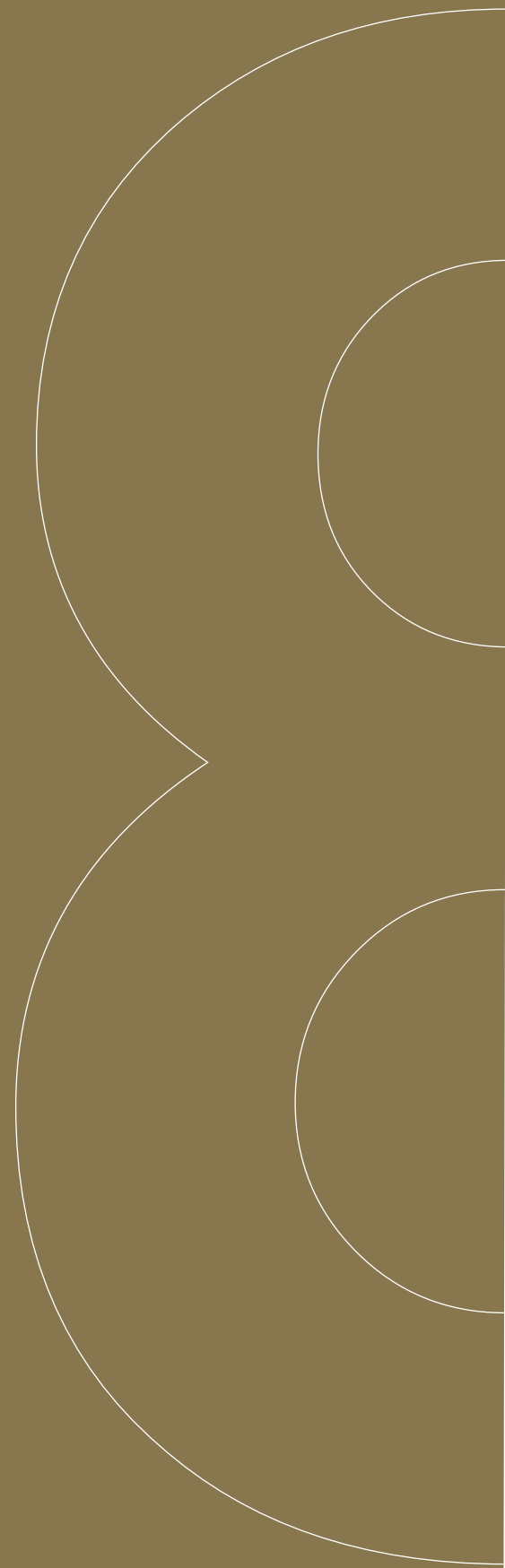




8 EXCLUSIVE GATED RESIDENCES
LOMAS DEL **MARBELLA CLUB**

a lifestyle concept

C8NCEPT



8 EXCLUSIVE GATED RESIDENCES IN LOMAS DEL MARBELLA CLUB

Just off the palm-lined Golden Mile of Marbella, an exclusive community of luxurious villas is being created that combines the best of prime setting, exceptional style and modern luxuries.

Situated in a premium location surrounded by greenery and palaces, within walking distance to the sumptuous beach clubs and facilities of the iconic Marbella Club and Puente Romano resort hotels nearby, the 8 private residences are within minutes of Marbella town, Puerto Banús, golf, luxury spas, shopping, fine dining and international colleges, yet also private and secluded.

24-hour state-of-the-art security ensures this gated community can offer its residents total peace of mind within a personal oasis at the heart of Marbella. Lush subtropical gardens frame stunning Mediterranean Sea views in properties that provide total privacy, as well as unique architectural styling, free-flowing modern interior layouts and a level of luxury found only in the finest homes.

In everything, from design and layout to construction, materials, technology, amenities and finishing, the 8 magnificent new villas that form this select community offer an exceptional living environment in a prime Marbella setting on the Golden Mile.

THE PROJECT

The is a highly select, gated community of **8** luxurious private residences situated in one of the most desirable addresses in Marbella. Set upon gently sloping land at less than 200 metres from the region's most exclusive stretch of beach, the site offers peace and privacy amid natural greenery, and the commanding sea views that the slight but effective elevation makes possible. In terms of location, it doesn't get much better than Las Lomas de Marbella Club, a select, peaceful area on the Golden Mile surrounded by parks, palaces and beachfront mansions.

