



DELIGHTFUL AMBIANCE

The design of Don Amaro is modern and fresh. The horizontal lines, parallel to the sea, create a simetrical shape, while the vertical lines break that simetry and give movement to the villa.

Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials throughout.

Beds: 3 / Baths: 4 Total Built Area: 424 m² Plots: 519 - 654 m²



DREAMS DO COME TRUE

The ceilings of the first floor subtly cover the terrace shared by all the bedrooms, allowing light to enter conveniently according to the time of the day and the season.

The villa has been designed to maximise the indoor-outdoor flow that is so essential for tropical living.

Built Living Area: 172 m² Terraces: 144 m²

Swimming pool: 32 m²



Water is used as another building material. It makes the space look wider and smooths the house with the environment.

This villa has been designed using the latest techniques to have an ecological and low maintenance building.

Eco design Sea views Luxury apps



YOUR DREAM

Our open plan design accentuates the relation between exterior and interior, giving rise to a unique harmonious space.

The master bedroom has walk-in closet and it enjoys of a luxury on-suite bathroom.

Relation exterior-interior Open Plan South East facing



TRUE RELAXATION

The interior of the house has been designed to be fluid and continuous. Designed with different living zones for day and afternoon light according to the sun exposure.

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

Luxury finished Designer fixtures LED lighting

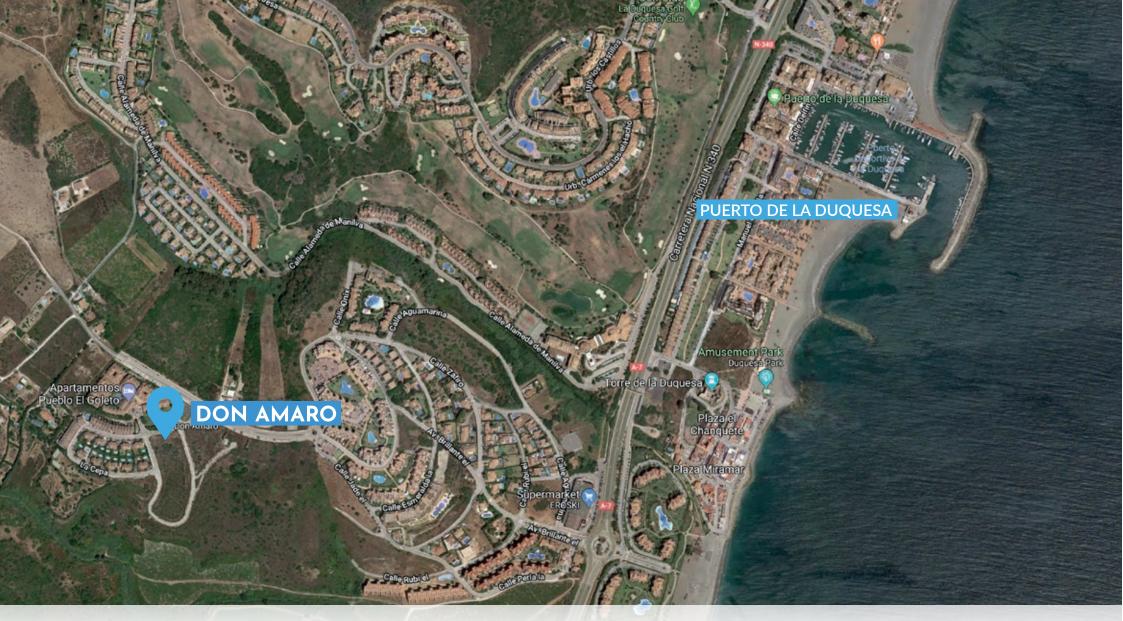


LOVELY MORNINGS

Every single element, starting from the architecture that gives shape to the building until the smallest design detail, pursues the same philosophy and uses the same language.

All the qualities we use into our houses are high standard.

