

VELVET



12 Independent Villas
Panoramic Sea Views
Extensive and flat garden area



DELIGHTFUL AMBIANCE

The perfect place to unwind and indulge, luxury awaits you in this new development that comprises 12 independent villas with unique and contemporary design. Plots are from 965m² to 1095m² perfect size for a unique villa.

12 Luxury Villas
Built Living Area: 289 m²
Plots: Up to 1.095 m²

VELVET



DREAMS COME TRUE

This exclusive development offers maximum accommodation with the opportunity to customize to your personal taste. Choose from 3 different types and sizes, with 4 bedrooms.

Covered Terraces: 165m²
Uncovered Terraces: 127 m²
Flat garden: 526 m²



LIVING THE LUXURY

Velvet has been designed using the latest techniques to have an ecological and low maintenance building and sophisticated details with luxury finishes. All villas are south facing with stunning sea views.

South Facing Sea Views
Eco Design
Luxury Apps

VELVET



YOUR DREAM

Double height entrance with fantastic size to welcome your friends and family.

Fully fitted kitchens to the highest standards and separated laundry area.

Modern Essence
Built- in wardrobes
Suspended ceiling



LOVELY MORNINGS

Terraces are accessed by sliding floor-to-ceiling doors and integrate both living spaces into one, to maximize abundant natural light and space.

Most bathrooms are on suite and features lavish finishes and highest quality characteristics.

Outside relaxing
Fabulous mornings
Singular feeling



TRUE RELAXATION

Large open plan living, offers distinct areas to relax with access to great terraces, infinity pool and two level large garden.

Luxury finished
Designer fixtures
LED lighting



VELVET



VELVET



VELVET



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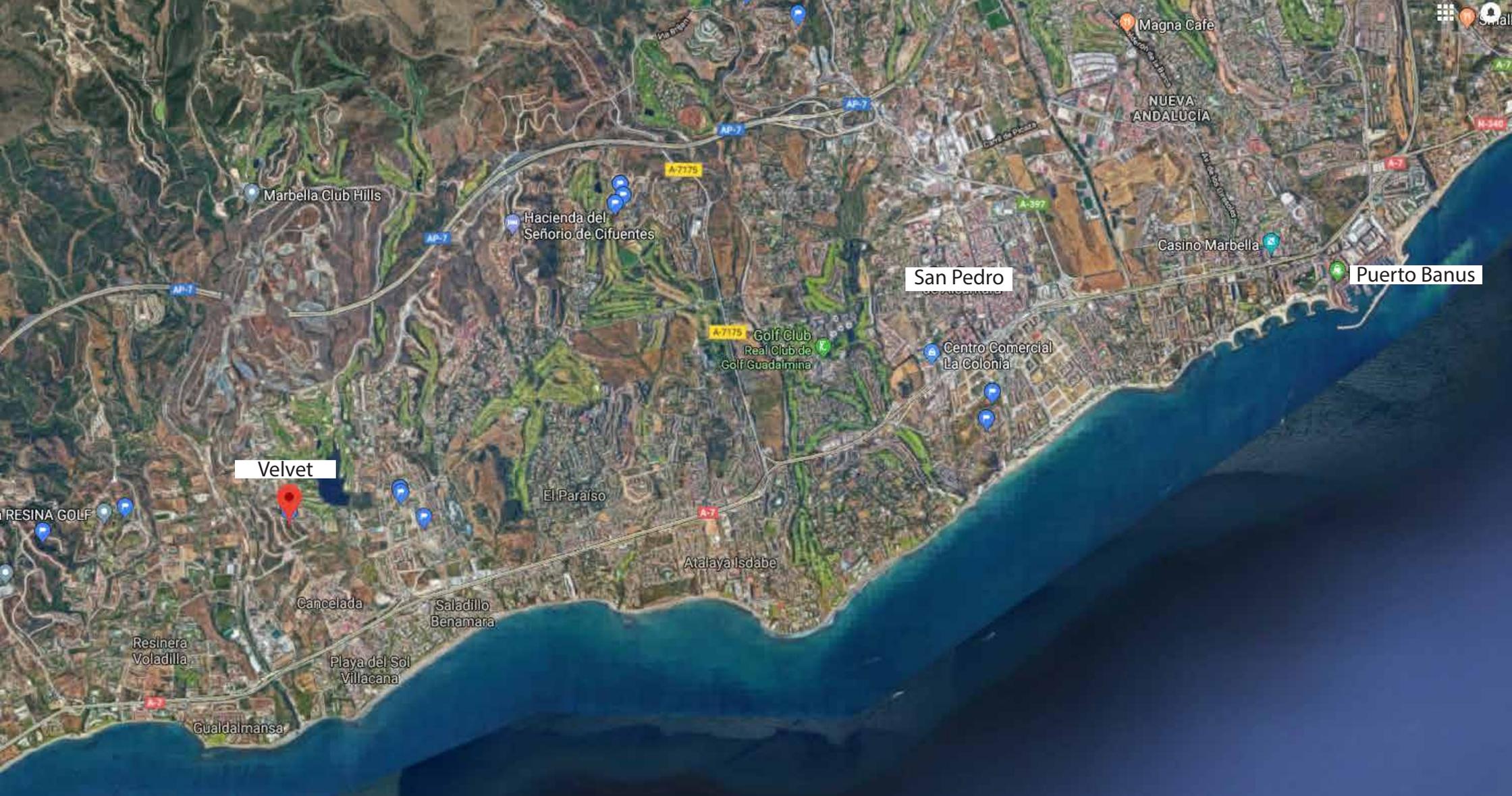


