

VILLA P

NUEVA ANDALUCÍA



ARCHITECTURAL MARVEL WITH PRIME LOCATION IN NUEVA ANDALUCIA

Discover Villa P, an architectural masterpiece in Nueva Andalucia, where every detail is designed to offer an unparalleled lifestyle. Just minutes from Puerto Banus, this extraordinary property combines stunning modern design with an unbeatable location.

Beds: 5 | Baths: 5+2 | Plot: 909m² | Built: 742m² | Parking: 4 | Orientation: S



The villa's exterior boasts a striking infinity pool, stretching seamlessly from the garden to the interior, enhanced by LED lights that create an enchanting atmosphere at night.

A generous terrace offers multiple chill-out areas and alfresco dining spaces, perfect for entertaining or relaxing in style.

Accessible via a private driveway, the villa includes a convenient private garage, ensuring ultimate privacy and security.





Step inside to an interior that is nothing short of spectacular. The open-plan living, dining and kitchen area is bathed in natural light, thanks to floor-to-ceiling windows and a double-height ceiling that exudes an airy, spacious feel.

The living area features stunning Travertino Tajal stone walls, mimicking the villa's exterior, and a cosy nook adorned with lovely trees.







The kitchen is a dream, with generous proportions, state-of-the-art appliances, natural oak accents, ample storage and direct access to both formal and intimate dining areas.

A lift connects all levels for added convenience, as well as leading to the rooftop terrace that provides 360° views of La Concha and Mediterranean sea.



Villa P offers five exquisitely decorated ensuite bedrooms, each designed for maximum style and comfort. The master bedroom is a true showstopper, featuring direct terrace access, dedicated beauty section and an opulent master bathroom.











Additionally, the villa includes an incredible entertainment level, equipped with a custom bar, a wine bodega, a chill-out lounge and a TV section that doubles as a home cinema. Remarkably, you can view the stunning swimming pool from this level, adding a unique visual appeal.