Outside relaxing Fabulous mornings Singular feeling



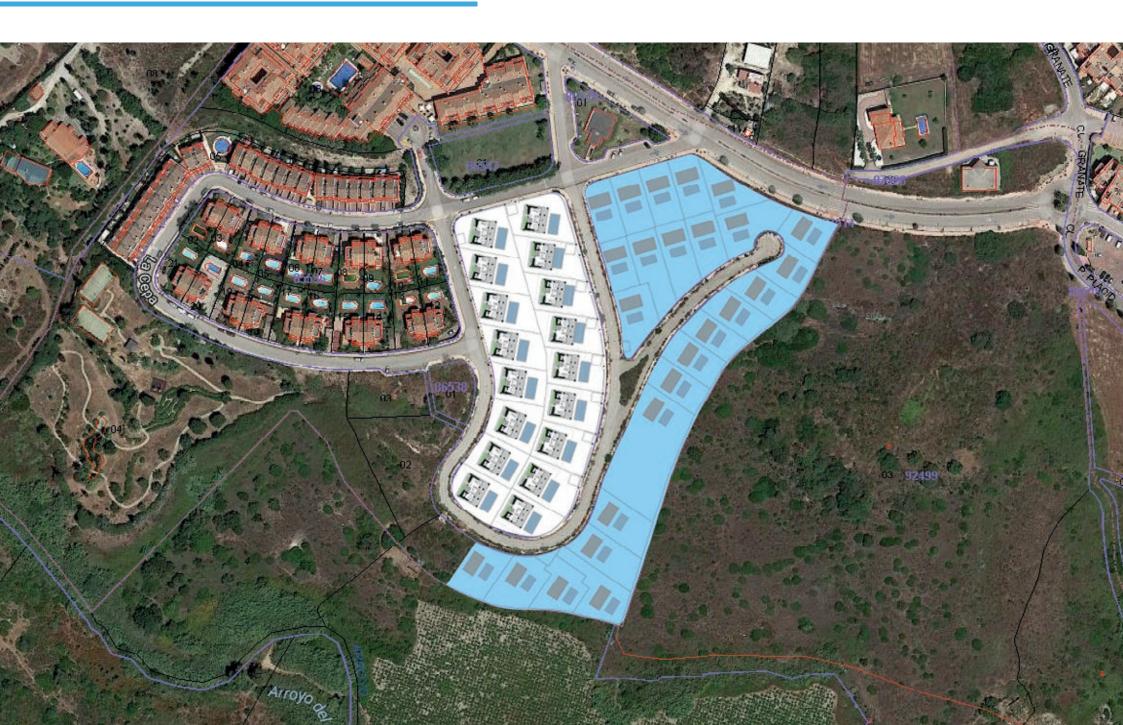
MARVELOUS LOCATION

These villas are strategically located in the Costa del Sol very close to various ports: Duquesa, Estepona and Puerto Banus. You will find all kinds of services and amenities such as restaurants, international schools, polo and golf within minutes.

These villas are made to live comfortably, with amazing views overlooking the Mediterranean Sea and walking distance to the beach.

10 min Estepona 25 min Marbella Beach walking distance

Don Amaro Project



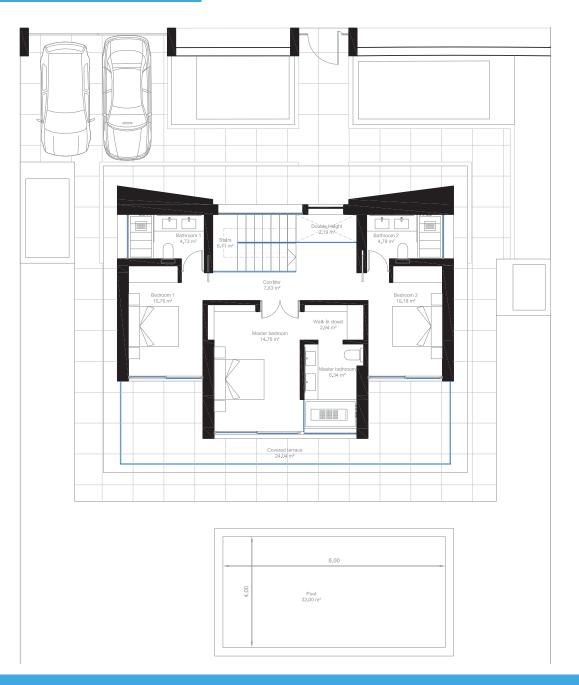
Amenities and Services



- From your villa in Don Amaro, you will connect in only minutes with International schools, Marbella, Puerto Banus, Estepona, Malaga (High Speed Train and International Airports at only 45 minutes drive). You can also enjoy other alternatives a couple of hours away such as the famous Granada and Seville.
- Only a few minutes away from your new home, you can relish a numerous well known golf courses, select tennis clubs, water sports, yachting, wildlife parks, polo, horse-riding, popular beach clubs, exquisite restaurants and exclusive shopping. All these accompanied of over 320 days of sunshine yearly.



