



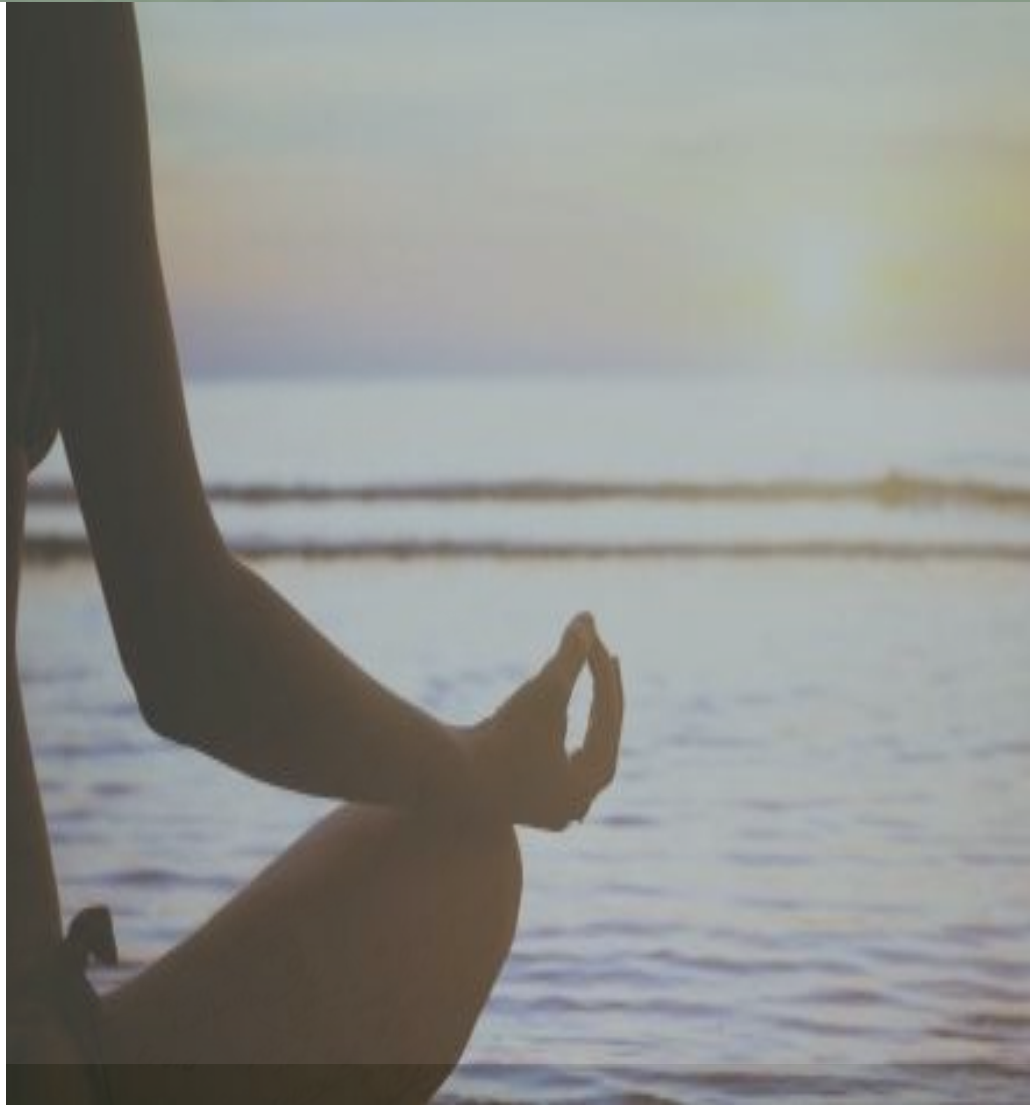
EL CAMPANARIO - ESTEPONA



THE CONCEPT....

We designed these 12 boutique villas with an unique concept, bringing nature into your home, to give you a unique living experience. It's all about harmony, peace, equilibrium, a place where you can relax, renew, refresh yourself, a place where you can rest from the hustle and bustle of daily life, a place that soothes your soul and pampers your senses. A place as unique as you are. A place you can call Home.

The villas have a functional and outstanding contemporary design, top qualities and finishes but at the same time they are designed with love and an eye for detail, each room is thought of for your comfort and well-being. We wanted to create a home where you look forward to return to, a home where you love to invite friends and share beautiful moments, a place where you can be yourself, a place where you can recharge your batteries after a long day...A home that you love...your temple, your retreat, your sanctuary...



THE PROJECT.....

12 independent luxury villas boasting a unique contemporary design, which exudes an atmosphere of perfect peace and equilibrium featuring the highest of qualities to ensure the maximum comfort. The houses are comprised of two floors and a habitable bright basement complete with your own private gym and Spa, including a hydro massage steam bath, a Sauna with an accessible patio and waterfall and a relaxing zen garden area to boost your natural calm.