VELVET





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MARVELOUS LOCATION

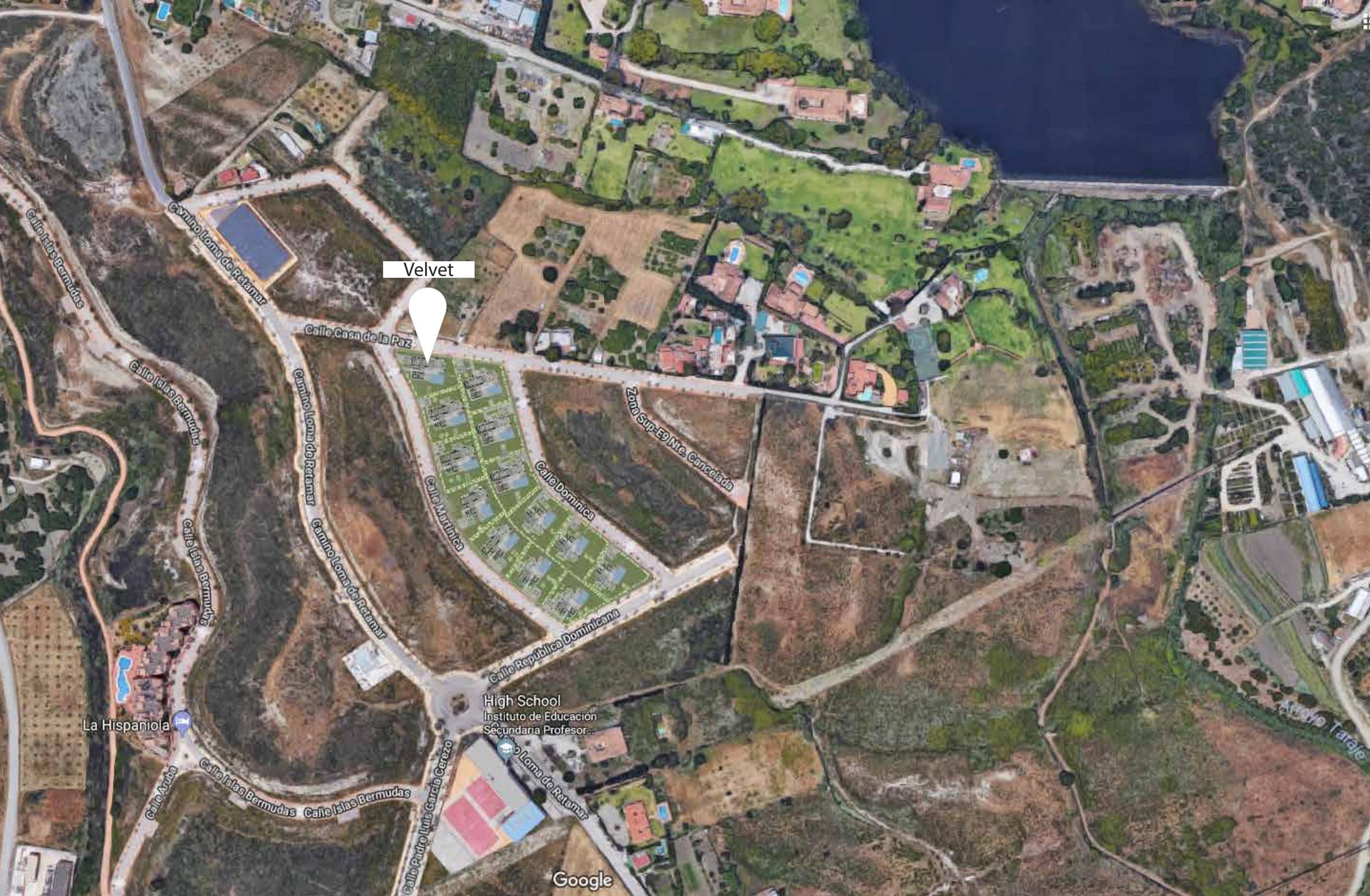
A short walk from Cancelada and Flamingos Golf and Resort. Known as the new Golden Mile.

It is walking distance to all services, restaurants, beaches and major attractions.

San Pedro: 8 min

Marbella: 15 min

Puerto Banus: 12 min



Velvet

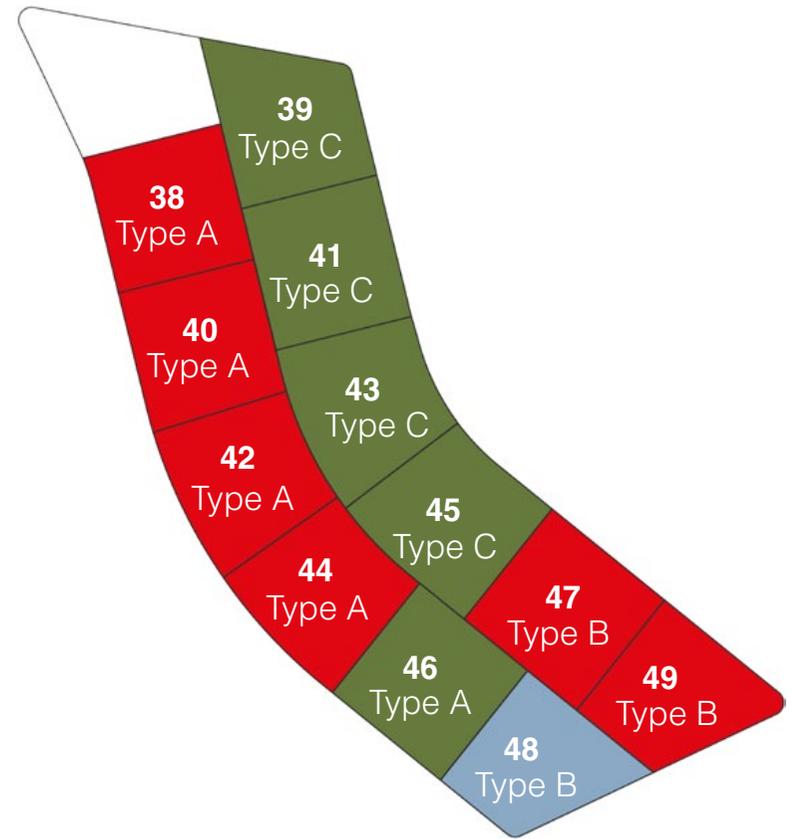


VELVET

Extensive and flat garden
with Panoramic Sea Views
400-510 m²



Masterplan Villa Type A



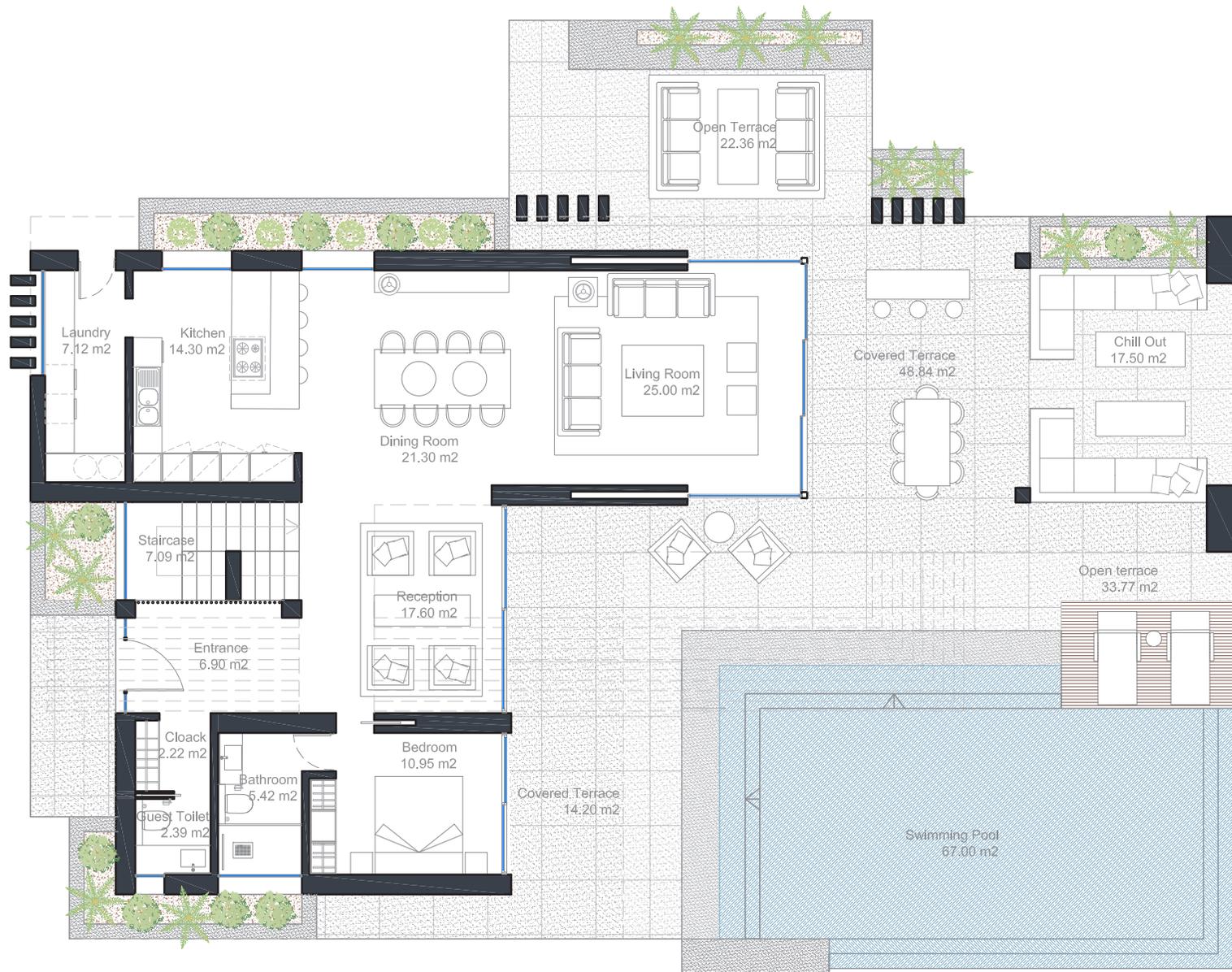
-  Ground Floor Sea Views
-  First Floor Sea Views
-  Not available