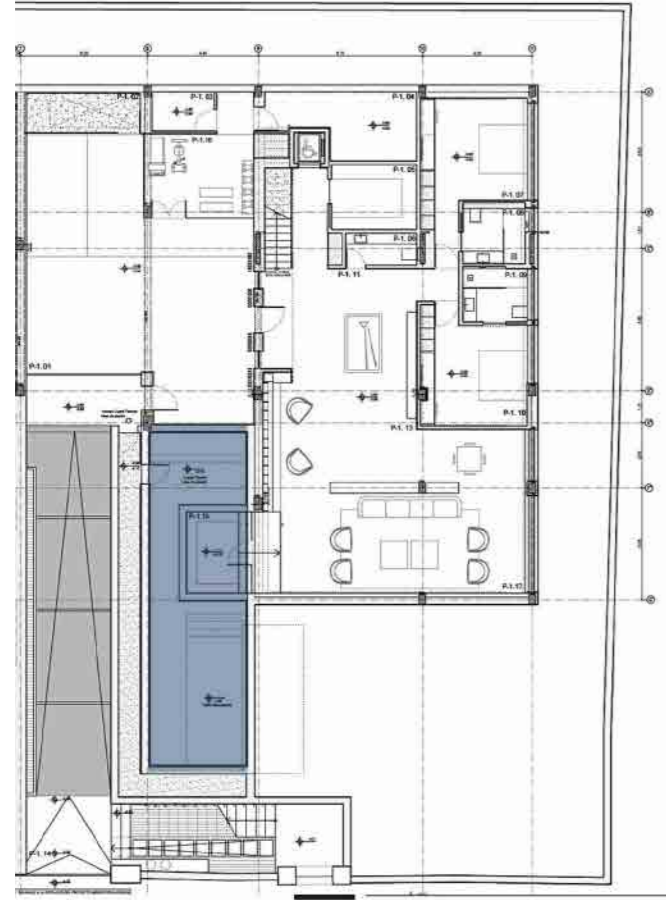




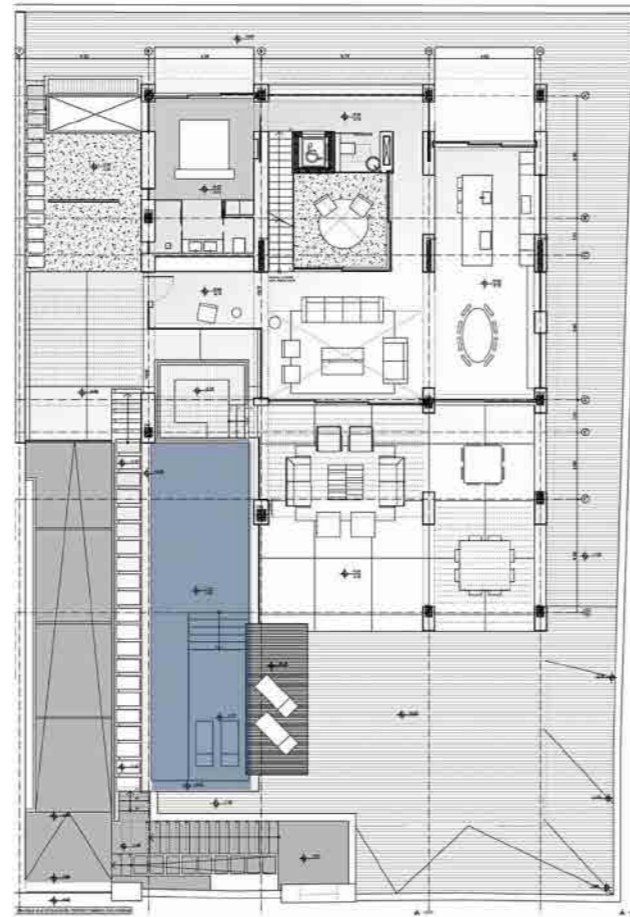


Located in a prime spot in Nueva Andalucia, Villa P offers proximity to the famed Hard Rock Hotel, Centro Plaza shopping centre and the vibrant Puerto Banus. With easy access to the A-7 coast road, the property connects you effortlessly to surrounding areas, making it an enviable address for those seeking luxury and convenience in Marbella.