Masterplan



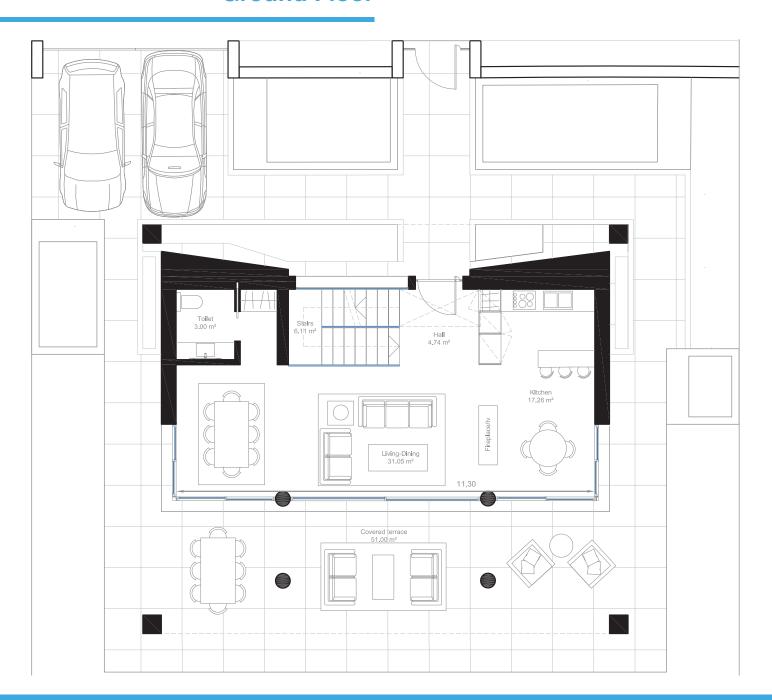
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Total Built Area: 424 m²