Masterplan Project

| Villa | Total Price € | Plot m2 | Plot € | Type | Views | Status |
|--------------|----------------------|---------------------|---------------|-------------|--------------------|---------------|
| 39 | 1.450.000,00 € | 1085 m ² | 655.250,00 € | C | Total Ground Floor | Available |
| 41 | 1.450.000,00 € | 1095 m ² | 655.250,00 € | C | Total Ground Floor | Available |
| 43 | 1.390.000,00 € | 1095 m ² | 595.000,00 € | C | Total Ground Floor | Available |
| 45 | 1.290.000,00 € | 1095 m ² | 595.000,00 € | C | Total Ground Floor | Available |
| 46 | 1.250.000,00 € | 1050 m ² | 575.000,00 € | A | Total Ground Floor | Available |
| 48 | 985.000,00 € | 965 m ² | 511.110,00 € | B | First Floor views | Available |

** Price for Villas 43 and 45 include basement (144 m²)*

Price List



Built Living Area: 147 m²
 Covered Terraces: 91 m²
 Uncovered Terraces: 127 m²
 Swimming Pool: 60 m²

Ground Floor Villa Type A



Built Living Area: 138 m²
 Covered Terraces: 48 m²

First Floor Villa Type A

OPTIONAL EXTRAS

Basement Villa Type A

(Same finishes as the rest of the villa)

176.400 €

Extras

Spa..... 37.050 €
Including: Jacuzzi, sauna and spa shower



Cinema..... 5.800 €
Including: Projector, projector screen and sound system

Wine cellar..... 9.500 €
Including: Wine rack, air conditioner and glass door



Built Living Area: 144 m²

OPTIONAL EXTRAS

Roof Terrace Villa Type A

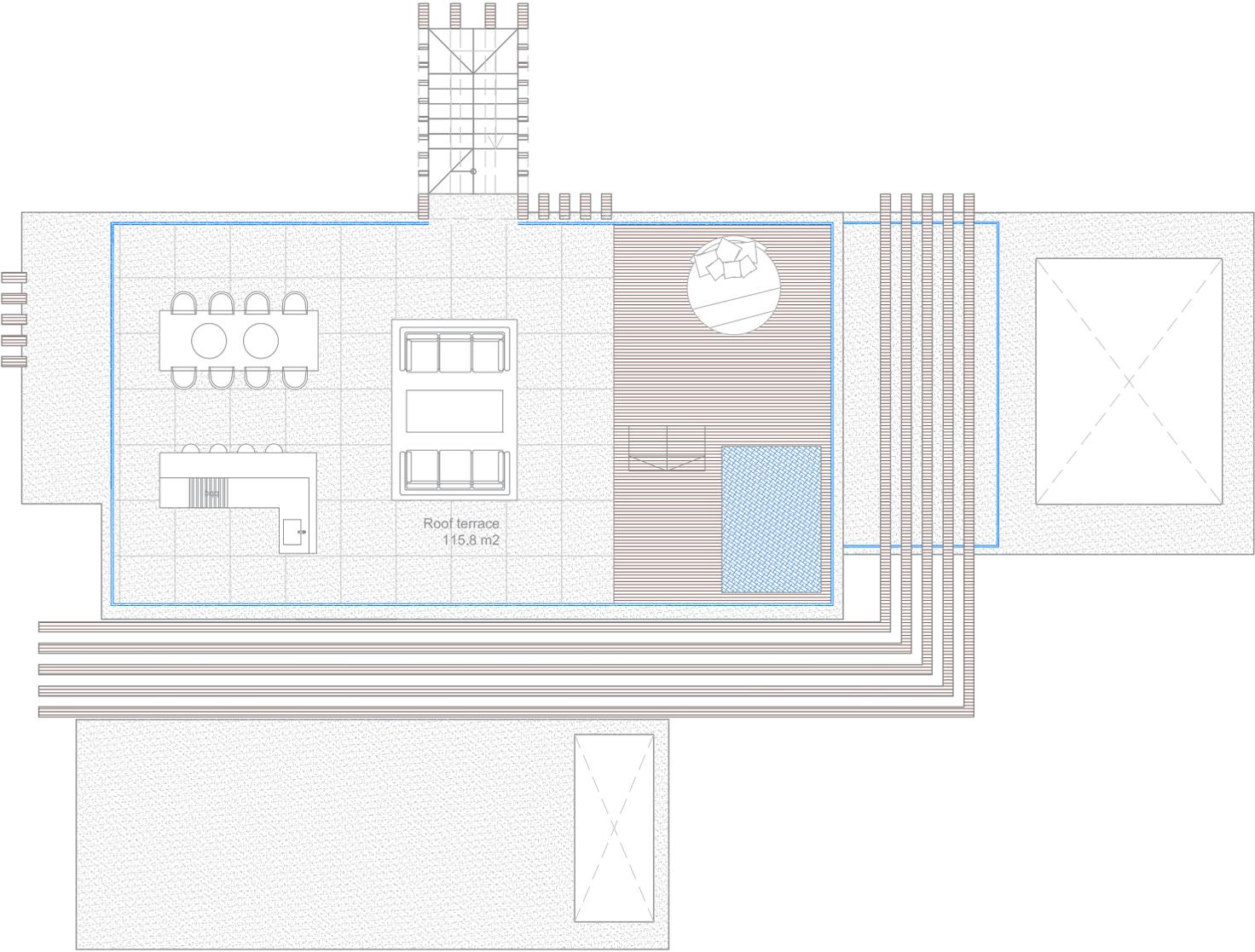
Including: Exterior access staircase
38.700 €

