



MARBELLA - ESTEPONA

NEW LIVING EXPERIENCE



## SYZYGY *(Sizigia)*

Within space, a sizigia (a word that derives from Latin via classical Greek) describes the rare state in which three or more celestial bodies are aligned. They are planetary confluences that have great relevance and influence on nature and all living creatures.

Lifestyle is at the heart of the Syzygy Homes brand, so the aesthetics, layout and functionality of our villas and apartment is designed with a new living experience in mind to ensure form, function and setting come together in perfect harmony. This is visible in the sleek modern architecture, but also in the detailed design of each room, where the kitchen, living and dining room provide an open-flowing space made for family interaction while the bathrooms and bedrooms offer private areas enriched by the garden's greenery.

The homes we create are modern and stylish yet never at the expense of comfort and homeliness. Much thought has gone into practicalities too, such as providing lots of storage and cupboard space with minimal visual impact. Above all, though, Syzygy Homes provide the setting for your preferred lifestyle – the ideal place to call home.



## Be part of the New Mediterranean lifestyle.

A unique urban retreat where daily life is enhanced by a sense of relaxation, efficiency and exclusivity.

The Villas and The Residences are inspired by modern Mediterranean architecture, with spacious exterior living areas, large windows, clean lines, open-plan living and beautiful gardens. Known for innovative, imaginative projects, the renowned architect of The Villas of Vap Homes, has carefully studied the site of each villa to maximise views, sunlight and intimacy. This approach is mirrored in the design of The Residences, created by Gonzalo Jacobsen.