They are all arranged in such a way to savour the perfect views over the golf course through the floor to ceiling triple glazed windows in both the bedrooms and spacious open plan living room to ensure an abundance of sunlight throughout the day, while still enjoying the seclusion that so much of us need today. Your living room leads directly onto the terrace and your own private infinity pool placed on a lush landscaped zen garden.

They are designed to bring nature into your home using elements that make you feel calm, at peace and above all welcomed into a space. The modern open plan, created with an eye for detail and the careful use of materials and natural colors and an abundance of light will produce a very different and much loved home.

Located in the Exclusive “EL Campanario” residential estate, just a short drive from Puerto Banus, Marbella, Benahavis and Estepona. Walking distance to the residents Social Club: Spa Tennis and Paddle courts, schools, and restaurants, 1km to the best beaches and beach clubs, minutes from the best Golfing on the Costa del Sol. Malaga airport is only 30mins away. The plots have sizes of aprox. 500 m2 and are all **frontline golf**.

THE PROJECT....

My room is my sanctuary. It's like a
refuge for my mind, like a temple i have
only the permission to enter.
A place i can take care of my soul.
Where i can heal my wounds, gather my
strength and continue with my life.

M.

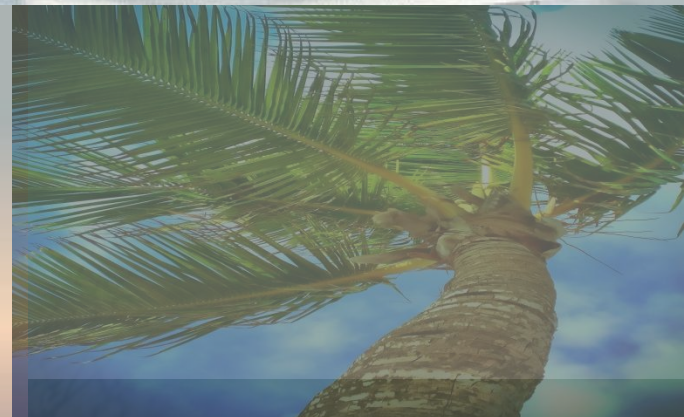


THE PROJECT....



Home is my sanctuary, my escape from the demands of an incredibly busy life. It is calm and quiet, light and breezy.

Kate Burton



THE PROJECT....

UNIQUE GOLF VIEWS
UNIQUE LIVING EXPERIENCE



THE PROJECT....



*Beautiful things
don't ask for
attention.*



THE PROJECT....



RELAX, REFRESH, REVIVE



"Nature is not a place to visit. It is home."

—Gary Snyder

THE PROJECT....



EQUILIBRIUM
PEACE AND
HARMONY

THE PROJECT....



RELAX,
RESTORE,
REPLENISH

THE PROJECT....