Extras

Glass balustrade.... 17.150€

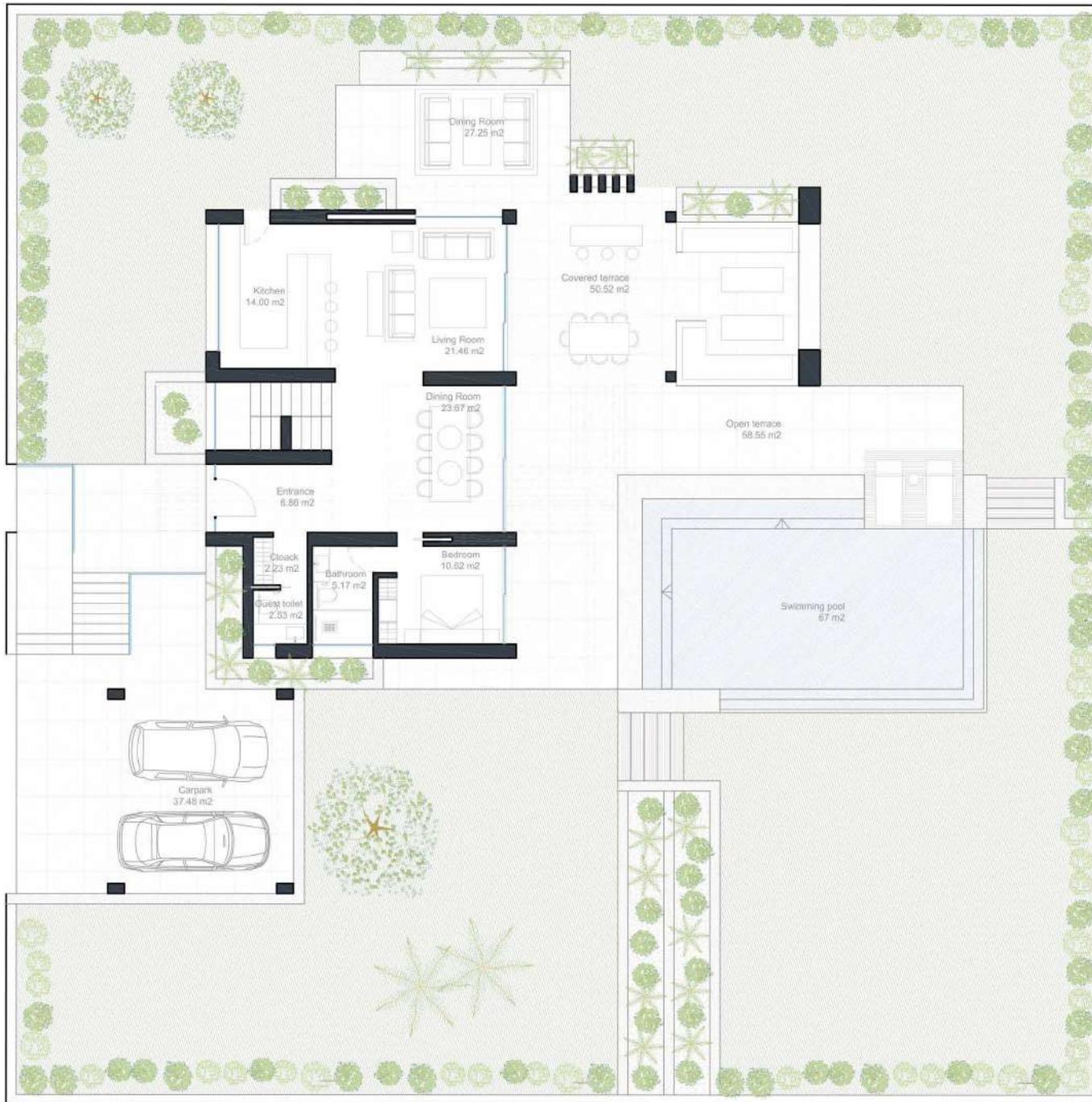
Jacuzzi..... 18.500 €
Including: Wooden deck in two levels