Terraces: 144 m²

Swimming Pool: 32 m²

Ground Floor



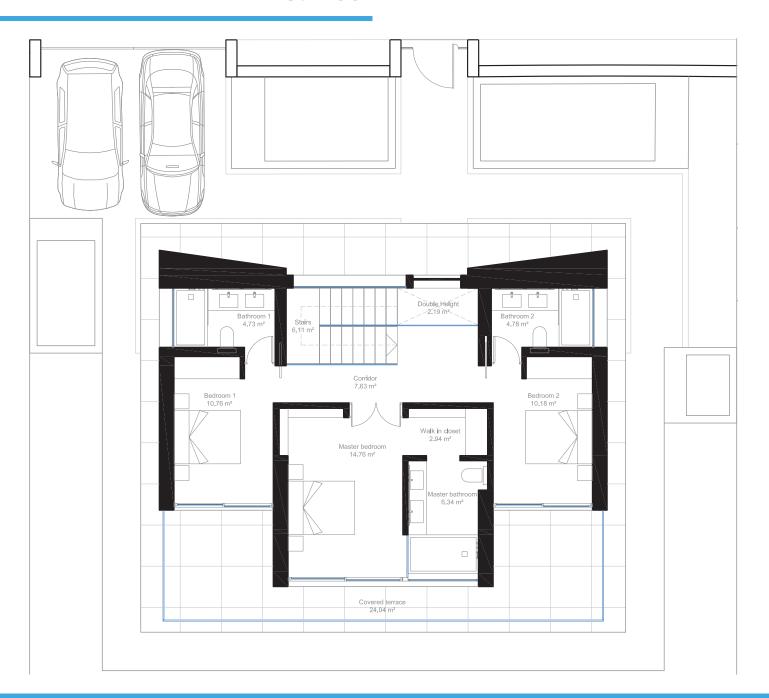
Built Living Area: 80 m²

Cover Terrace: 58 m²

Uncover Terrace: 62 m²

Total Built Area: 279 m²

First Floor



Built Living Area: 92 m²

Cover Terrace: 24 m²

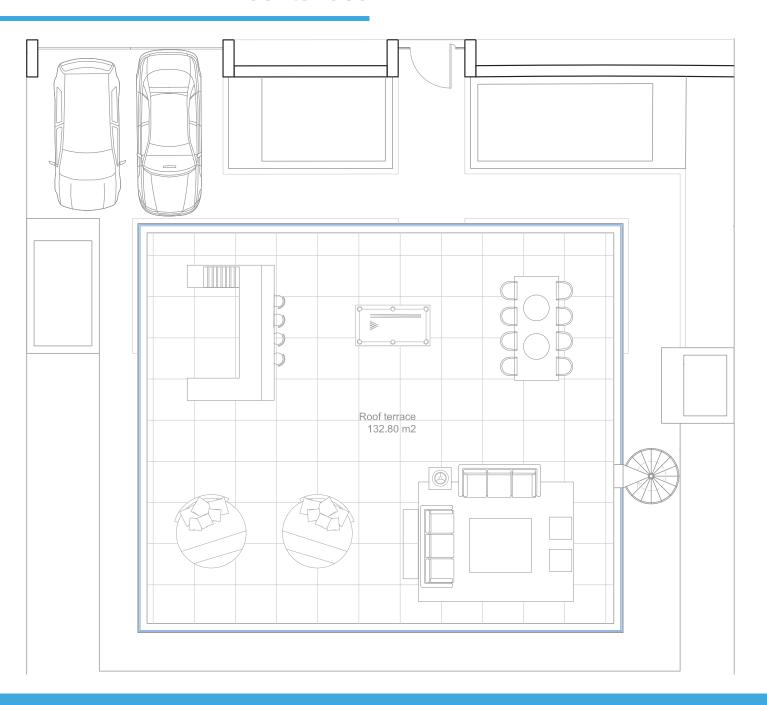
Total Built Area: 145 m²

Roof terrace



48.000€

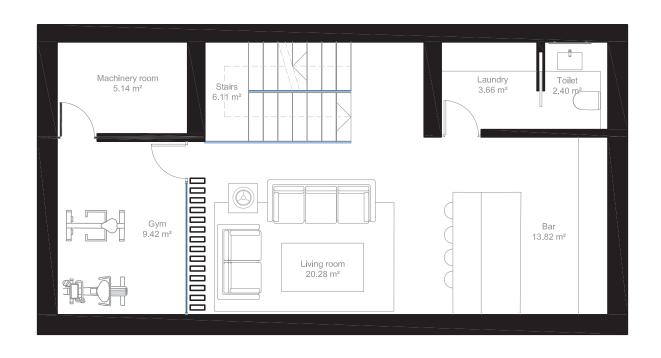
- Glass balustrade
- External lighting
- Spiral staircase



Built Area: 133 m²

84.700€

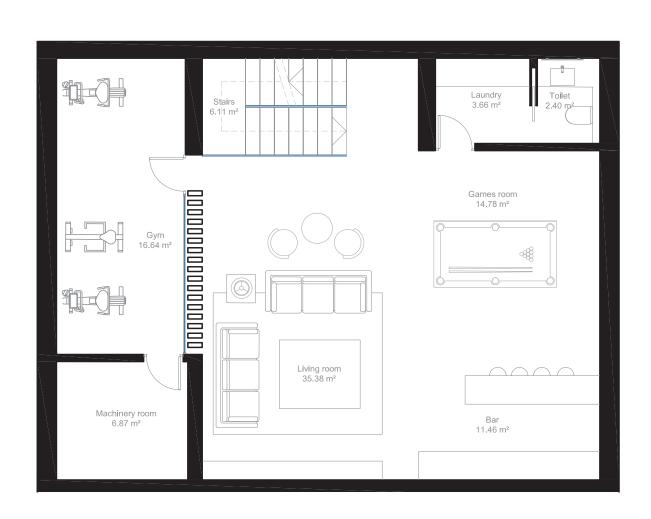
Same finishes as the rest of the villa



Built Living Area: 77 m²

128.700€

Same finishes as the rest of the villa



Built Living Area: 117 m²

Quality Specifications

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 polyestyrene.

Exterior Wall rendering with cement mortar and finishes according design.

The pillars will be covered to break the termal 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.