BOOST YOUR NATURAL CALM

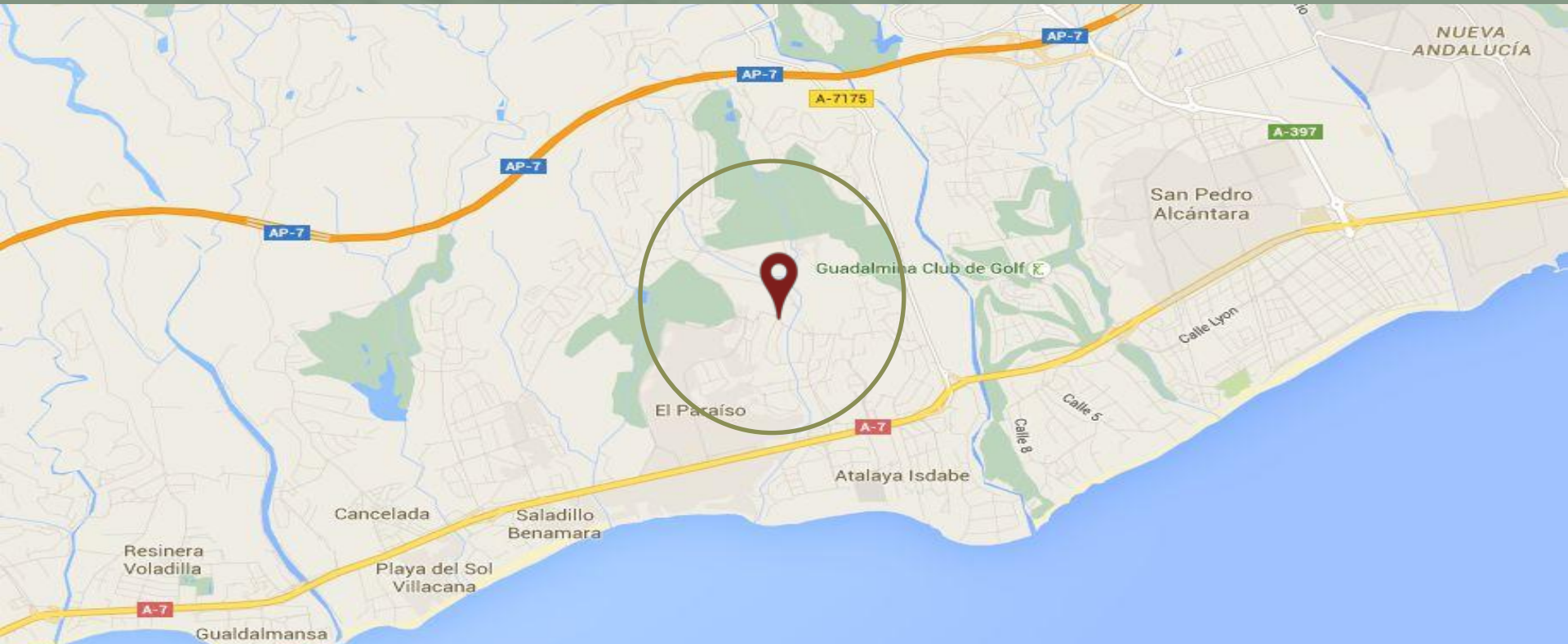




Home: comfort, rest, replenish,
release, safety, bliss, recharge,
appreciation, validation, joy,
support, love, sanctuary.