Location  
COSTA DEL SOL

ESTEPONA

PUERTO BANÚS

MARBELLA

FUENGIROLA

BENALMÁDENA

TORREMOLINOS

MÁLAGA



322 days of sunshine per year  
Annual average temperature 18.5°C

*(Maximum average 25.4°C in August, average minimum of 11.9°C in January)*

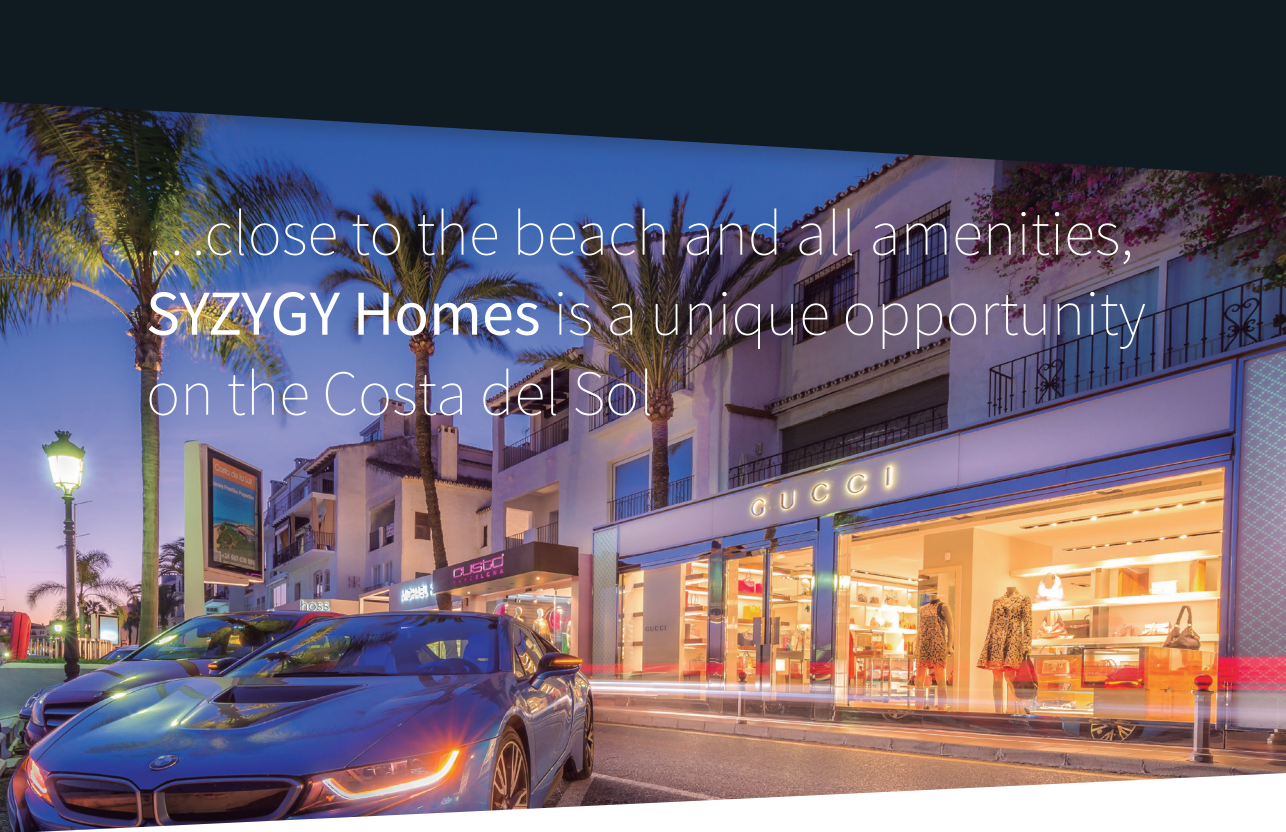


## A world of services at your disposal...

Situated half way between Estepona and Marbella, the exclusive private complex of **SYZYG** Homes finds itself in a privileged spot that offers peace and tranquillity in a natural setting yet is also close to the shops, schools, restaurants, beaches, sports facilities and professional services of the Costa del Sol.

The neighbouring village of Cancelada is just a few minutes' walk away, as are sandy beaches and the coastal road that connects you to the entire region. The pretty Andalusian resort town of Estepona is under 15 minutes' drive, as is the little town of San Pedro Alcántara, with Puerto Banús and Marbella town barely 10 minutes further.

Also within close reach are schools, the private Hospiten medical centre, shops, restaurants, cafés, nightlife and nature trails, not to mention a wide choice of sports clubs, spas, equestrian centres and golf clubs. In fact, the five-star facilities of the luxurious Villa Padierna spa resort hotel and golf course are right on your doorstep, opening up a world of lifestyle possibilities.



...close to the beach and all amenities,  
**SYZGY Homes** is a unique opportunity  
on the Costa del Sol

For the perfect blend of nature,  
country charm and modern  
refinement...

For those who want to combine the peace, privacy and open space of a modern villa in a country setting, yet do not want to be far removed from all the amenities and services of the Costa del Sol, **SYZGY Homes** offers the ideal combination of a location close to nature and also just a short distance away from all that the Marbella area has to offer.

From here you can be on the coastal road within a few minutes and conveniently connected, yet in a home that is surrounded by sea and mountain views in an area rich in country charm. The nearby village of Cancelada offers shops and restaurants on your doorstep, with walking routes, horse riding trails and also sandy beaches close by.



*The Villas*  
MARBELLA - ESTEPONA

# The Villas

SMART HOMES



# Today's Lifestyle Living



The properties are set on spacious yet manageable plots that are mostly level whilst offering excellent views over the surrounding countryside and nearby sea. A stylish pathway leads through the landscaped gardens to the front entrance, whose hallway opens onto on the of villa's main features – the large, open plan living room.

This area is made up of a spacious living room and top-spec modern kitchen with dining room. It is the centre of the home, where large floor-to-ceiling windows allow in natural light and views, sliding open to provide direct access to an expansive terrace with outdoor lounge and dining areas. From this spot, which extends the indoor space and comfort to make of the most of Marbella's pleasant year-round climate, it is just a few steps to the private swimming pool surrounded by beautiful lawns and sustainable gardens.