BBQ with bar and sink..... 9.500 €

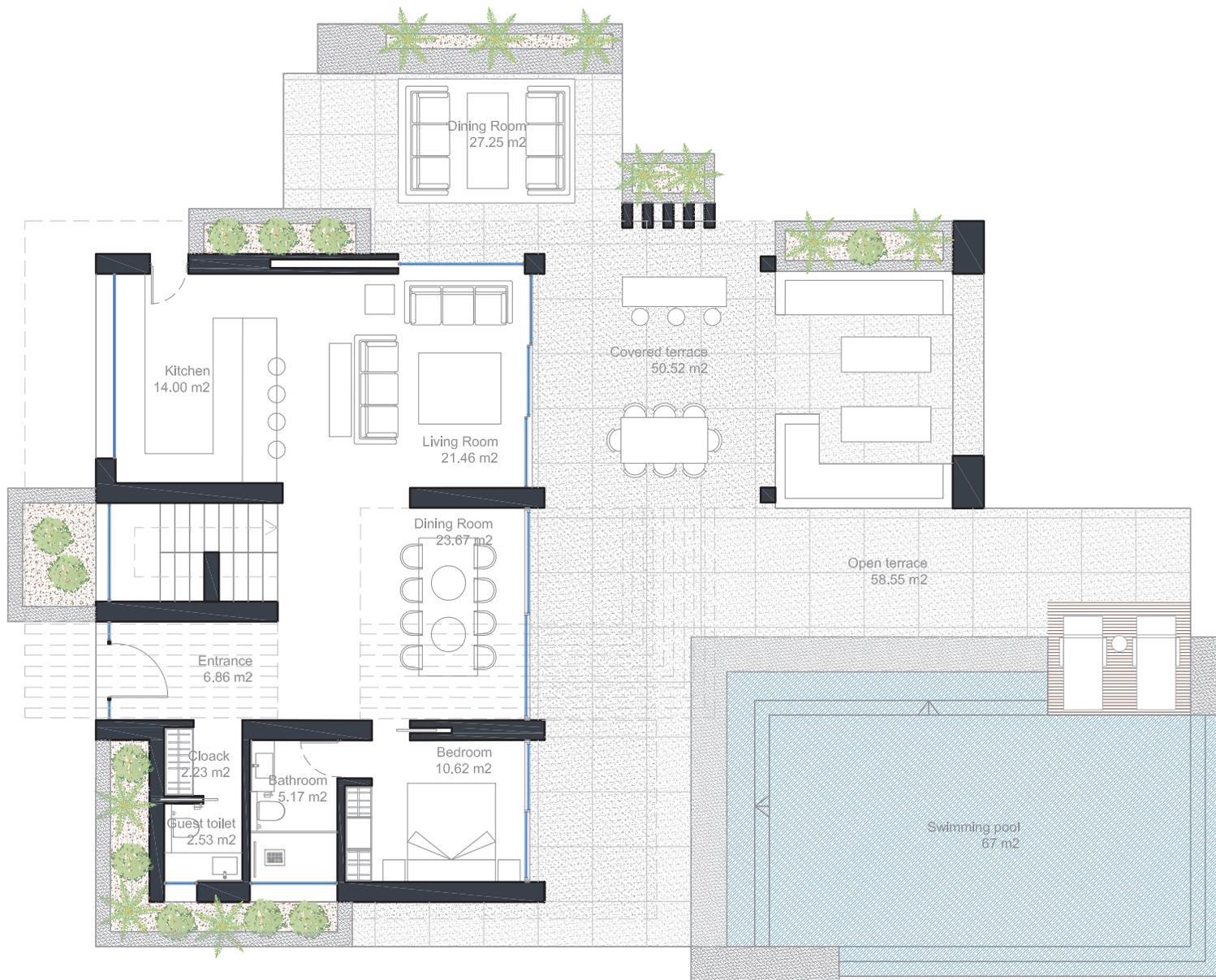


Uncovered Terraces: 115 m²

Extensive and flat garden
with Panoramic Sea Views
450-630 m²

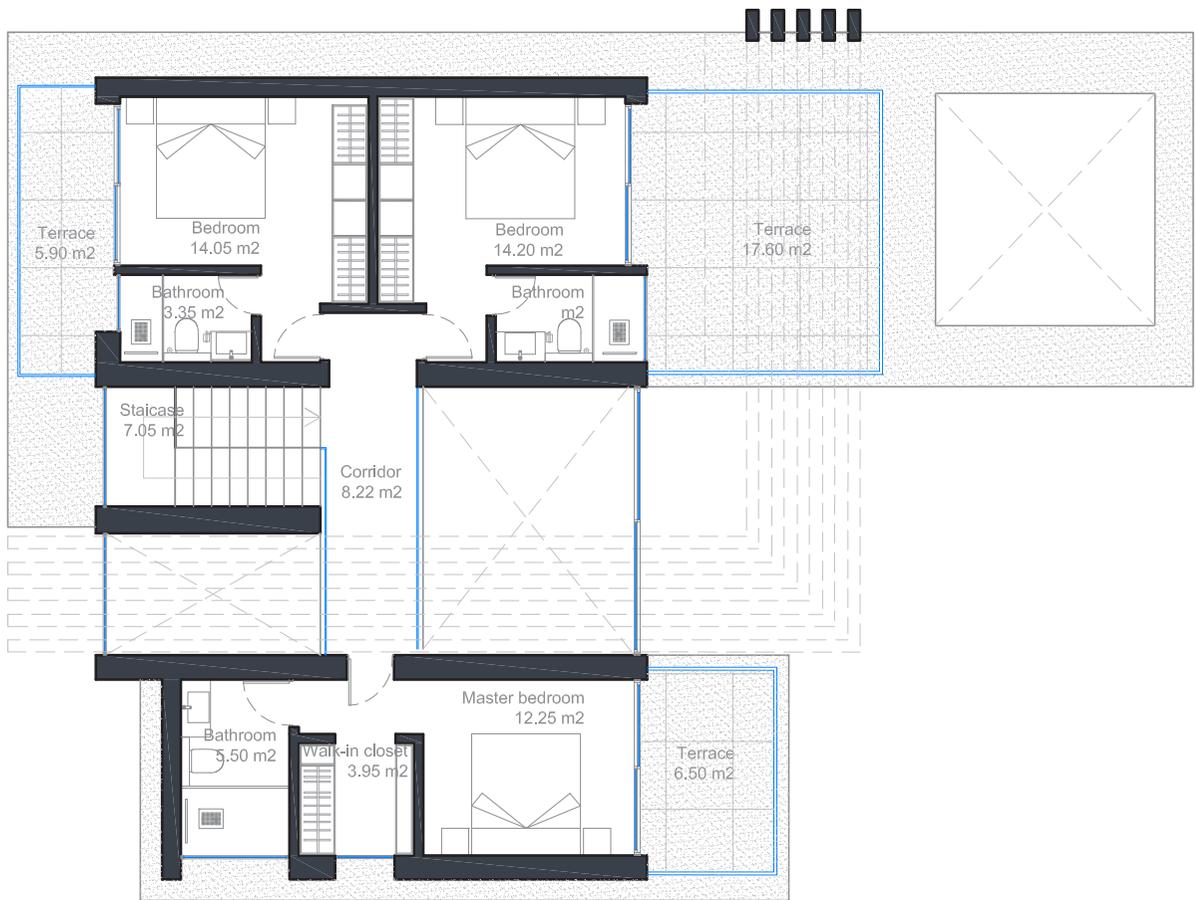


Masterplan Villa Type B



Built Living Area: 117 m²
 Covered Terraces: 97 m²
 Uncovered Terraces: 92 m²
 Swimming Pool: 58 m²

Ground Floor Villa Type B



Built Living Area: 116 m²
 Covered Terraces: 30 m²

First Floor Villa Type B

OPTIONAL EXTRAS

Basement Villa Type B

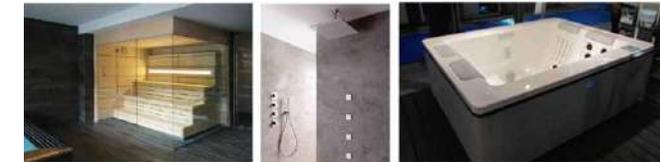
(Same finishes as the rest of the villa)
127.050 €