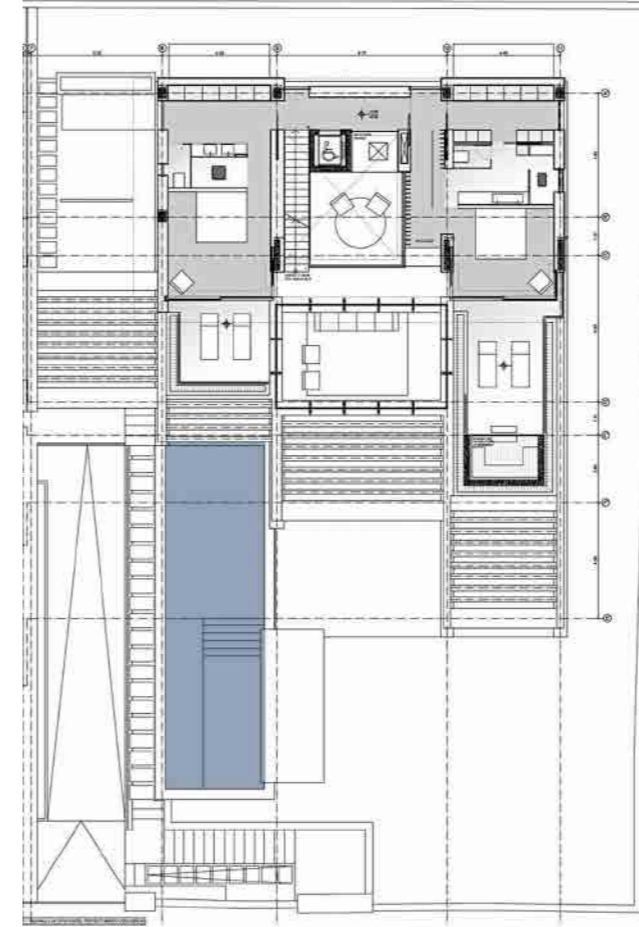
LOWER LEVEL



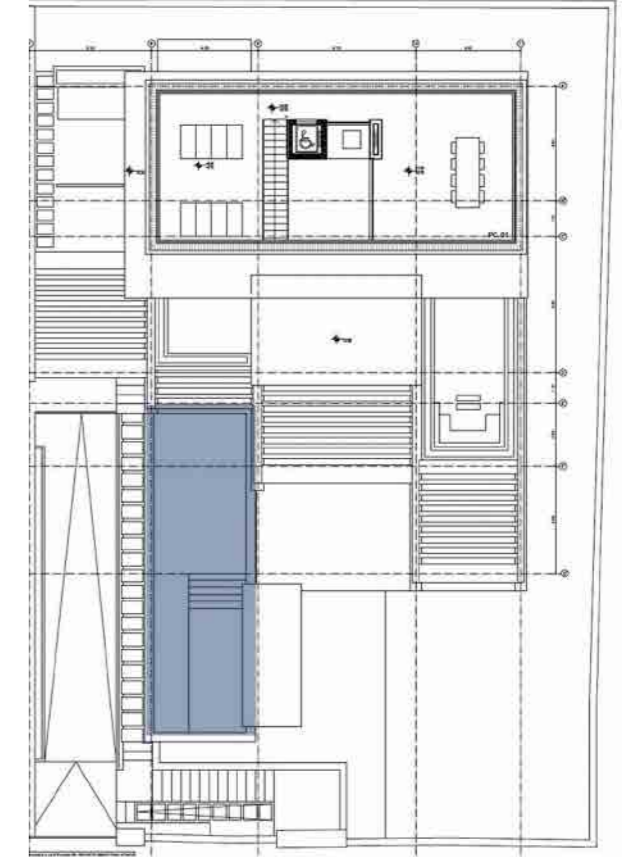
GROUND LEVEL



UPPER LEVEL



SOLARIUM



Beds: 5 | Baths: 5+2 | Plot: 909m² | Built: 742m² | Parking: 4 | Orientation: S

QUALITY SPECIFICATIONS

STRUCTURE

- Foundations: Reinforced/ load bearing grade 60cm slab, above 10cm lean concrete leveled sub base over compacted gravel, adapted to current regulations in accordance with the execution project and geotechnical study of the plot.
- Structure: Reinforced concrete waffle slab and reinforced concrete floors, waterproofed, insulated and executed according to regulations. Long span beams for additional strength. Pillars and walls in reinforced concrete.
- Partition walls: Interior partition walls in brick, partitions dividing bedrooms from common areas double layer with insulation.
- Partition walls: Boundary wall in site cast concrete, includes metal slats fencing above.

FINISHES

EXTERIOR CLADDINGS

- Main walls: Main walls are clad with 10-15cm thick Travertino Tajal natural stone, locally sourced.
- Secondary walls: Exterior coating: plastered with waterproofing lime mortar, roughened and painted with elastomeric paint.
- Vertical core walls: Clad in Oak wood appearance ceramic tiles with black shadow abutments. Exterior cladding Lift Naturwood Moka.

INTERIOR CLADDINGS

- General walls: Gypsum plaster with perlite
- Wooden walls: Paneled Natural Oak wood walls in entrance areas

FLOORING

EXTERIOR

- Car Access: Portuguese Cobblestones laid in vehicle access strips.
- Car Access to The Villa: Portuguese cobblestone between chidondra garden step.
- Interior Parking area: Black polished concrete laid to fall for drainage towards the underground parking area.

INTERIOR

- Interior common areas: Marrazzi Limestone Sand tiles, 1,20x1,20m, used in common areas. Same appearance tiles to be laid on outdoor terraces. 3cm thick. Brick sleeper walls placed to facilitate drainage and provide excellent water flow in heavy storms.
- Bedrooms in Ground and First Floor: Natural grain, 200mm wide engineered wood planks. ATELIER DESIGN oak flooring. 2200 x 205 x 14 x 3mm laid on self-leveling mortar. Straight edge skirting in the same material.
- Basement stairs: Light Emperador marble stone.
- Ground floor stairs: Floating staircase on central steel beam covered with edged oak wood and lower led lighting.

CEILINGS

EXTERIOR

- Interior Suspended ceiling: Suspended ceiling in plasterboard. Includes ceiling gap, 20 x 15cm, for recessed curtain tracks. Includes suspended ceiling access panels where required for maintenance.
- Suspended acoustic ceiling: Special gypsum acoustic board.
- Suspended acoustic ceiling: Plasterboard, perforated design, with high sound absorbency to improve the acoustics.
- Outdoor suspended ceiling: Knauf AQUAPANEL Exterior Ceiling System.
- Outdoor suspended ceiling: Solid wood exterior suspended ceiling.