The three-bedroom villas are among the most attractive and best-located modern homes in Marbella, offering optimal comfort and luxury in a contemporary setting, with a bedroom suite on the ground and two on the first floor. All suites feature their own dressing room and terrace, marking the modern refinement that is the defining characteristic of living in **The Villas**.

Discover inspiring views

## Lie back, relax and enjoy

The site of The Villas has been skilfully used to ensure unique views from each of the villas.

The stunning view of the Mediterranean is the perfect backdrop for this exclusive development. The panoramic terrace is a great place to come back to relax and enjoy in a peaceful setting.

*The Villas*  
LUGANO



## Integrate nature into Your Home

The spacious back porch with three metre high ceilings and the floor-to-ceiling sliding doors create the sensation of being enveloped in the outside landscape and enable you to enjoy this natural environment to the full.

Whether physically merging the line between indoor and outdoor spaces or simply having an indoor garden or an open-air private shower, life at **The Villas** sets a new standard of living.



## Open living space

The Villas have been specially designed to facilitate contemporary living. By opting for large combined spaces, the ins and outs of daily life become shared experiences. The open-plan living space invites the bright natural light in, creating an atmosphere of optimism and positivity.



A double height ceiling with a beautiful staircase over an indoor garden welcomes you to your new home. The three-bedroom villas feature one master suite on the ground floor with stunning open-air shower, a walk-in closet and private garden, as well as two suites with walk-in closets and panoramic terraces on the first floor.





LED lighting

Aerothermia climate system

Spacious panoramic terraces

Rooftop gardens

Security glass windows & solar filter protection

Indigenous aromatherapy gardens

Double height ceiling staircase

Interior garden

Smart thermostats

Hideaway sliding doors

Floor-to-ceiling doors

Pool solarium

Sustainable gardens

Salt chlorinated swimming pool

3 metre high ceilings

Discover homes improved to perfection

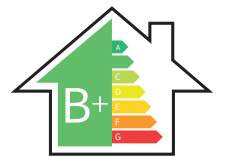
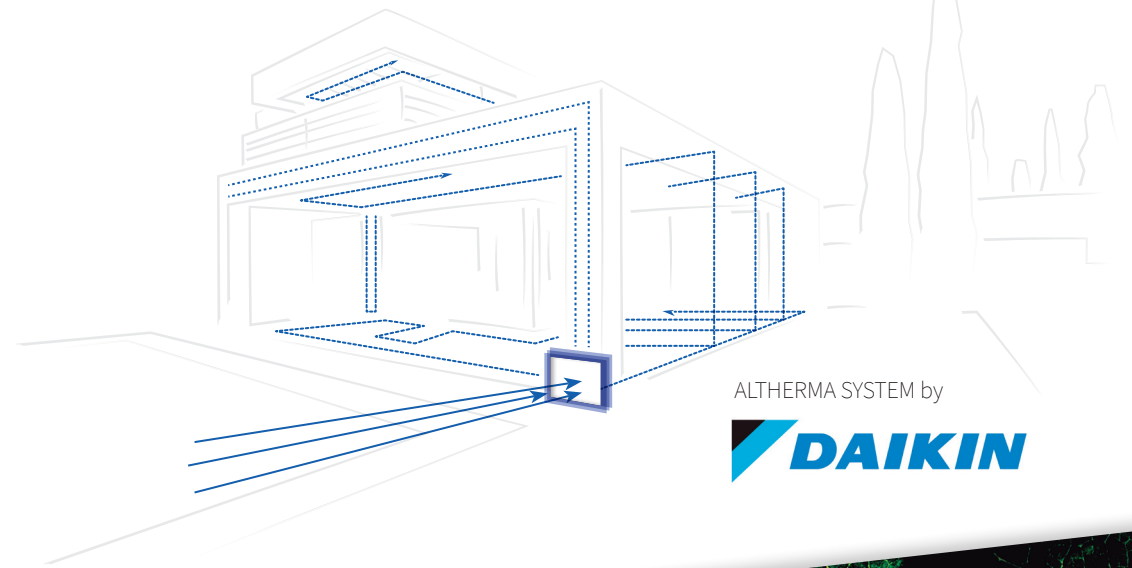


The Villas  
MARBELLA - ESTEPOÑA

## 21<sup>ST</sup> Century Homes

Clever design = energy savings and a comfortable living environment

## Harnessing wind energy



The modern credentials of **The Villas** are not only reflected in their architectural styling but also in the use of the latest technology to produce Smart Homes that are energy-efficient, cost-effective in their maintenance and have a minimal impact on the environment.