LOCATION



AMENITIES NEAR BY



El Campanario Golf & Country House:
<http://elcampanarioresort.com>



Atalaya Colegio Bilingue
<http://www.colegioatalaya.es/>



Salduna Beach
<http://www.saldunabeach.com/>

FLOOR PLANS

Basement

INTERIOR: 126,84 m²
TERRACE: 7,55 m²
POND: 4,00 m²

BEDROOMS: 1
BATHROOMS: 2



FLOOR PLANS

Basement

INTERIOR: 126,84 m²
TERRACE: 7,55 m²
POND: 4,00 m²

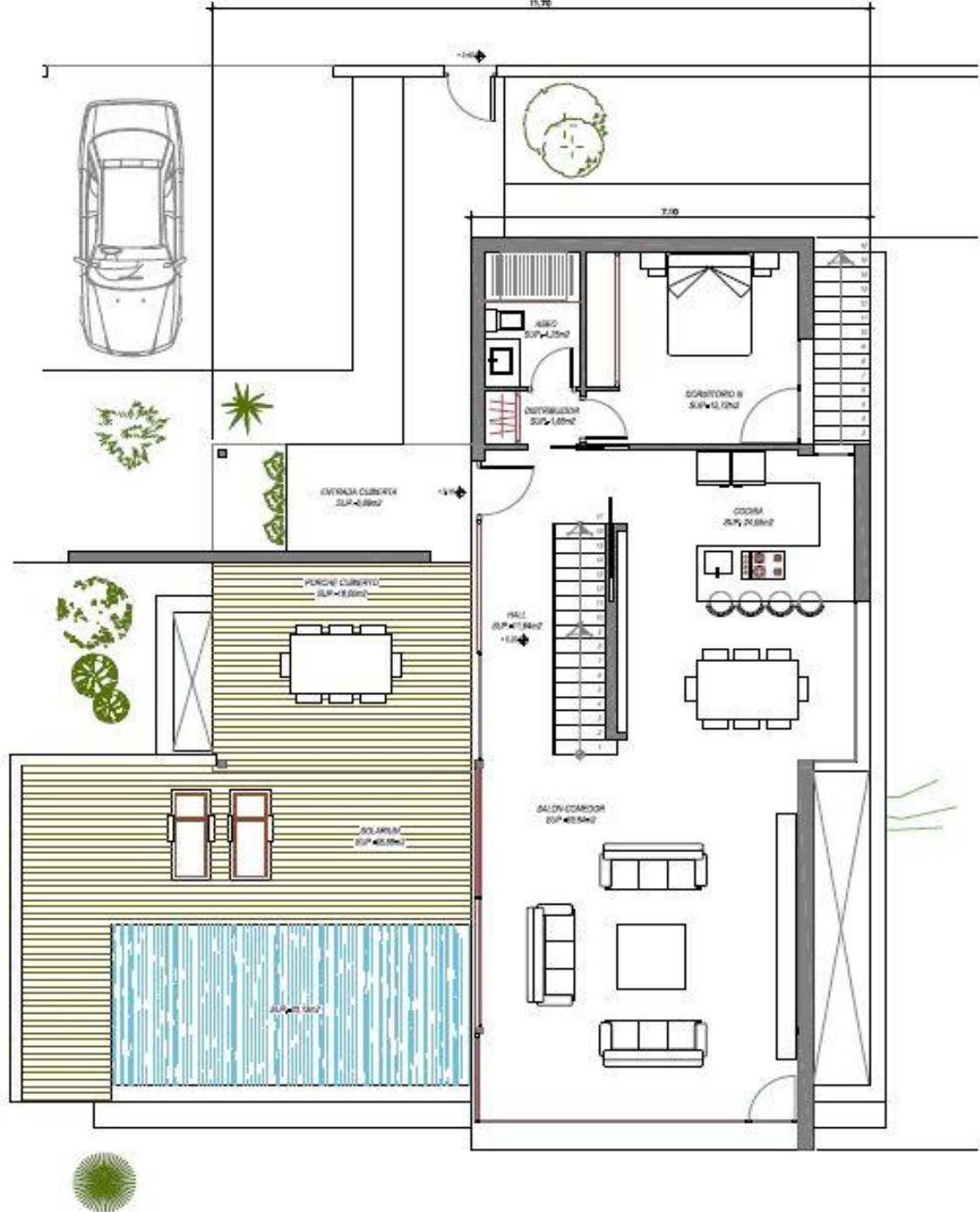
BEDROOMS: 1
BATHROOMS: : 2



FLOOR PLANS

Ground floor

INTERIOR:	110,41 m ²
TERRACE:	58,14 m ²
POOL:	24,12 m ²
GARAGE:	32,00 m ²
BEDROOMS:	1
BATHROOMS:	1



FLOOR PLANS

Ground floor

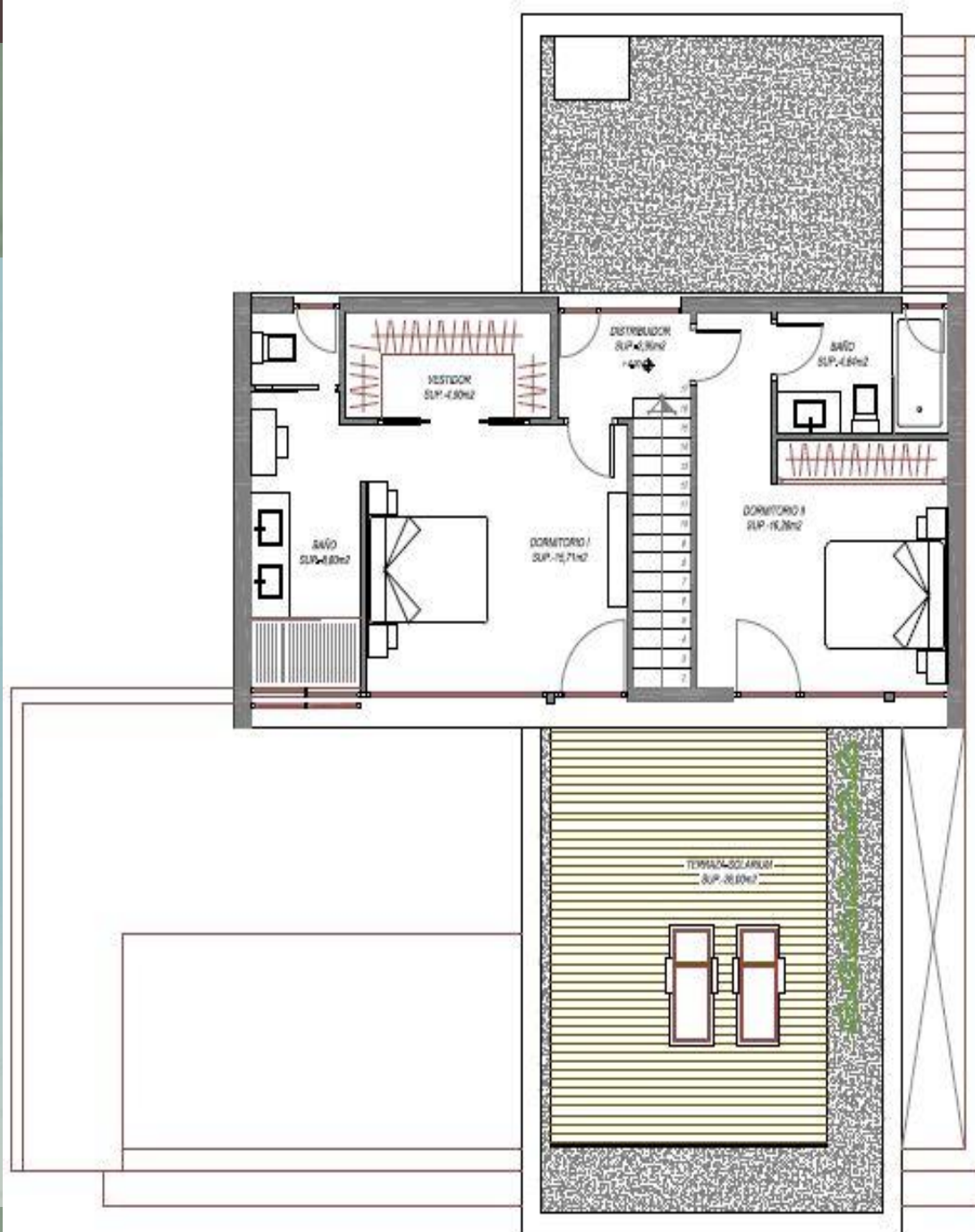
INTERIOR:	110,41 m ²
TERRACE:	58,14 m ²
POOL:	24,12 m ²
GARAGE:	32,00 m ²
BEDROOMS:	1
BATHROOMS:	1