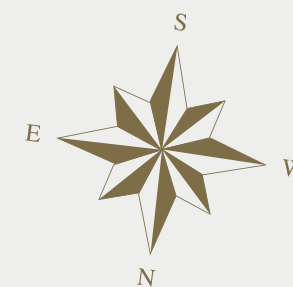
Built from a philosophy of excellence, the villas represent the very pinnacle of modern style, comfort and sophistication, featuring sumptuous contemporary architectural design, the finest materials and advanced technology at the service of luxury and convenience. Central to the entire concept has been the desire to create homes of true distinction – villas that stand out even within the most luxurious address in Marbella and offer the ultimate environment in which to enjoy its renowned lifestyle.

THE VILLAS

The community of secure, gated **C8NCEPT** Residences is made up of 8 completely independent and individually designed villas. 3 types of villas are available, they vary in size and distribution, but all have the same specifications and finishing.

Each enjoys its own styling, layout, setting, orientation and sea views, with personalised finishing and unique features that ensure every one of the homes is not only entirely independent and private, but also full of personal character, ambience and style.

The ability to define the final dressing of the property makes it possible to configure the villa further to your own style, needs and preferences – to make it your perfect modern Marbella home.



Private Plot: 1,000.14 m²
Common Plot: 357.43 m²
Built: 741.60 m²
Built pool: 73.98 m²

VILLA 1

Private Plot: 867.82 m²
Common Plot: 310.08 m²
Built: 746.45 m²
Built pool: 45.58 m²

VILLA 2

Private Plot: 1,000.42 m²
Common Plot: 357.43 m²
Built: 689.42 m²
Built pool: 78.04 m²

VILLA 3

Private Plot: 962.89 m²
Common Plot: 344.19 m²
Built: 575.70 m²
Built pool: 53.90 m²

VILLA 4

Private Plot: 1,113.95 m²
Common Plot: 398.02 m²
Built: 724.95 m²
Built pool: 65.63 m²

VILLA 8

Private Plot: 1014.35 m²
Common Plot: 362.51 m²
Built: 549.16 m²
Built pool: 44.52 m²

VILLA 5

Private Plot: 705.93 m²
Common Plot: 252.29 m²
Built: 521.34 m²
Built pool: 44.90 m²

VILLA 6

Private Plot: 1,223.03 m²
Common Plot: 436.93 m²
Built: 889.17 m²
Built pool: 80.24 m²