EXTERIOR WINDOWS & DOORS

ALUMINUM FRAME

- Main Areas: Cortizo Corvison Anodized RAL 17L (Champagne) with integrated handle.
- Main Areas: Includes flush integrated drain grate. Glass. 4+4/14/4+4 planitherm 4s. Frame: 50mm.
- Rooms: Sliding panels in Anodized RAL 17L (Champagne) with integrated handle.
- Rooms: Includes flush integrated drain grate. Glass.4+4/14/4+4 planitherm 4s. Frame: 50mm.
- Fixed glazed door, hidden frame.

RAILINGS

- Colorless seg 8+8 laminate with polished edge. Profile Comenza SV1701 recessed.

WOODWORKS

- Interior doors: Semi-solid floor to ceiling interior doors 50 mm thick, finished in Kashmere oak, anti-impact rubber and magnetic closing system.
- Wardrobes: In bedrooms, built-in wardrobes lined on the inside, hinged doors in same finish as internal doors, in Kashmere Oak veneer or lacquered in satin white. Interiors include chest of drawers, hanging bar and shelves (soft closing system).

ACCESS GATES & PERIMETER

- Driveway gate in corten steel, with automatic opening and remote control.
- Pedestrian access gate in oven- lacquered galvanized sheet metal finished with antioxidant paint.
- Exterior fence with sufficient overlap to achieve maximum privacy

AIR-CONDITIONING, HEATING, VENTILATION

- Hot and Cold dual combination system that mixes Aerothermal + VRV (direct expansions).
- Daikin Air conditioning installation through Aerothermal system of maximum comfort and efficiency, consisting of hidden fan-coil units in the ceiling void in each room, which will diffuse through linear diffusers and fiberglass acoustic ducts.
- Independent temperature control in each room.
- Wet underfloor heating throughout the house, multi zone system.

ELECTRIC, SOUND, HOME AUTOMATION, SECURITY SYSTEMS

- Electric blinds: Motorized and domotized thermal blinds. Model: CAJASLANT® Model SG3 for SUPERGRADHERMETIC shutters.
- Domotic: Control 4: Smart home system to automate and control connected devices including lighting, audio, video, climate control, intercom, and security. LCD touch screen display in each room.
- Security: Following the recommendation and survey by a leading security company, a full pre-wire installation has been fitted to allow for the most suitable selection of alarm and security systems.
- Photovoltaic panels (electricity): 30m2 photovoltaic panels to generate electricity and reduce cost of electric energy with south orientation hidden in the covered floor.
- Sound: Following the recommendation and survey by a leading sound system installation company, a full pre-wiring installation has been fitted to allow for the most suitable selection of speakers and related devices.
- Sound: Bowers & Wilkins.
- Sound: B & W CCM684 2 way in ceiling speakers.
- Sound: B&W AM-1 White Architectural monitor.
- WIFI: Ubiquiti UAP-AC-PRO - Access Point, White. Ubiquiti Networks UDM PRO EU UniFi Dream Machine Pro Managed Gigabit Ethernet (10/100/1000) White.
- Gym: A/C and electrical connections have been installed in garage area to allow for future use of space as Gym.

KITCHEN

- Custom made kitchen designed by NMOBE.
- GAGGENAU appliances.
- POGGENPOHL cabinets in 357V Medium Nut Tree.
- Award winning system + SEGMENTO, in linear design without handles.
- POGGENPOHL cabinets 364V Nut Tree Nature Vertical.
- Outdoor Kitchen on grund level to have; Barbeque Fridge Sink with hot and cold water supply and drainage.
- Top terrace mini-kitchen, refrigerator and sink.
- Sink Faucet GESSI Inedito, Model 60429, Semi-Pro rotating sink mixer with double jet handshower.
- Island Ice Bucket Tap, GESSI Inedito Model 60411 Rotating sink mixer.
- The Brooklyn Schock N100XL sink from the Brooklyn line in Cristalite® mocha finish is equipped with 1 200 mm deep bowl and Perfect Drain. Cristalite® is a robust, brightly colored, naturally antibacterial and easy-to-clean.
- Wine Cellar & Bar: Full glass doors for a stunning entryway to the wine cellar, equipped with bespoke wine racks, with fully integrated temperature and humidity control system.

