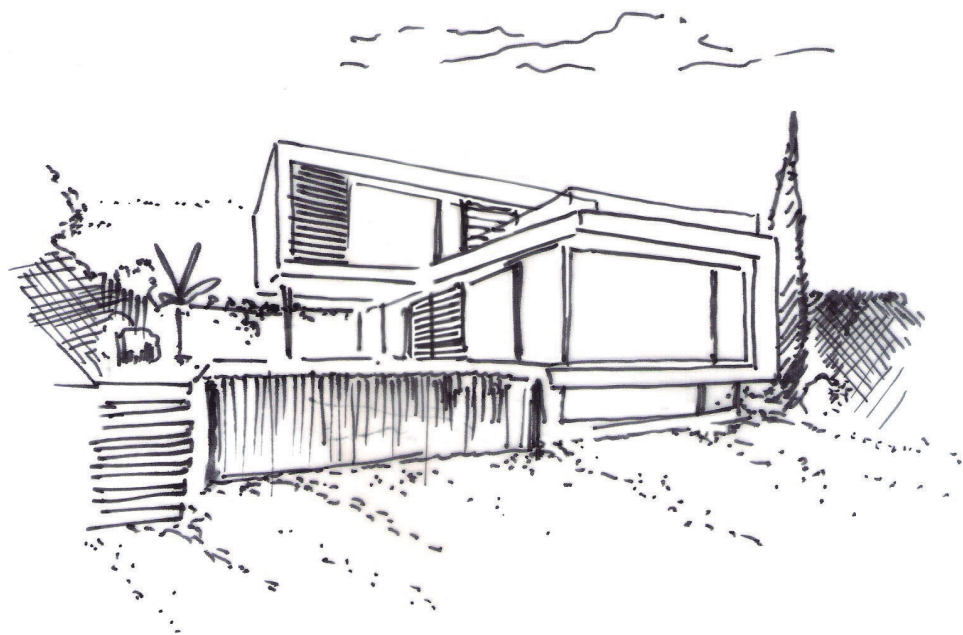




THE SANCTUARY VILLAS
EL CAMPANARIO

BRING NATURE INTO YOUR HOME



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 architect, Joaquin Cuello.
Interior design, Isabella Wyszcka.

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.



EQUILIBRIUM,
PEACE AND HARMONY

ENJOY A UNIQUE
LIVING EXPERIENCE



The Sanctuary Villas

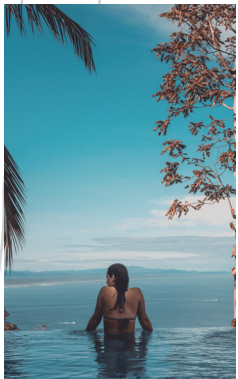


BRING NATURE
INTO YOUR HOME

ENJOY UNIQUE
GOLF VIEWS



The Sanctuary Villas



A PLACE..
RELAX
RENEW
REFRESH

BASEMENT

A place where you can pamper your body, soothe your senses and disconnect.



126,84 m ² INTERIOR	7,55 m ² TERRACE	4 POND
1 BEDROOM	2 BATHROOMS	



GROUND FLOOR

Home is my temple , my sanctuary, it is quiet light and breezy.



110,41 m²
INTERIOR

32,00 m²
PARKING

24,12 m²
POOL

1
BEDROOM

1
BATHROOMS

28,06 m²
COVERED TERRACE

30,8 m²
OPEN TERRACE



TOP FLOOR

A place where you can boost your natural calm, rest and replenish.



2
ROOM

71,37 m²
INTERIOR

26,00 m²
TERRACE

2
BATHROOMS



THE PLOTS



PLOT	SIZE
7 - 1	490,42 m ²
7 - 2	490,42 m ²
7 - 3	490,42 m ²
7 - 4	490,42 m ²
7 - 5	490,42 m ²
7 - 6	490,42 m ²
7 - 7	490,42 m ²
8 - 5	490,98 m ²
8 - 6	490,98 m ²
8 - 7	490,98 m ²
8 - 8	490,98 m ²
8 - 9	490,98 m ²

BIOCLIMATIC ARCHITECTURE

Bioclimatic architecture is defined as an architecture which has a connection with nature, it is about a building that takes into account the climate and environmental conditions to favour thermal comfort inside. The architecture seeks perfect cohesion between design and natural elements leading us to an optimization of resources.