Built Living Area: 113 m²

Extras

Spa..... 37.050 €
Including: Jacuzzi, sauna and spa shower



Cinema..... 5.800 €
Including: Projector, projector screen and sound system

Wine cellar..... 9.500 €
Including: Wine rack, air conditioner and glass door

OPTIONAL EXTRAS

Roof Terrace Villa Type B

Including: Exterior access staircase
29.550 €

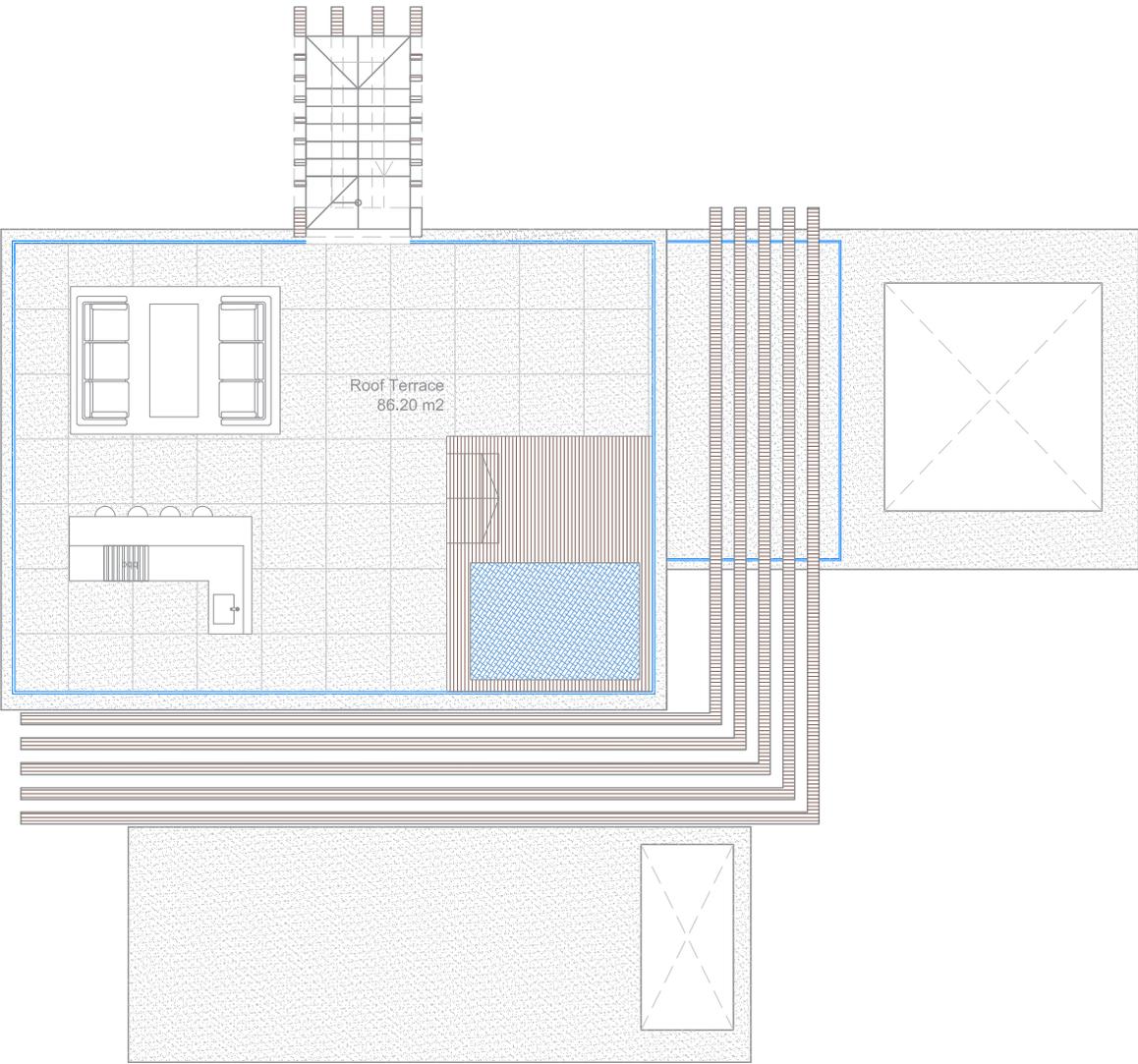
Extras

Glass balustrade.... 14.300€

Jacuzzi..... 15.500 €

Including: Wooden deck in two levels

BBQ with bar and sink..... 9.500 €

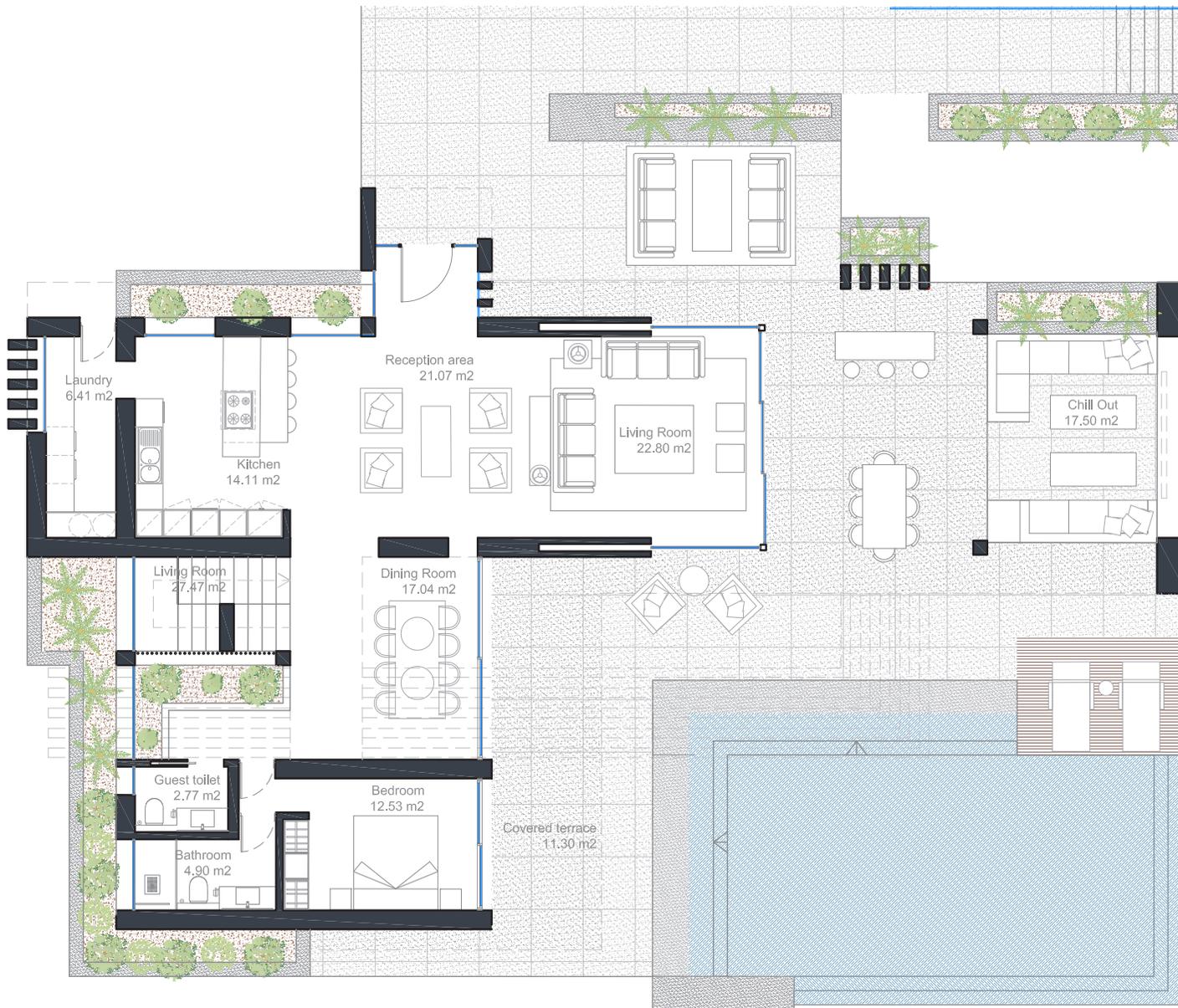


Uncovered Terraces: 86 m²

Extensive and flat garden
with Panoramic Sea Views
505-525 m²

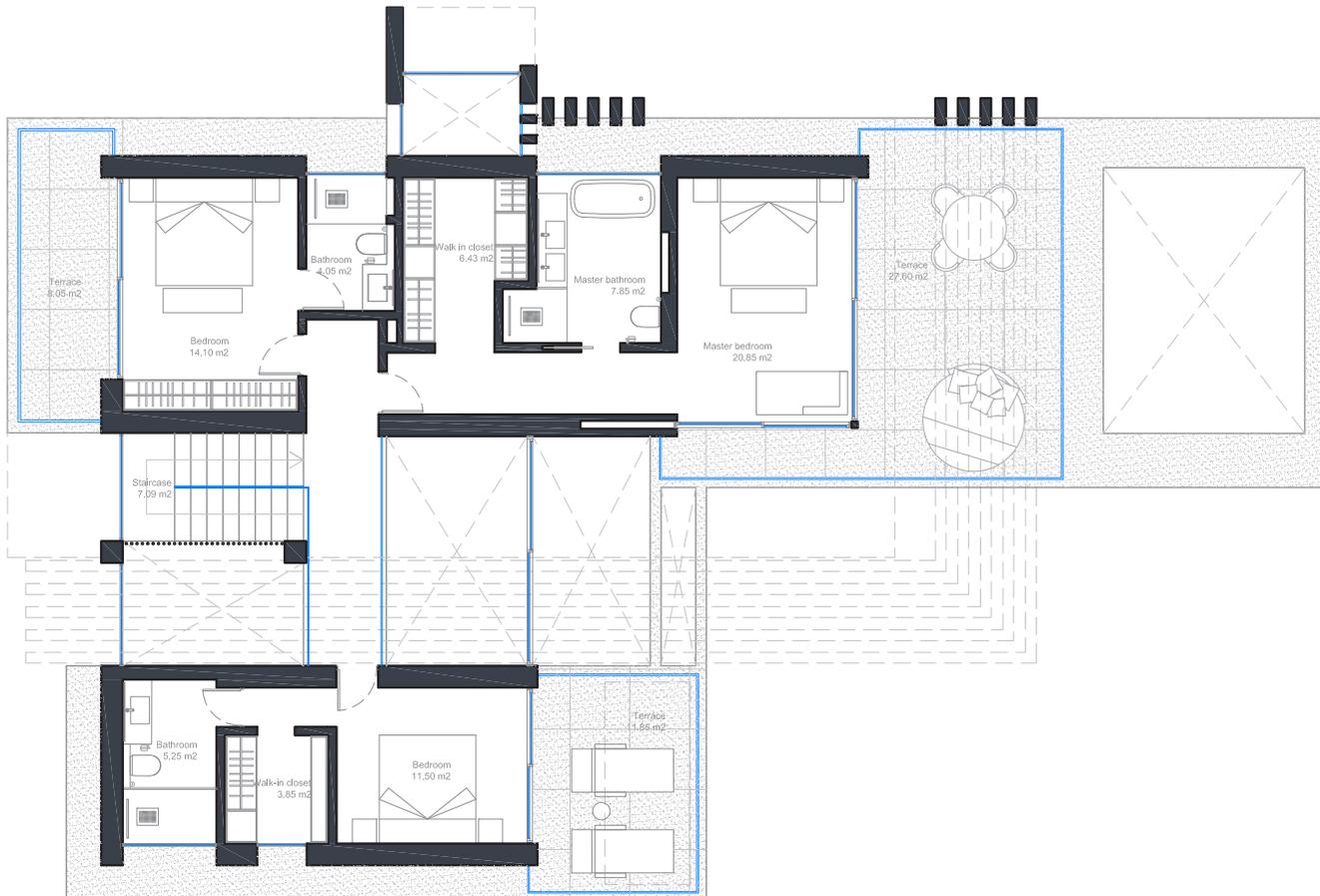


Masterplan Villa Type C



Built Living Area: 152 m²
 Covered Terraces: 91 m²
 Uncovered Terraces: 127 m²
 Swimming Pool: 60 m²

Ground Floor Villa Type C



Built Living Area: 138 m²
 Covered Terraces: 48 m²

First Floor Villa Type C

OPTIONAL EXTRAS

Basement Villa Type C

(Same finishes as the rest of the villa)

176.400 €

Extras

Spa..... 37.050 €
Including: Jacuzzi, sauna and spa shower



Cinema..... 5.800 €
Including: Projector, projector screen and
sound system

Wine cellar..... 9.500 €
Including: Wine rack, air conditioner and
glass door



Built Living Area: 144 m²

OPTIONAL EXTRAS

Roof Terrace Villa Type C

Including: Exterior access staircase

38.700 €

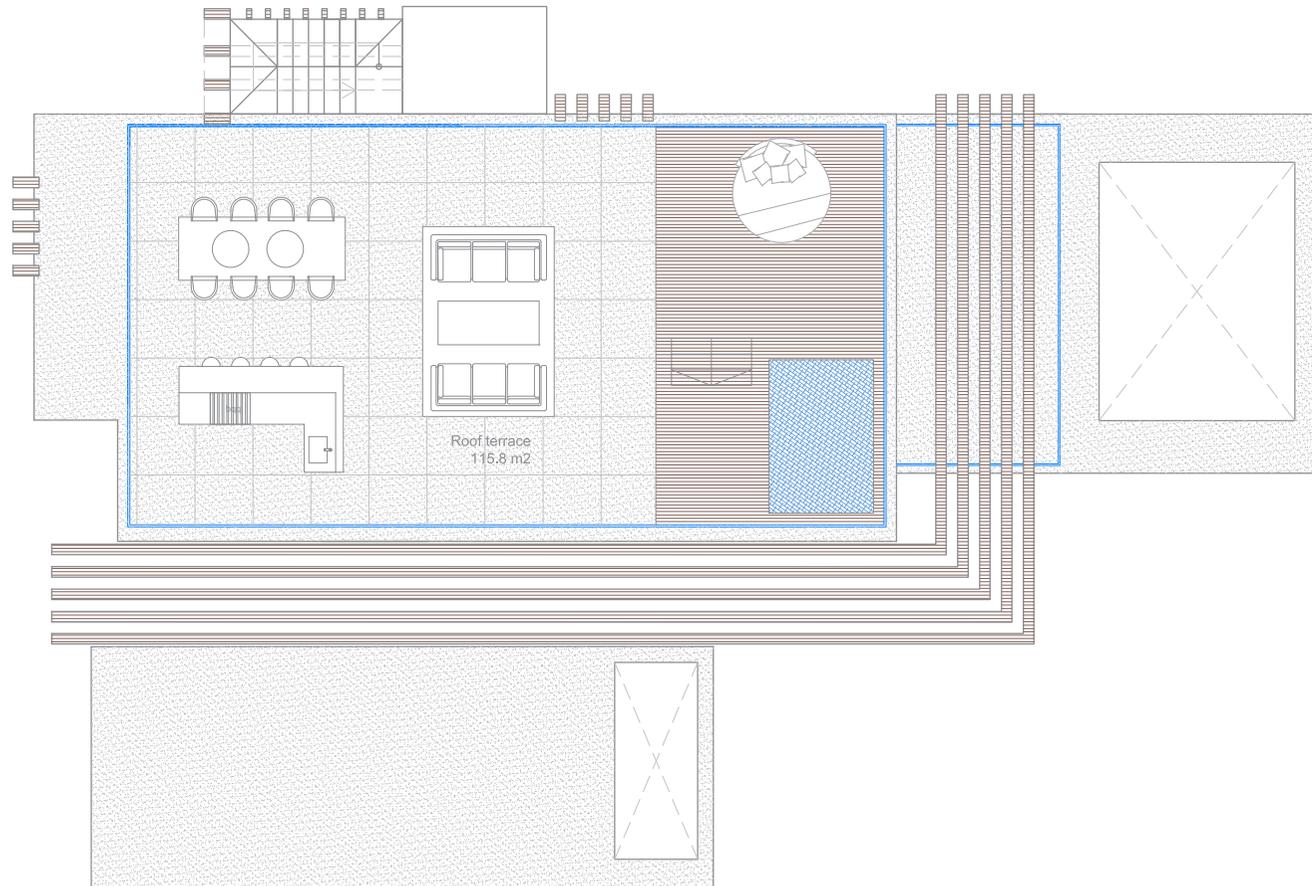
Extras

Glass balustrade.... 17.150€

Jacuzzi..... 18.500 €