Excellent insulation and intelligent climate management systems avoid high temperature variations and in so doing reduce the need for intensive heating or cooling. The result is a pleasant living environment with up to 30% savings in energy consumption.

The same applies to the gardens, which are landscaped with sustainability in mind, using water-efficient indigenous plant species that are in balance with the local climate. Highly aromatic, they provide privacy and natural beauty within your own personal domain.





# Homes made

# for the senses

From the fragrant gardens laid out with indigenous species to wonderful views and the texture of fine quality materials, **Syzygy Homes | The Villas** are designed to please the senses.

The Villas are constructed with optimal insulation, including impermeable acrylic exterior coating that further reduces temperature extremes – set within tastefully landscaped gardens planted with indigenous species that are water-efficient, aromatic and ideally adapted to local conditions whilst providing a peaceful, private green haven that forms an ideal accompaniment to imposing sea views.

Step past the architecturally pleasing double carport and through the solid modern-style front door with security lock and you enter a private living space marked by quality materials and finishing. The under floor heating throughout adds to the appeal of beautifully veined large format (60 x 60cm) cream marble floors inside and on the terraces.

Where they come into contact with water, the floors feature a matt, anti-slip finish that adds practical function to the rich ambient LED lighting, which can be toned to your liking with pre-programmed settings controlled through the advanced but easy to use home automation system.

The exterior lighting similarly creates an attractive setting that further enhances the architectural styling of the villa. Slide the panoramic laminated glass doors with solar filter open and your attention is drawn by a stylish private swimming pool with environmentally friendly saltwater filtering system.

The finest quality carpentry is found throughout, from specially designed storage systems in the dressing rooms that come with each bedroom suite to top-of-the-range kitchens that are designed for lovers of food, cooking and socialising in the home's traditional hearth. Both the kitchens and bathrooms are available in a variety of tones and textural finishes, complete with an alluring Balinese style shower that sets the tone for modern luxury living.

*The Villas*  
MARBELLA - ESTEPONA

# Customise your villa

CREATE THE SETTING FOR YOUR OWN IDEAL LIFESTYLE

People are different  
Why should our homes  
be the same?

01| Kitchen option with large island + small breakfast bar



02| Kitchen option with island + table + small breakfast bar



03| Kitchen option with breakfast bar



We provide the ideal canvas for your preferred lifestyle. Customising your property enables you to further personalise your living environment by giving you the choice of materials and finishing, ranging from marble, tiled or wooden floors and different kitchen or bathroom styles to varying bedroom configurations, home automation features, decorative contemporary fireplaces and pool decks to match your taste.

Our architects and designers will work with you to create the villa that is an extension of your personal style and lifestyle needs, and many of the choices are included in the standard price, so free of additional charges – so let us know if you require a built-in charger for your electric car or the kind of garden you wish to create for your ideal home.