The foundation will be of reinforced concrete adapted to the regulations of the technical building Code for “Structural Safety”.

The porticoes of pillars and beams will be executed with unidirectional forged or equally according to the above mentioned regulations.

The villas feature solar thermal system on the roof for hot water and for operating the underfloor heating. The villas will have B Energy efficiency certificate which is the maximum which can be obtained in Spain.



SURFACE SQM BUILT DETAIL

BASEMENT 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

JAPANESE PATIO	7,55
POND	4
TOTAL	11,55

GROUNDFLOOR 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

GROUNDFLOOR COVERED EXTERIOR

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

GROUNDFLOOR OPEN EXTERIOR

TERRACE	28,88
POOL	20,13
TOTAL	49,01

FIRST FLOOR 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

ARCHITECTURE
IS THE
THOUGHTFUL
MAKING OF
SPACE

Louis Kahn

QUALITIES

GROUND FLOOR

Microcement flooring in the **groundfloor area and bathrooms**, colour off-white, brand Top cement, provider KOMKRET.

Bathroom shower with wooden floor and big framed window with venetian blind.

Underfloor heating n groundfloor area and bathrooms.(at extra charge can be installed in all areas).

WINDOWS

Automatic fabric opaque shades in the bedrooms., Bandalux “Premium Plus” Brand operated by Somfy (at extra cost installation in all windows possible).

Black framed windows, K-Line or **minimal frame Brand** , minimalistic design from floor to ceiling.

SHELVES / WOOD FLOORING

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).

BATHROOM

Counter top washbasin Villeroy & Boch brand or similar, style SQUARE or BOL.

suspended toilet with a concealed cistern The gap model ROCA or similar

Teka wood-coated shower tray, Ayora bath design, Bathroom fittings Hans Grohe or Ramon Soler brand or similar.

Bathroom counter made of Oak **wood in Shelve design, counter top washbasin.**

Bathroom in the groundfloor with vertical panoramic window and black venetian blinds

All Bathrooms with built in towel and Soap shelves (according to the material chosen: Plaster, Microcement, Porcelane tiles

Bath tub in second bathroom.

KITCHEN

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 SPA area with hydromassage showerbath.

SWIMMING POOL

Infinity swimming pool with a pool deck made of composite (imitation wood) NEOTECK brand or similar.

Dark or green bottom pool.

LADDER

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 .

SPA / GYM

Spa area with hydromassage showerbath.

Electric towel rail.

Gym and **sauna** with view and access to the

Japanese patio garden área with a plunge pool.

CINEMA

Large **room suitable for a cinema** and entertainment room, which could be converted into 2 bedrooms.

With private access.

FIREPLACE

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

GARDEN

Beautifully Landscaped garden areas in a ZEN style, with lush green plants.

Zen ponds. Patio areas.

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

Garden área below the stair case in the basement, decorated with black pebble stones and Green plants.



MEMORY 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 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 in Bedrooms: Wooden PVC floor , Distiplas LIBERTY CLIC reference WD 9403, or similar.

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

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

Villeroy & Boch o 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.

ILUMINATION

C4: LED spotlights.

POOL

Infinity with overflow, waterfall and compensation pond seen.

HOME AUTOMATION / DOMOTICA

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.