VILLA 7





VILLAS 1,2,3 & 8

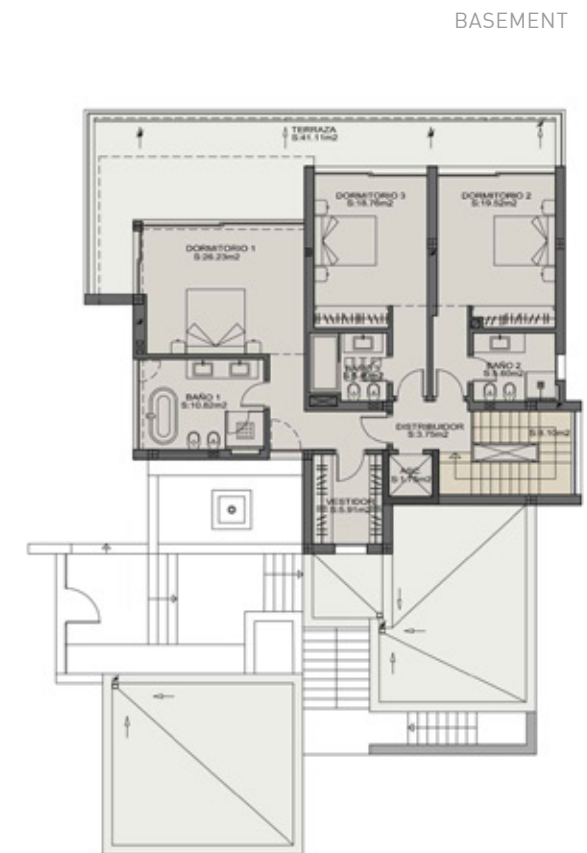
TYPE A





VILLAS 4,5 & 6

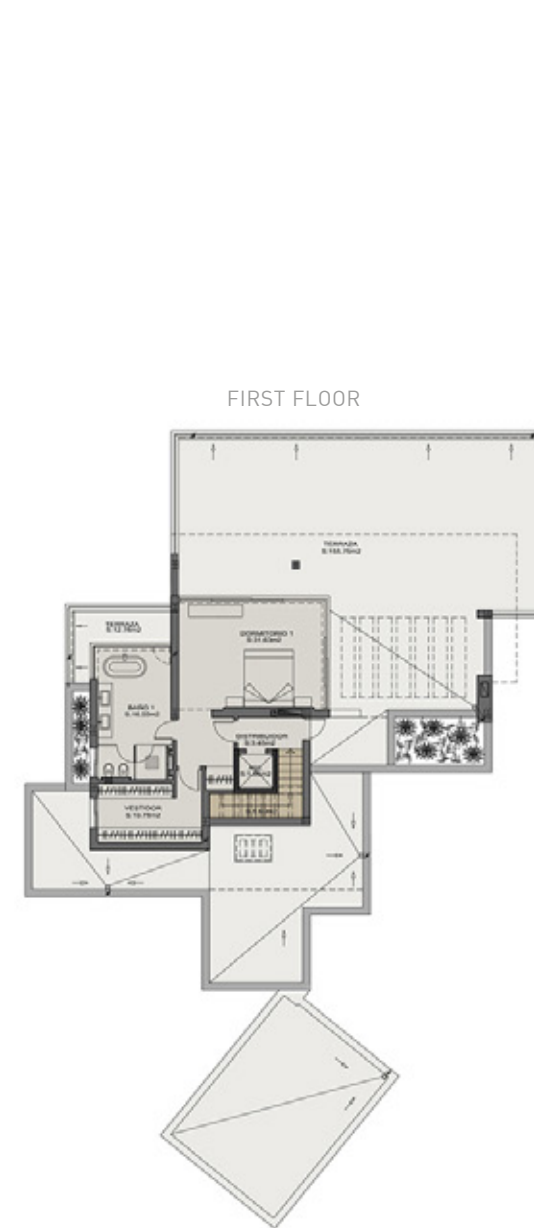
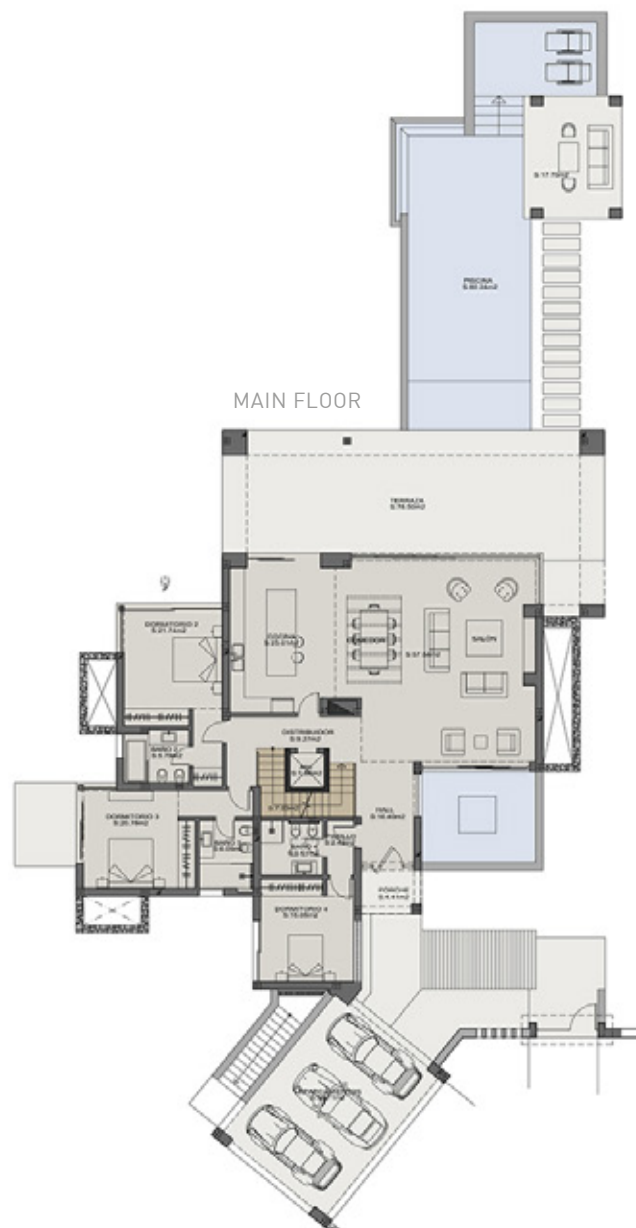
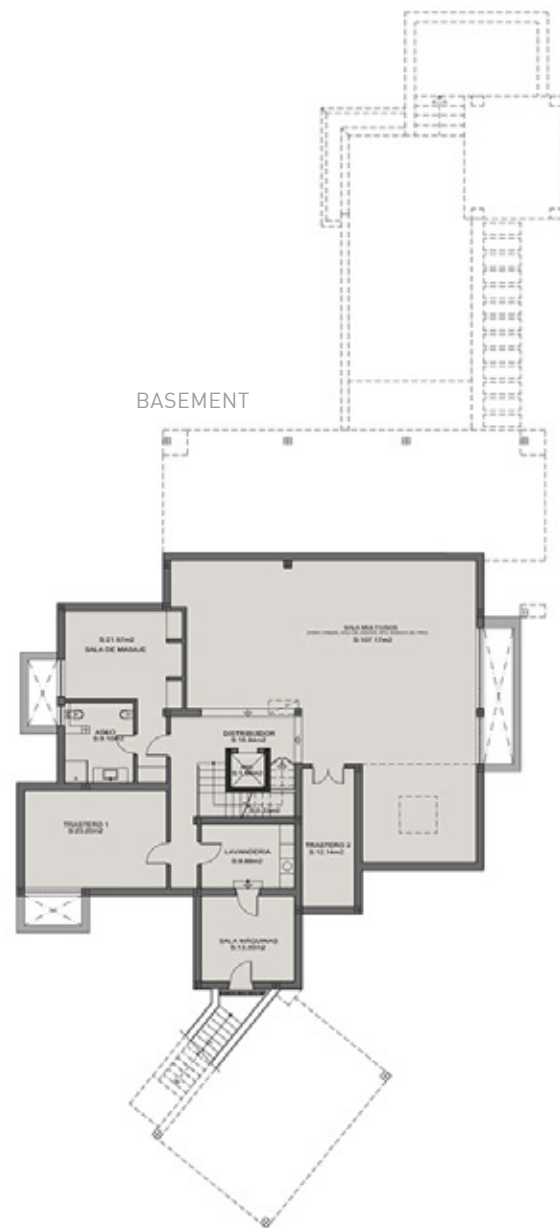
TYPE B