# Options



## ✦ Floor finishings

**Natura** (Interior: Natural stone, except panoramic terrace on the first floor, laundry, pantry and storage. Panoramic terrace: Sandstone with wood finishing. Laundry, pantry and storage room: Sandstone with natural finishing)

**Neutra** (sandstone with natural finishing on the ground floor and wood finishing on the first floor)

## ✦ Additional Lay-outs

Maid's room

Additional 4th bedroom

**Basic basement** (cement floor + reinforced concrete walls)

**Premium basement** (Thermal insulation of floors and walls, floor tiles, lining of walls and ceiling with plasterboard, 4 lighting outlets, 2 power points, 1 TV aerial point, prevision for installation of bathroom and pre-installation of air conditioning)

## ✦ Kitchen Options

Large island + small breakfast bar

Island with table + small breakfast bar

Breakfast bar

## ✦ Additional features

**Premium domotic system** (Switchboard for mobile integration. 1 door opening detector. 2 motion detectors. 2 smoke detectors. 2 flood detectors. Brand Delta core. Internet access required)

**Premium plus domotic system** (Switchboard for mobile integration. 1 door opening detector. 2 motion detectors. 2 smoke detectors. 2 flood detectors. heating control, electric blind control, 3 light controlled areas and water cut-off valve control. Brand Delta core. Internet access required. Electric motors not included)

**Electric security shutters** (in the 3 bedrooms)

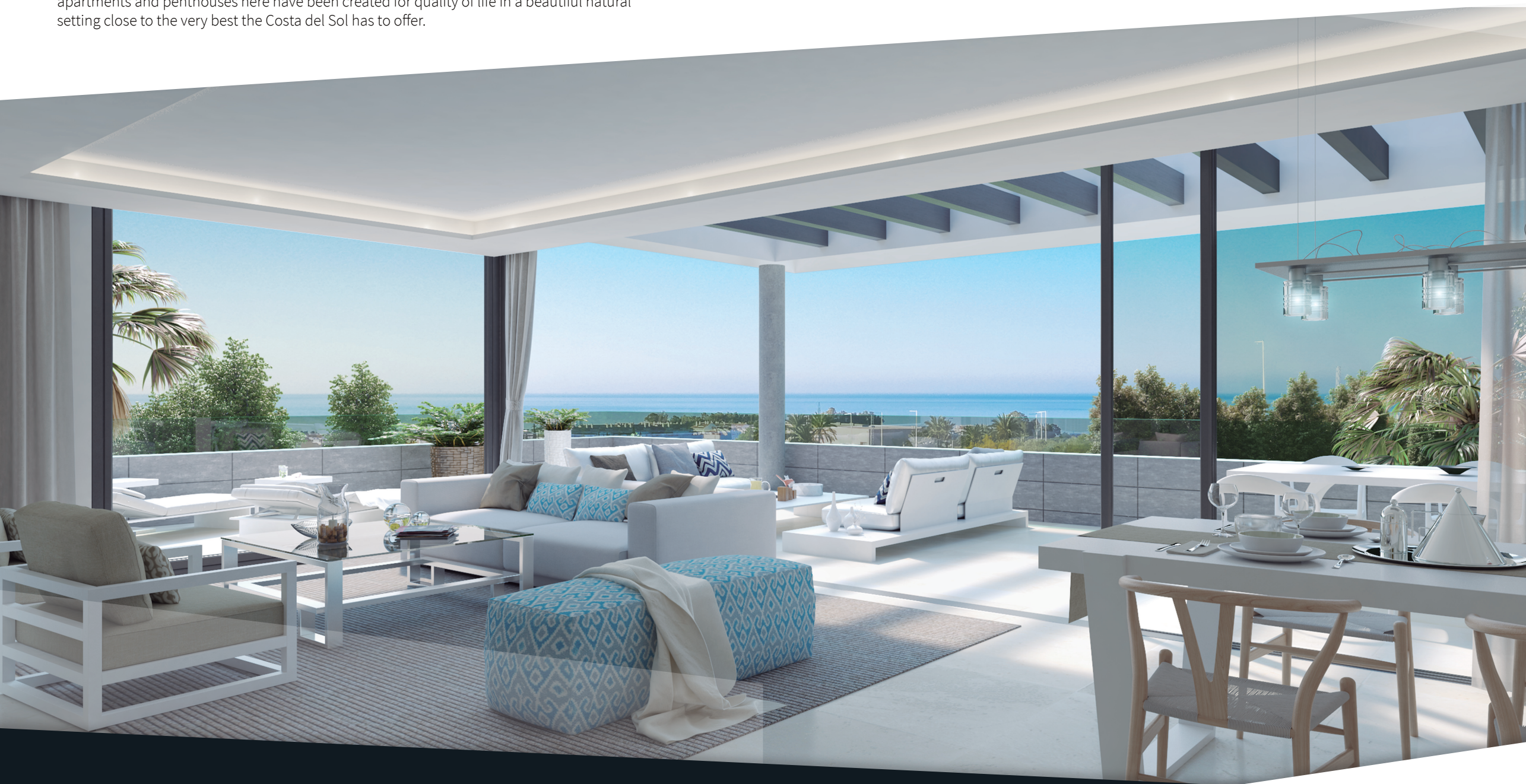
**Chimney** (Modern 360° decorative chimney)

