

Villa 44 - Los Cipreses

San Pedro de Alcantara



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View to south showing main facade

A bespoke contemporary home

Villa 44 Los Cipreses is a five or six bedroom family home, five bathroom residence under construction and due for delivery in early 2021. It offers the opportunity to personalize some of the finishes and work closely with the development company to create a bespoke, contemporary home with a constructed size of 321m² with 121m² of terraces on a plot of 660m² and a garden of approximately 225m².

Situated on one of the last remaining plots in Alta Vista, within the northern limits of San Pedro, it offers maximum accommodation in a consolidated location, villa 44 has been designed by Aguado Arquitectos, a famous architect studio from Mabella, Malaga, Spain.



View of west facing facade

Elevation & orientation



Situated to maximise views to the south the property has been elevated and orientated to ensure the ideal outlook from the main ground floor terrace. The property will be accessed via the north facade with ample off street parking and optional garage. A large pool and exterior terraces are accessed directly from the main open plan living area.



GROUND FLOOR: Main salon

Open plan living



A spacious open plan ground floor features double doors opening to a covered terrace. A separate media area opens out to a covered (pergola) terrace with access to terrace and garden.



LOWER GROUND FLOOR: Main games and gym area with daylight windows

Bespoke kitchen



The home is designed with a bespoke kitchen featuring Gaggenau appliances and Solid Surface work tops. The layout and materials can be modified to client specification subject to the build program.



FIRST FLOOR: Master bedroom with walk in wardrobes and access to terraces

The master suite



The spacious master suite and feature bathroom with free standing bath and picture window. Direct access to the upper floor terrace from the master bedroom offers great views to the coast.



FIRST FLOOR: Guest bedroom with access to the upper floor terrace

Guest bedrooms



There are two guest bedrooms located on the first floor of the property and a further three bedrooms on the lower ground floor with direct access to the gardens. An alternative layout includes a master and guest suite on the first floor with a further three bedrooms located on the lower ground.



ROOF TERRACE: Featuring exterior kitchen, pergola and guest toilet

Solarium



The Solarium located on the roof can be accessed directly by the elevator and features a small guest toilet. Featuring a fully functional exterior kitchen and bbq with built in Jacuzzi and covered pergola.

FLOOR PLANS

GROUND FLOOR

Areas (m2)

1. Swimming Pool	28,76 m2
2. Lounge Area	60,62 m2
3. Covered Porch	47,16 m2
4. Open Dining Area	10,22 m2
5. Dining Room	39,65 m2
6. Kitchen	16,63 m2
7. TV Area	13,81 m2
8. Hall	4,87 m2
9. Toilet	2,29 m2
10. Covered Entry	3,11 m2
11. Parking Area	92,32 m2
12. Open Loung Area	9,66 m2
13. Garden	226,80 m2

Total: 555,90 m2



Level 0: Ground Floor



FIRST FLOOR

Areas (m2)

1. Master Bedroom	19,76 m2
2. Guest Bedroom III	11,88 m2
3. Guest Bedroom IV	16,02 m2
4. Master Bathroom	8,33 m2
5. Hallway	7,22 m2
6. Guest Bathroom III	7,74 m2
7. Terrace	25,00 m2

Total: 70,95 m2



Level 1: First Floor

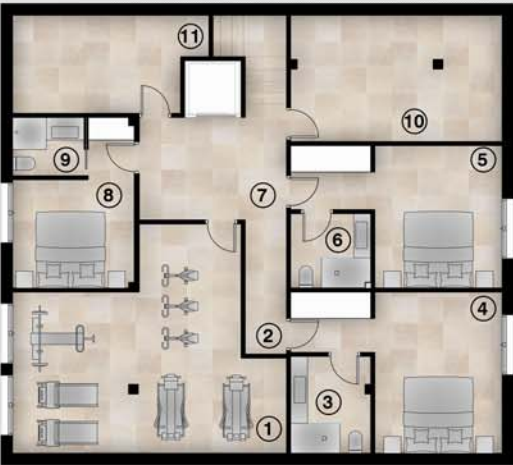


LOWER GROUND FLOOR

Areas (m2)

1. Gym/Games Room	33,75 m2
2. Hallway	3,90 m2
3. Guest Bathroom I	5,46 m2
4. Guest Bedroom I	16,57 m2
5. Guest Bedroom II	14,96 m2
6. Guest Bathroom II	4,17 m2
7. Open Basement	14,90 m2
8. Guest Bedroom III	10,47 m2
9. Guest Bathroom III	2,94 m2
10. Pantry	18,89 m2
11. Installations Room	12,41 m2

Total: 138,42 m2



Level -1: Lower Ground Floor



SOLARIUM

Areas (m2)

1. Barbeque/Solarium	36,33 m2
2. Storage	2,02 m2
3. Hallway	2,29 m2
Total:	40,64 m2



Level 2: Second Floor



Specifications

Installations

Home Automation CONTROL 4 - Control lighting, heating and air-conditioning

DAIKIN Hot & Cold air conditioning system

Under floor heating and entry way

Laminated Security Glass in all windows

Double glazed high quality windows

Interior carpentry - solid wood doors

Flooring - Marble, Ceramic and solid wood flooring

Underfloor heating

Intelligent solar heating / cooling systems for low running cost

Integrated water treatment system with water tank

Wall and roof insulation to extra specification

Large terraces with natural aged stone

Salt water pool system

Landscaped gardens with irrigation and lighting

Pre Installations

CCTV and Alarm System

Fully integrated audio / visual system - SMART HOME

Options

All material specified can be changed dependent on build schedule. The following information is intended as an example of the materials to be used and the features included.

Auto Pool Cover

Heated swimming pool system

Change of flooring and tiling materials to client specifications

Centralized vacuum system

Thermo reflective glass

Additional landscaping



View from east to west of the property location.



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Puerto Banus

San Pedro de Alcántara

Over the past 30 years San Pedro has become transformed from a local fishing village within the locality of Marbella to a thriving and independent town. With major infrastructure investment and extensive residential development it now offers a year round family friendly destination for both tourists and semi residents.



San Pedro Boulevard with restaurants & bars



San Pedro Promenade and beach front

The district of El Ingenio within San Pedro, is a traditional spanish enclave and is destined to re developed and improved over the coming years offering good rental opportunities and asset appreciation.



The constructor developer

Established in the area for over 15 years, Codecosol has completed several similar projects in the local area for investors and private clients.

Every aspect of a new build or reconstruction process is delivered by an experienced team of Swedish, Spanish and English technicians and engineers.

For more information on Villa 44 Los Cipreses, please contact your agent.

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