FLOOR PLANS

Top Floor

INTERIOR: 71,37 m²
TERRACE : 26,00 m²
BEDROOMS: 2
BATHROOMS: 2



FLOOR PLANS

Top Floor

INTERIOR: 71,37 m²
TERRACE : 26,00 m²
BEDROOMS: 2
BATHROOMS: 2



SURFACE SQM....CONSTRUCTED

BASEMENT	m2 const.
INTERIOR	126,84
TERRACE	7,55
POND	4

GROUND FLOOR	
INTERIOR	110,41
COVERED TERRACE	28,06
OPEN TERRACE	30,8
POOL	24,12
PARKING	32

FIRST FLOOR	
INTERIOR	71,37
OPEN TERRACE	26



SURFACE SQM... BUILT

Architecture
is the
thoughtful
making of
space.

-Louis Kahn

BASEMENT INTERIOR	INTERIOR
CINEMA ROOM	28,25
INSTALLATION	11,91
BEDROOM FOR SERVICE PERSONNEL	11,54
BATHROOM FOR SERVICE PERSONNEL	5,14
HALLWAY	10,56
S.P.A.	14,14
GYM	22,2
TOTAL	103,74

BASEMENT EXTERIOR	EXTERIOR
JAPANESE PATIO	7,55
POND	4
TOTAL	11,55

GROUND FLOOR INTERIOR	INTERIOR
HALL	11,84
KITCHEN - DINING AREA	24,05
HALLWAY	1,68
BATHROOM	4,25
BEDROOM III	13,72
LIVING AREA	39,64
TOTAL	95,18