*The Residences*  
MARBELLA - ESTEPOÑA

# The Residences

MODERN STYLE AND LUXURY IN A BEAUTIFUL SETTING

If you consider luxury modern apartments that provide style, comfort and up-to-date luxuries and amenities close to nature to be an ideal combination then The Residences offers the best of all worlds. From the sleek, modern architectural styling of this select gated community to the tasteful landscaping and the quality public spaces of this lifestyle oriented project, the apartments and penthouses here have been created for quality of life in a beautiful natural setting close to the very best the Costa del Sol has to offer.



## Open plan living

*The Residences*  
MARBELLA • ESTEPOÑA

Today's luxury lifestyles demand a fluidity of design that merges indoor and outdoor living spaces – enhancing quality of life by linking the living room and kitchen with the terrace. The latter has become a comfortable, stylish outdoor lounge and dining area in its own right, just perfect for relaxing and entertaining in a way that makes the most of Europe's finest climate.

# Living spaces that connect



The kitchen, dining room and lounge blend into a spacious open-plan area that is very much the heart of the home, but slide the doors to the terrace away and you create a whole new dimension in which the apartment's living spaces are amplified both in size and scope. Now you can choose to breakfast outdoors and dine inside with the doors wide open, watch a movie on a cosy winter's day or merge both lounge areas for some lively entertaining.



*The Residences*  
MARBELLA - ESTEPOÑA

## Details that make the difference

It is said that details make the difference between good and excellent, so owners at The Residences can look forward to quality in everything from materials and finishing through to concept, design and application of the apartments in general. Add all the many small but vitally important details and you will see firsthand why these homes are not merely good, but truly outstanding. In its painstaking attention to detail **The Residences** sets a new standard on the Costa del Sol.





## Superior finishing

Designed to maximise natural light and views, the apartments and penthouses at **The Residences** are fitted with top of the range windows and sliding doors that are soundproof and anti-glare. Doors, cupboards and drawers in all parts of the home are a pleasure to use while clever design creates storage solutions and enhances available space. You will find a similar level of tactile, visual and practical quality in the choice of floors, bathrooms and kitchens – which blend sophisticated modern style with easy maintenance.

If you choose to live at The Residences, you will be seduced by top of the class modern apartments and penthouses in a beautiful natural setting. However, in addition to a lovely contemporary home in a convenient location you will also have made a lifestyle choice, for the setting, security and amenities of this private community set the tone for enjoying the very best of Marbella's desirable way of life.

Surrounded by carefully landscaped gardens, The Residences offers two swimming pools – one designed like a beach – and the elegant chill-out environment of its own panoramic rooftop lounge complete with luxurious Balinese beds. From here the views across the surrounding greenery extend all the way along undulating ranges to Marbella's La Concha Mountain and the Mediterranean Sea.

# The Residences a lifestyle choice







## A sensory experience

The Residences is created from a commitment to quality, using the finest wood, stone, marble, glass and brushed steel finishes along with fully up to date technology and modern materials. Applied with taste and expertise, these ingredients combine to ensure that your home is not only practical, efficient and beautiful but also provides a visual and sensory experience to match.

# Contact



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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.