LIGHTING AND ELECTRICITY

- Recessed Downlight: GU10 MR16 Black. 252297, GU10 MR16 White. 15097.
- Recessed Downlight mini: UGR LED Mini 3W Black. B1251-N-270.
- Double recessed orientable: ONEON Swivel Black (Double). AR111, ONEON Rotating White (Double). 111-2.
- Outdoor Wall lighting: Soul LEDS C4 outdoor Surface lighting (no built-in parts).
- Outdoor path lighting: Pixel LEDS C4 outdoor floor guide light (no built-in parts).
- Switches: Schneider Electric model D-Life Push Anthracite finish.

BATHROOMS

- Ground Floor & Basement: Light Emperador marble stone basin on wall hung 2 drawer vanity in Natural Oak veneer.
- First floor: Light Emperador marble stone basin on wall hung 2 drawer vanity in Natural Oak veneer.
- Mirrors: Backlit bronze finish mirrors.
- Master-suite Taps: GESSI RETTANGOLO Color Black Metal Brushed.
- Taps: GESSI 316 Color Brushed Steel.
- Master-suite shower: GESSI RETTANGOLO 4 ways Brushed Metal Color Black.
- Master-suite shower: GESSI Brushed Metal Colour Black: Rainshower effect + cascade + nebuliser.
- Mini Master shower: GESSI RETTANGOLO 2 Way Brushed Metal Colour Black.
- Mini Master shower: GESSI Brushed Metal Colour Black.
- Rest of Showers: 316 Color Steel Brushed
- Toilet: Suspended toilet set 540mm DuraStyle - Duravit

LANDSCAPING

- Inner courtyards: Artificial grass surface and tropical plants on pots and planters.
- Gardens: Natural grass areas and Mediterranean tropical gardens, combining native and plants adapted, of low water consumption and low maintenance.
- Irrigation system: Fully fitted irrigation system to all planted areas.

OTHER

LIFT

- Orona Model ORGI014. Number of people: 4 / 320 Kg.
- Cabin Range: Xtra Defined Dome.
- Dimensions (w x d x h): 900 x 910 x 2100 mm.
- Neocompact Wood Coating NCI2 - Wood Sinatra, Mirror 3/4 narrow Fume-Handrail.
- Telescopic Doors 2 Leaves.

POOL

- Water dims: 13,30 x 3,90 m Depth: 1,50 m, Approx. volume: 70 m3
- Trowelling plaster on the entire surface of the pool. Flexible waterproofing system ensures a tight seal between the structure and the accessories, highly elastic and highly adherent.
- Purification & Plumbing: Polyester and fiberglass laminated filter with a diameter of 750 mm, manometer. 1.5 CV single-phase self-priming pump for renewal of the pool water volume. Automatic pool cleaner. Built-in overflow channel. Water inlet solenoid valve controlled by probes. Non-return valve and particle retention filter with threaded lid.
- Electrics & Lighting: Filling control panel with level probes. 4 pcs. Flat underwater projector in white ABS with 12v led lamp. 27kw heat pump. Submerged automatic cover with white slats. water treatment by saline chlorination with ph and redox control.

POOL FINISHES

- Pool and overflow perimeters: Quality porcelain tile, meteor Antracita 60x60 Relieve.
- Pool interiors: Quality porcelain tile, Rosa Gres Trésor Bali anti-slip.

JACUZZI

- Water dims: 4,00 x 3,00 m Depth: 0,90 m, Approx. Volume: 10,80 m3 Purification & Plumbing: 500 mm diameter polyester and fiberglass
- laminated filter, manometer. 1 CV single-phase self-priming pump for renewal of the pool water volume. Automatic pool cleaner. 1 pc. Wide mouth skimmer in pit. Built-in overflow channel. Water inlet solenoid valve controlled by probes. Non-return valve and particle retention filter with threaded lid. Water treatment by saline chlorination (sodium chloride added to the water) with Ph control.
- Electrics & lighting: 1 pcs. Flat underwater projector in white ABS with 12v led lamp. 12kw electric heater connected to the delivery pipe to heat the water in the spa. Hydromassage equipment consisting of 8 rotating nozzles. 8 units. Water-air microjets. 2 suction units. 1 push button and pneumatic switch to start and stop the equipment. 2 units of air control. 1 unit of self-priming pump 2 units of watertight manholes.

Air equipment consisting of 10 in-seat nozzles on an independent pool circuit, consisting of: 10 air nozzles for gluing. 1 unit of pushbutton and pneumatic switch to start and stop the equipment. 1 unit of blower pump. 2 units of watertight manholes.



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