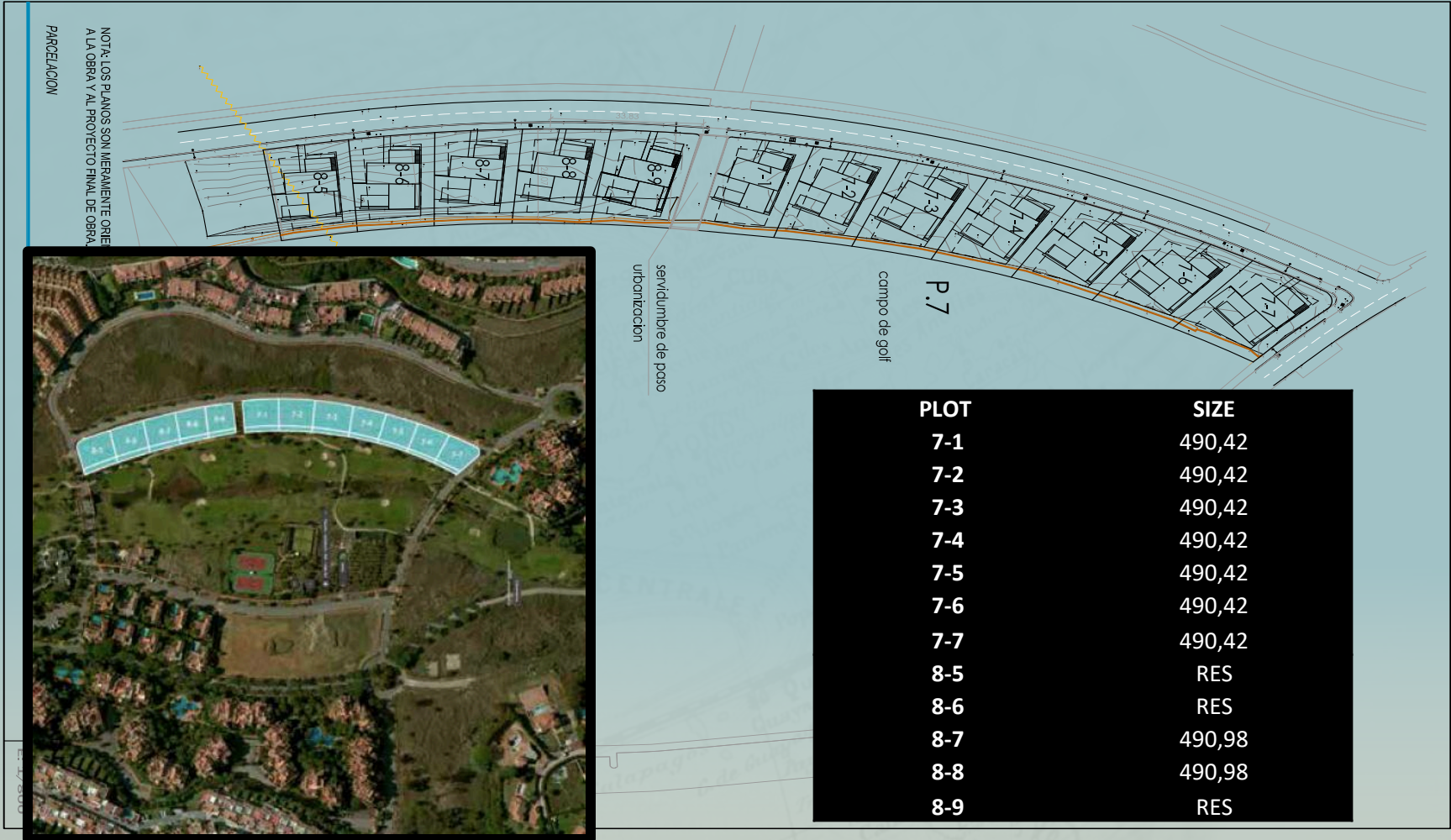
GROUND FLOOR COVERED EXTERIOR	EXTERIOR
COVERED ENTRANCE AREA	6,66
PORCHE - COVERED TERRACE	18
TOTAL	24,66

GROUND FLOOR OPEN EXTERIOR	EXTERIOR
TERRACE	28,88
POOL	20,13
TOTAL	49,01

FIRST FLOOR INTERIOR	INTERIOR
HALLWAY	2,9
BEDROOM I	15,71
WALK IN WARDROBE	4,9
BATHROOM I	8,8
BEDROOM II	16,28
BATHROOM II	4,64
TOTAL	53,23

FIRST FLOOR EXTERIOR	EXTERIOR
TERRACE	26
TOTAL	26

THE PLOTS.....



QUALITIES...



- Microcement flooring in the groundfloor area and bathrooms, colour off-white, brand Top cement.
- Bathroom shower with wooden floor and big framed window with venetian blind
- Underfloor heating in groundfloor area and bathrooms.(at extra charge can be installed in all areas)

CREATION OF AN
ENVIRONMENT
EVOKING EMOTION
& FILLING
PURPOSE



QUALITIES...



- Black framed windows, minimal frame, minimalistic design from floor to ceiling, K-Line brand or similar
- Automatic fabric opaque shades “Premium Plus” in the bedrooms, Bandalux and Somfy brand. (at extra cost installation in all windows possible)



QUALITIES...



- Fitted shelves with oak wood in Dining area / kitchen
- PVC wood flooring in Bedrooms Distiplas ref 9403 brand (at extra cost can be installed in other areas as well as bathrooms)

The difference between something good and something great is attention to detail.

— Charles R. Swindoll —



QUALITIES...



- Counter top washbasin Villeroy & Boch brand or similar, style SQUARE or BOL.
- Suspended Toilet, brand Villeroy & Boch or similar, style the Gap,
- Bathroom fittings Ramon Soler brand or similar



QUALITIES...



- Bathroom in the groundfloor with vertical panoramic window and black venetian blinds, wooden shower tub
- Bathroom counter made of Oak wood in Shelf design, counter top washbasin
- All Bathrooms with built in towel and Soap shelves (according to the material coosen: Plaster, Microcement, Porcelane tiles)
- Bath tub in second bathroom



QUALITIES...

Home is your sanctuary.

Daria Werbowy

- Beautifully Landscaped garden areas in a ZEN style, with lush green plants.
- Zen ponds. Patio areas.



「Q」

QUALITIES...

- Floating Staircase made of Oakwood. Wall in Concrete Design.
- In the basement will be a garden area below the staircase with lighting in order to create a unique ambience
- Railing in black minimal design

THE DETAILS
ARE NOT
THE DETAILS.
THEY MAKE
THE DESIGN.

Charles Eames



QUALITIES...