VILLA 7

TYPE C



SPECIFICATIONS

The finest qualities are selected by our skilled and experienced team, from solid and durable construction materials to interior textures and tones that add style and comfort to your everyday surroundings.

FOUNDATIONS AND STRUCTURE

Reinforced concrete in compliance with the Spanish building code.

WATERPROOFING

Waterproofing of walls, foundations and open terraces with protected asphalt sheets, injected polyuria foam on terraces and roof, taking into account heat and acoustic insulations of the habitable areas. Complying with health and safety regulations.

FAÇADE

Formation of the façade enclosure with an exterior brick outer sheet of ½ foot of perforated brick, external renderings and a projection of polyurethane foam, air chambers, heat/thermic insulation of rock wool and two plasterboard panels of 13mm.Carried out complying with regulations.

PAINT

Interior: Smooth plastic coating on the walls, ceiling and mouldings.

Exterior coating: smooth plastic coating over the cement render.

FLOORING

Main floor:

Cream/ white Capri limestone. Format of 70x70cm/ or similar. Wood skirting lacquered in white (15cm height).

Secondary bathrooms:

Cream/ white Capri limestone. Format of 70x70cm/80x80cm or similar.

Main bathroom:

‘ECOTRAIN’ flooring (for humid areas) ROVERE UNICA, 3 layers of oak width 15x190x1900, colour Avana or similar.

Terraces:

Cream /white Capri limestone. Anti-slip surface finish.

Property entrance:

large Cream white/Capri limestone tiles. Anti-slip surface finish.

TILING

Main bathroom:

Cream/ white Capri limestone with special areas in the shower trays. Countertops “Corian” or “Silestone”.

Secondary bathrooms:

Cream /white Capri limestone with special drainage/step up for the shower trays and the baths. Countertops in “Corian” or “Silestone”.

RENDERING

Exteriors:

Plastering with fine mortar cement.

Façade module for the entrance of the property applied with decorative natural stone (Grey/slate).

Interiors:

Walls: plastered and painted.

Ceilings: The suspended ceilings will be made with metallic supporting structures on which laminated plasterboard will be placed and living room area fitted with mouldings to install recessed lighting.

Kitchen and bathroom: false ceilings with plasterboard.

SANITARY APPLIANCES

Main bathroom:

Bath: “CONIC” by Porcelanosa, 1.76x88cm with freestanding tap “IRTA” by Porcelanosa.

Sinks: TORINO by Duravit or similar, with worktop and Porcelanosa IRTA taps or similar.

Toilet: “SUBWAY” by Villeroy & Boch.

