



**VILLAS GARDENIAS**  
**GOLDEN MILE**

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A DEVELOPMENT OF 3 CONTEMPORARY LUXURY VILLAS

A UNIQUE MASTERPIECE  
RESIDENCE IN ONE OF THE MOST  
LUXURIOUS RESIDENTIAL AREAS  
IN MARBELLA



The project's design, incorporating modern clean lines and built to the highest quality standards, offers a spacious, light and above all inspiring home ideally suited to modern day living.

Perfectly situated in the heart of the famous Golden Mile and a short walk to the beach, Villas Gardenias offers walking distance to all possible amenities including Marbella Club Resort, Luxury Beach Hotel Puente Romano and Marbella old town.



## VILLA ONE

PLOT SIZE: 1181 M2  
INTERNAL: 774 M2  
COVERED TERRACE: 146 M2  
OPEN TERRACE: 226 M2

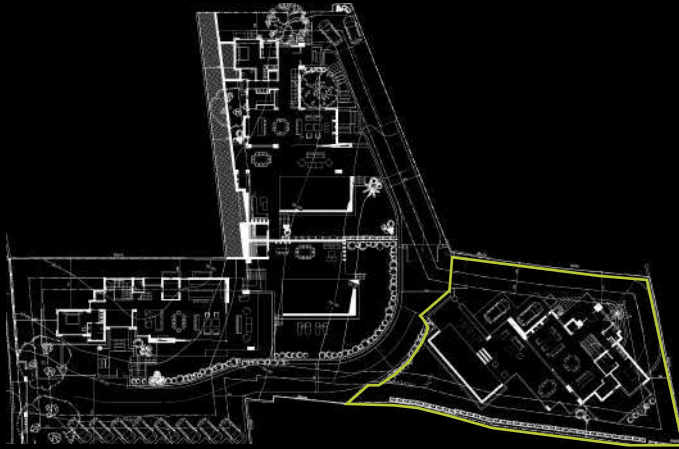


PRICE ON APPLICATION



## VILLA TWO

PLOT SIZE: 1083 M2  
INTERNAL: 658 M2  
COVERED TERRACE: 135 M2  
OPEN TERRACE: 285 M2

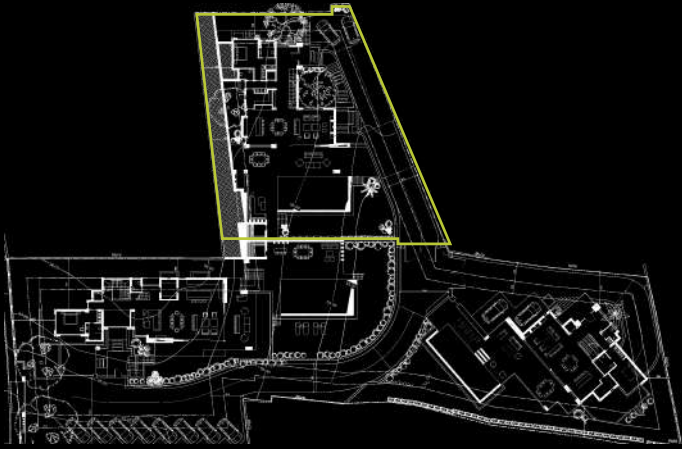


PRICE ON APPLICATION



## VILLA THREE

PLOT SIZE: 1164 M2  
INTERNAL: 687 M2  
COVERED TERRACE: 124 M2  
OPEN TERRACE: 227 M2



PRICE ON APPLICATION



- Reinforced concrete structure in accordance European standards and environmentally friendly technology.
- Double cavity exterior walls with double thermal and acoustic installation.
- Minimalist exterior aluminium TECHNAL carpentry with solar control CLIMALIT security glass.
- Large format interior / exterior porcelain ceramic tiles (CONSENTINO or similar).
- Oversized pivoting IROKO wood front door.
- Bespoke internal wood carpentry of highest quality, including hidden soft close hinges and seamless joints.
- Internal door heights 2.30m and floor to ceiling wardrobes height 2.70m.
- External terraces with invisible Q-RAILING seamless glass balustrades.
- False ceilings throughout with detailing, shadow lines and curtain recesses.
- Highest quality electrical installations featuring NIESSEN switches and sockets.
- Fully equipped kitchen with MIELE appliances.

QUALITY SPECIFICATIONS



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- Individually designed bathrooms with KRION, sanitary ware by VILLEROY BOCH and taps by HANSGROHE AXOR range.
  - Ultimate generation DAIKIN VRV energy recovery system to provide domestic hot water, air conditioning hot/ cold as well as full underfloor heating, individually zoned in all rooms on ground and first floor.
  - Lift through all levels by SCHINDLER / THYSSEN KRUP.
  - Individual swimming pools with LED lighting, automatic water treatment and pre-installation for heating and automatic pool cover.
  - Fully equipped laundry room with washing machine and tumble dryer by MIELE
  - Water purification / decalcification system.
  - Landscaped gardens with RAINBIRD automatic irrigation and LED ambient lighting.
  - KNX / LUTRON home automation domotic system with possibility to control energy, climate, lighting, sound, video, curtains, blinds and access.

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Quality specifications listed do not form part of legal contract and promotor reserves the right to modify/change quality specifications listed for equal or superior quality.

QUALITY SPECIFICATIONS





Golden Mile of Marbella. The best word to describe this place is luxury. Here you'll find the best Marbella hotels, some of the resort's most expensive properties, exclusive restaurants and shops. The center of Marbella is five-minute drive from the Golden Mile. The same applies to Puerto Banus. In fact, both are so near you can walk there along the pleasant seafront promenade.