Including: Wooden deck in two levels

BBQ with bar and sink..... 9.500 €



Uncovered Terraces: 115 m²

FOUNDATION AND STRUCTURE:

Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity. Pad footings and beams to tie.

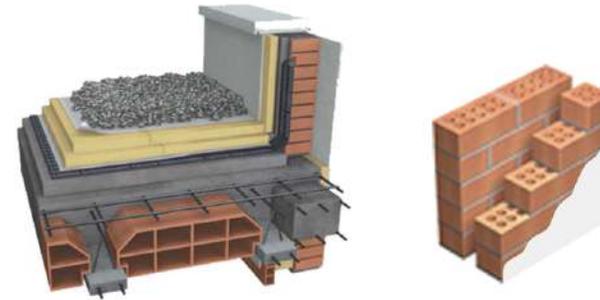
Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

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 in the first floor.



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 CLIMALIT 4+4/16/4+4.

Optional thermal glass

Optional main sliding doors with invisible track and Slim frames.

PLOT ENCLOSURE:

Street front-1m high wall+ mesh

Division between plots: Stone finished retaining wall and metallic mesh

HEATING AND AIR COND:

Aerothermal heating systems for air conditioning/heating and hot water



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.

JOINERY

ACCESS DOOR

Armoured main entrance door with Wood finished.

INTERNAL DOORS

Standard height white lacquered internal doors, including fixed panel up to the ceiling and continuous side flashings 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

Berker B7 (white).

LIGHTING

Downlight LED on ceiling, in bathrooms, kitchen and corridors.



Quality Specifications

KITCHEN

Low and high units in white matte lacquered finish with wood finish finger-pull. White silestone worktop and splashback finished with ceramic looking like marble.

Includes breakfast bar in Wood.

Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge/freezer.