Bidet: “SUBWAY” by Villeroy & Boch, IRTA Porcelanosa tap or similar.

Shower tray: IRTA Porcelanosa tap, with shower spray of 50X50cm by Porcelanosa or similar.

Secondary bathrooms:

Bath: “SP ONE” by Porcelanosa, 1.70x75cm IRTA Porcelanosa tap or similar

Sinks: TORINO by Duravit or similar, with worktop and IRTA Porcelanosa tap or similar.

Bidet: “SUBWAY” by Villeroy & Boch, IRTA Porcelanosa tap or similar

Shower tray: IRTA Porcelanosa tap, with shower spray of 50X50cm by Porcelanosa or similar.

PLUMBING

Shower tray drains “TECEdrainline” type or similar.

CARPENTRY

Reinforced front door of 8.50cm thickness in IROKO. Pivoting, with 2 lateral attachments, security lock, rubber seal for soundproofing and vertical stainless steel lock.

Interior carpentry:

Interior doors of 16mm TEAK wood, rubber sealing, concealed SIMONSWERK hinges, magnetic AGB POLARIS lock and stainless seal GROËL handle.

Flush-fitting wardrobe doors lacquered in the same colour as the walls, with BLUM SOFT CLOSE hinges. Wardrobe interior lined with melanin textile and features 22mm and inside drawers.

Bathroom cabinets in TEAK wood with Corian or Silestone top.

Exterior carpentry:

High quality aluminium carpentry by TECHNAL or similar in varying series/sections depending on dimensions and double glazing by CLIMALIT.

Automatic window shutters by GRIESSER in bedrooms.

GLASS

Double-glazing by CLIMALIT.

Bathroom mirrors with pre-fitted structure for perimeter strip led lighting.

Shower screens with stainless steel hinges.

ELECTRICAL INSTALLATION

Pre-installed electric network of 34.6 K.V.A. (29.4KW) with NIESSEN machinery (SKY BLANCO SOFT). Pre-installed channelling for telephone, data collection and television in all bedrooms, living room and kitchen.

Fibre optic pre-installed in the property.

Television plugs throughout the property.

Infrared alarm detectors.

LED spotlights in areas of suspended ceilings, living room decorated with strip LED lights. LED spotlights in bathroom.

Power point to charge electric vehicle.

Video intercom system installed.

AIR CONDITIONING

DAIKIN Heat pump for hot/cold air conditioning with ALTHERMA system.

Under floor water heating on Main floor.

Hot water system using heat pump with recovery capacity (free heat generation in summer)

HOME AUTOMATION

Lighting controls.

Shutter controls.

Climate control settings.

System can be expanded to include control of alarm system, audio etc. (Optional)

URBANISATION

Perimeter fences using a combination of metal grills and existing constructed wall.

Remote controlled automatic gate.

Garden lighting using reflectors and projectors.

Swimming pool with decorative 15x15cm tiles, saline purification system and LED bulbs for lighting.

Landscaped gardens with automatic irrigation system.

OTHER

Fully fitted kitchen with appliances (SIEMENS or similar) with Silestone or Corian work tops.

Fireplace.



OPTIONAL

Home cinema in the basement.

Spa/sauna/Turkish bath or gym in the basement

Wine cellar in the basement.

SECURITY

The knowledge that you can enjoy total privacy and security within this exclusive gated community sets the tone for a carefree lifestyle, with 24-hour manned security and advanced systems making your **C8NCEPT** villa your own personal domain.





Advanced Technology

Exclusive homes and the luxury amenities that the latest technologies make possible are no longer an extra in this standard of property. By applying the most advanced solutions we not only ensure your home has every modern comfort, but also that it is functional and convenient.

Inspired Design

Our concept does not allow for mediocre architecture, so we don't hide behind modern or minimalist tags but design homes to be unique, aesthetically outstanding, practical and enduring in their appeal – as well as inspiring to live in.



PRIVATE,
YET CLOSE TO
ALL AMENITIES

Luxury means different things to different people, and as a result it has a great many definitions, but for us luxury is a concept of living that is represented in the environment we create, the ambience that flows from it and the quality of life made possible.



LOCATION

The villas find themselves in a private enclave of peace, security and privilege set right at the heart of the most exclusive and desirable address in **Marbella** – the **Golden Mile**.

This palm-fringed avenue flanked by parks and sumptuous mansions links Marbella town and the glamorous marina of **Puerto Banús**, where you will find designer outlets, fine dining, trendy beach clubs and the liveliest nightlife in the region.





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