Thermal glass

Sliding doors with invisible track (in the floor side)

PLOT ENCLOSURE

Street front-1m hight wall+ mesh

Division between plots: Stone finished retaining wall (when necessary) and metallic mesh

HEATING AND AIR CONDITIONING

Aerothermal heating systems LG for air conditioning/heating and hot water











Quality Specifications

FLOORS

Interior floors: Porcelain tile imitating cement finish. Size 30x60cm Exterior floors: Porcelain tile imitating cement with antislip finish. Size 30x60cm

SKIRTING

According to the floor.

BATHROOM AND KITCHEN WALLS

Ceramic tile imitating White marble and cement finish.

ACCESS DOOR

Armoured entrance door.

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

Berker B7 white

LIGHTING

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

SWIMMING POOL

Swimming pool, finished in white mosaic.

















Quality Specifications

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 Bosch DIB097A50*
Dishwasher Siemens SN64D002EU *
Fridge/freezer SIEMENS KG36NXI4A*
*Or similar

BATHROOMS

Sanitary ware-Roca (or similar)
Resine shower tray with secuity glass panel.
Taps: Grohe (Essence)
*Or similar



Optional Extras

Basement (Small)84.700,00 € (Same finishes as the rest of the villa, without divisions)
Basement (large)128.700,00€ (Same finishes as the rest of the villa, without divisions)
Electric underfloor heating system for all bathrooms
Suspended hung toilet
Automated irrigation systems
Domotic System8.200,00 € - Alarm / Camera / Door station / Smart lights / Mobile App to control everything
Multi-color LED Lighting in the swiming pool850,00 €
Bioethanol Fireplace Ecosmart2.500,00 €
Upgrade to GAGGENAU appliances11.200,00 €
- Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine
Underfloor heating system with hot water23.965,20 €
Cove Lighting in the living room
Cove Lighting on exterior
Built-in wine cooler, Siemens



Outside built jacuzzi with LED multicolor light and hot water 4x3 m	24.250,00 €
Heat pump for swimming pool + automatic cover	18.300,00€





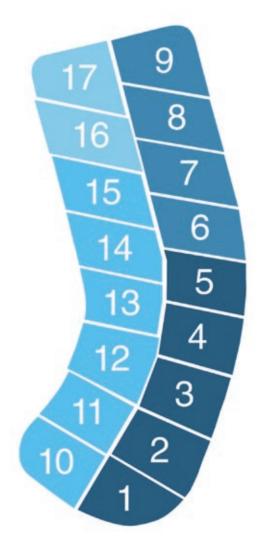
Swimming pool finishing with marble	6.000,00€
Chillout area	16.500,00€



BBQ area with pergolas	16.300,00 €
Natural wood flooring (except bathrooms)	12.000,00 €
Interior cantilever wooden staircase	9.500,00 €
Roof terrace	48.000,00 €

Price List

Villa	Total Price €	Plot m2	Plot €	Views	Status
1	590.000,00€	562	195.000,00€	Panoramic Sea Views	Available
2	590.000,00€	638	195.000,00 €	Panoramic Sea Views	Available
3	590.000,00€	604	195.000,00 €	Panoramic Sea Views	Available
4	590.000,00€	577	195.000,00 €	Panoramic Sea Views	Available
5	590.000,00€	547	195.000,00 €	Panoramic Sea Views	Available
6	550.000,00€	575	190.000,00€	Sea Views	Available
7	550.000,00€	596	190.000,00 €	Sea Views	Available
8	550.000,00€	594	190.000,00€	Sea Views	Available
9	550.000,00€	654	190.000,00€	Sea Views	Available
10	550.000,00€	596	180.000,00 €	Partial Sea Views	Available
11	550.000,00€	538	180.000,00€	Partial Sea Views	Available
12	550.000,00€	596	180.000,00 €	Partial Sea Views	Available
13	550.000,00€	519	180.000,00€	Partial Sea Views	Available
14	550.000,00€	592	180.000,00€	Partial Sea Views	Available
15	550.000,00€	602	180.000,00€	Partial Sea Views	Available
16	495.000,00 €	604	165.000,00€	First Floor Sea Views	Available
17	495.000,00 €	633	165.000,00€	First Floor Sea Views	Available





Payment Terms



Reservation Fee 50.000€

Bank / insurance guaranteed



Buy the plot

Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- 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, construction starts.



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



NO ADDITIONAL COSTS

There are NOT aditional 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

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