- White matte kitchen
- Floor to ceiling cabinets
- Work top made of Dekton
- White isle with wooden finishes at the front
- White kitchen extractor with an incorporated wooden shelf
- Electric appliances AEG brand

* the kitchen can be fully customized at the kitchen studio. There are many colors to choose from.
Supplier: DEKODAN INTERIORES



My kitchen is a mystical place, a kind of temple for me. It is a place where the surfaces seem to have significance, where the sounds and odors carry meaning that transfers from the past and bridges to the future.

— Pearl Bailey —

QUALITIES...



- SPA area with hydromassage showerbath
- Electric towel rail
- Gym and sauna with view to the Japanese patio garden area.



YOUR BODY
IS A
Temple
TREAT IT ACCORDINGLY.



QUALITIES...



- Japanese Patio area in the basement with plants and white pebble stones

“We might think we are nurturing our garden, but of course it's our garden that is really nurturing us.”

- JENNY UGLOW



QUALITIES...



- Infinity swimming pool with a pool deck made of composite (imitation wood) NEOTECK brand or similar
- Dark or green bottom pool



QUALITIES...



- Large cinema and entertainment room, which could be converted into 2 bedrooms. With private access

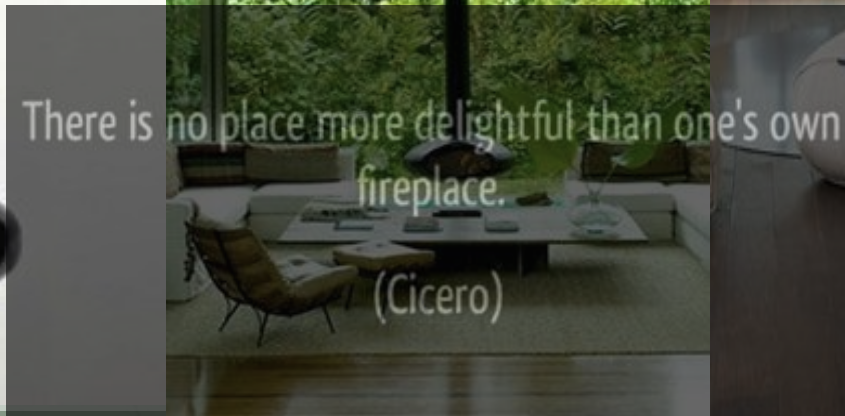
Cinema is magic in the service of dreams.

— Djibril Diop Mambety —

QUALITIES...



- Suspended bio-ethanol fireplace, Cocoon by Aeris in Black color (option to upgrade to suspended real wood fireplace at additional cost)



QUALITIES...

FOUNDATIONS

Foundations are reinforced with a concrete slab and a perimeter enclosure of reinforced concrete, with reinforcements in the slab under said walls.

SUPPORT STRUCTURE

A mixed structure design with metallic pillars and reinforced concrete beams, well braced and chained by "Zuncho" perimeter from where the forged structure starts with beams and joists with variable edge placed so as to take full advantage of the natural light.

FACADES

The walls of the building are of a half-foot thick wall built with perforated brick, water-repellent inner mudguard, an insulation of mineral rock wool, an air chamber, and internally partitioned by a self-supporting veneer and laminated plasterboard. The facade of the house is covered with 3D hydrophobic mortar, with self-coloured. NEOTURE (or similar) synthetic slab veneer.

ROOF

Top cover: inverted non-trafficable with lightweight mortar of arlite with an average thickness of 10 cm, waterproofing composed of an asphalt sheet LBM (-40-FP-160) with a thermal insulation of 50 mm extruded polystyrene, geotextile and gravel.

Average cover: trafficable with lightweight sloped mortar of arlite, with extruded polystyrene thermal insulation of 3 cm, waterproofing composed of asphalt sheet LBM (SBS-40-FP), geotextile and prepared for the floor covering of your choosing.

INTERIOR DIVISIONS

The interior partition is self-supporting multiple partition with two plasterboards laminated on both sides and the exterior is water repellent.

INTERIOR CARPENTRY

40mm thick and 2.60m high, veneered oak doors, with a glass window on the top, or completely in oak (to be chosen by client), fixed top and a modern style stainless-steel handle. (optional in black color)

FLOORS

Basement and lower floor: finished with a continuous micro cement TOPCIMENT (or similar) executed by KOMCRET, with self-levelling mortar, primer, and adhesion layer, colour to be defined by the client.

Upper levels: Wooden PVC floor , Distiplas LIBERTY CLIC reference WD 9403, or similar.

Exterior swimming pool: laminated wood NEOTURE (or similar) in slat formation.

QUALITY IS
REMEMBERED
LONG AFTER
PRICE IS
FORGOTTEN

QUALITIES

Property access: smooth non-slip matt continuous concrete floor.