ELECTRICAL APPLIANCES

Oven Siemens HB22AR521E

Microwave Siemens HF15G561

Vitroceramic Siemens EH631BL18E

Extractor Siemens DIB097A50

Dishwasher Siemens SN64D002EU

Fridge/freezer SIEMENS KA92NVI25

Washing machine Siemens

Tumble drier SIEMENS



Quality Specifications

BATHROOMS

Solid Surface (Krion or similar) Sink in matte White.

Wall hung toilet (Villeroy & Boch), freestanding bathtub, resi shower tray with security glass panel.

Taps: Hans grohe (essence and concetto)



Quality Specifications

Elevator 31.500,00 €
 (includes new exterior walls and corridor in the first floor)
 Electric underfloor heating system for all bathrooms 3.867,00 €

Water Underfloor heating system for the house (except bathrooms)

- Type A 45.350,00 €
 - Type B 42.875,00 €

Domotic System 8.200,00 €
 - Alarm / Camera / Door station / Smart lights / Mobile App to control everything

Upgrade to GAGGENAU appliances 9.500,00 €
 - Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine

Built-in wine cooler, Siemens 2.500,00 €



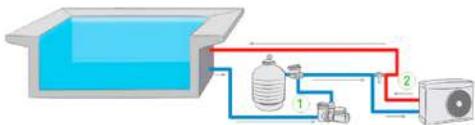
Ceiling cove Lighting (per room/zone) 3.850,00 €

Photovoltaic panels for self-consumption (90% daily consumption) 20.000,00 €
 - 24 Solar panels BENQ SOLAR 260W (9.360Wp)
 - Hybrid Inverter INGTEAM STORAGE 6TL
 - Lithium Battery LG CHEM RESU 10 Kwh
 - Management and monitoring mobile app

Automated irrigation systems 3.600,00 €

Multi-color LED Lighting in the swimming pool 850,00 €

Heat pump for swimming pool + automatic cover 24.000,00 €



Swimming pool automatic cover 18.000,00 €



Sunken firepit area (chillout) 29.300,00 €

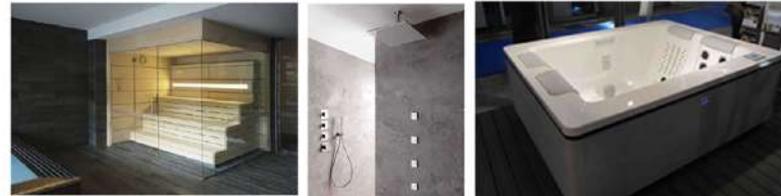


BASEMENT (same finishes as the rest of the villa)

- Type A & C 176.400,00 €
 - Type B 127.050,00 €

EXTRAS

Wine Cellar 9.500,00 €
 Cinema area (including projector, projection screen and sound system) 5.800,00 €
 Spa (including spa shower, jacuzzi and sauna) 37.050,00 €



ROOF TERRACE

- Type A & C (including access staircase) 38.700,00 €
 - Type B (including access staircase) 29.550,00 €

EXTRAS

Jacuzzi with wooden decking
 - Type A & C 18.500,00 €
 - Type B 15.500,00 €

Barbecue with bar and sink 9.500,00 €

Optional Extras



Reservation Fee 20.000€



Buy the plot From: 511.110€ to 655.250€



Sign contract 30.000€

The next step is to sign the contracts, with this payment you get

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study



Start building 20%

Once the license has been granted, we will be ready to start construction with a down payment of 20% for the necessary building costs



Monthly payment & Finance

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs



Completion

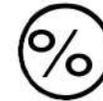
Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.



BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind



TAXES

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs



ADDITIONAL COSTS

There are NOT additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

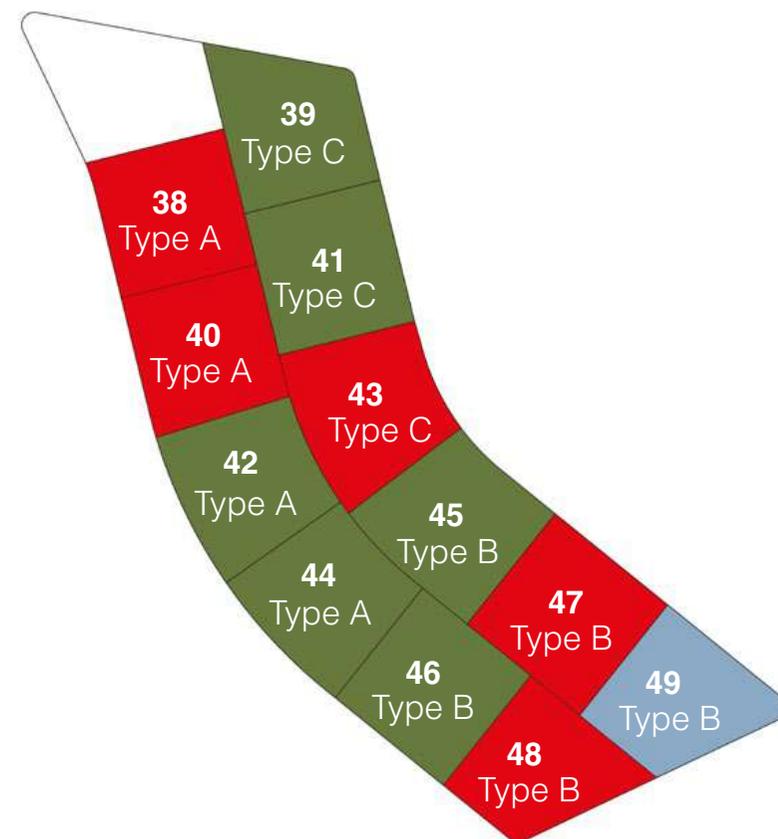


TRIPLE GUARANTEE

- 10 years structure
- 3 years installations
- 1 year finishes

Payment Terms

| Villa | Total Price € | Plot m ² | Plot € | Type | Views | Status |
|-----------|-----------------------|---------------------------|---------------------|----------|---------------------------|-----------------|
| 38 | 1.250.000,00 € | 1050 m² | 555.555,00 € | A | Total Ground Floor | SOLD |
| 39 | 1.450.000,00 € | 1085 m ² | 655.250,00 € | C | Total Ground Floor | Available |
| 40 | 1.250.000,00 € | 1050 m² | 597.550,00 € | A | Total Ground Floor | Reserved |
| 41 | 1.450.000,00 € | 1095 m ² | 655.250,00 € | C | Total Ground Floor | Available |
| 42 | 1.250.000,00 € | 1028 m ² | 597.550,00 € | A | Total Ground Floor | Available |
| 43 | 1.300.000,00 € | 1095 m² | 555.555,00 € | C | Total Ground Floor | SOLD |
| 44 | 1.200.000,00 € | 1050 m ² | 555.555,00 € | A | Total Ground Floor | Available |
| 45 | 1.200.000,00 € | 1095 m ² | 555.555,00 € | B | Total Ground Floor | Available |
| 46 | 1.200.000,00 € | 1050 m ² | 555.555,00 € | B | Total Ground Floor | Available |
| 47 | 1.100.000,00 € | 1095 m² | 511.110,00 € | B | Total Ground Floor | Reserved |
| 48 | 985.000,00 € | 965 m² | 511.110,00 € | B | First Floor views | SOLD |
| 49 | 985.000,00 € | 1005 m ² | 511.110,00 € | B | First Floor views | Available |



- Ground Floor Sea Views
- First Floor Sea Views
- Reserved / SOLD

Price List