DRIVEWAY

Continuous smooth non-slip matt concrete floor.

Parking: Black aluminium carport in modern design or 4 triangular sail sun shades with black stainless steel poles (to be chosen by client) for 2 cars.

BATHROOMS

Roca: suspended toilet with a concealed cistern
The gap model, over-counter washbasin Evol.
Design, Teka wood-coated shower tray, Ayora bath design, Oak wood countertop

TAPS

Ramon Soler.

SHOWER SCREEN AND SAUNA

Tempered glass.

FACILITIES

Air conditioning, Daikin system, all-in-one solution, hot/cold, underfloor heating system in bathrooms and on the ground floor area supported by solar panels.

FINISH SAUNA

In Scandinavian scented wood spruce.

CENTRALIZED SUCTION

Air-blue or similar.

STATION FOR ELECTRIC VEHICLES

Simon.

ILLUMINATION

C4: LED spotlights.

POOL

Infinity with overflow, waterfall and compensation pond seen.

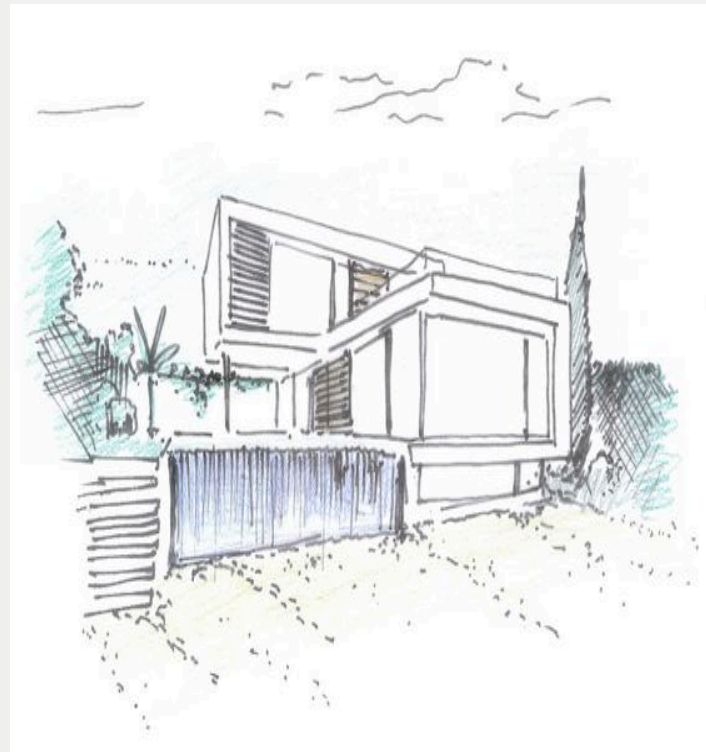
HOME AUTOMATION

Basic control: lighting, air conditioning and irrigation.

GARDENING

Zen inspired garden design: Ornamental turf grass lawn, hardy fast growing dividing hedges, decorative green plants and small trees complete with automated irrigation, little rock, pebble gardens, ponds and bamboo plants in the Japanese patio and below the staircase in the basement.

“Luxury must be comfortable, otherwise it is not luxury”



QUALITIES...EXTRAS



Tile and Stone Online
Porcelanosa Line Blanco



Architonic
PIZARRAS NEPAL - Baldosas de



PORCELANOSA Grupo
PORCELANOSA Grupo -



PVC wood flooring
brand distiplas ref 9403
suitable for bathroom
flooring

QUALITIES...EXTRAS

QUALITY UPGRADES	
PORCELANOSA FLOORING ALL THROUGH (Modelo Tribeca, Pizarra o Mirage)	30.000 Euros
SUSPENDED FIREPLACE (Wood), Brand FOCUS, ERGOFOCUS	14.000 Euros
PVC WOODEN FLOORING	UPON REQUEST
AUTOMATIC FABRIC OPAQUE CURTAIN BLINDS "PREMIUM PLUS" in ALL WINDOWS, BANDALUX AND SOMFY BRAND	4.000 Euros
UNDERFLOOR HEATING THROUGHOUT	9.000 EUROS

PAYMENT TERMS...



- The 10% reservation fee will be deposited at a special account of Manzanares Abogados law firm S.L..
 - ** All amounts paid are safeguarded in an escrow account and are guaranteed by an insurance policy.
- Each stage payment will be subject to 10% VAT



NOTE: Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change. Actual homes may vary from photos and/ or drawings which show upgraded mature landscaping which does not correspond to reality. Square meter numbers are approximate. Price, specifications and availability are subject to change without notice. The furniture is not included in the sales price.

General Note: All construction specifications and materials mentioned in this presentation correspond to the architectural project.