QUALITIES EXTRAS

PORCELANOSA FLOORING
ALL THROUGH (TRIBECA, PIZARRA O MIRAGE) 30.000 Euros

SUSPENDED FIREPLACE (Wood)
FOCUS, ERGOFOCUS 14.000 Euros

PVC WOODEN FLOORING UPON REQUEST

AUTOMATIC FABRIC OPAQUE CURTAIN BLINDS
“PREMIUM PLUS” in all windows 4.000 Euros
BANDALUX AND SOMFY BRAND

UNDERFLOOR HEATING THROUGHOUT 9.000 Euros

QUALITIES EXTRAS

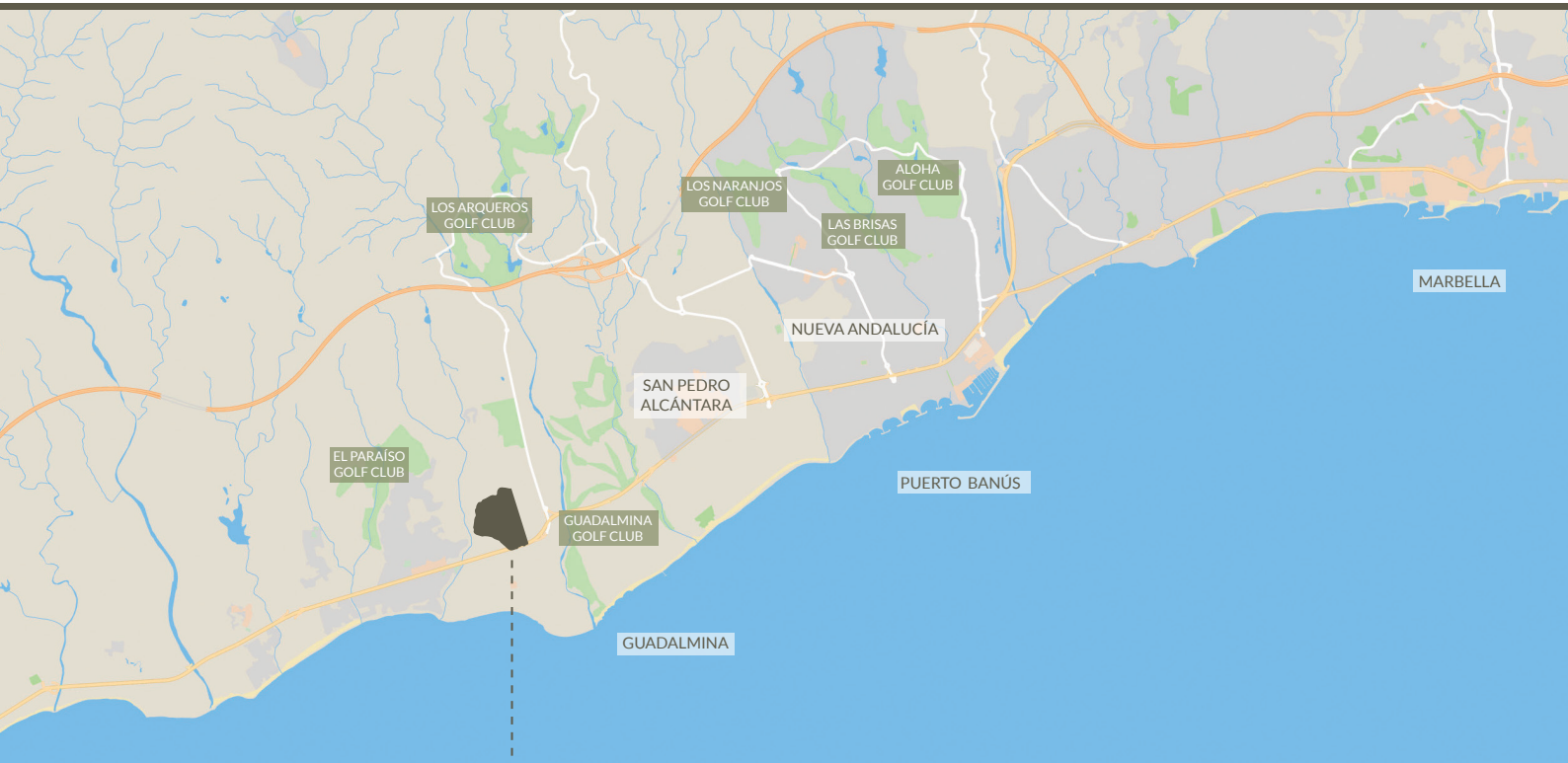


Architonic
Porcelanosa Line
Blanco

Architonic
Pizarras Nepal
Baldosas negras

Porcelanosa Grupo
Porcelanosa
Blanco

PVC Wood Flooring
Ref 9043



THE SANCTUARY VILLAS EL CAMPANARIO

The project is located in the exclusive area of El Campanario, on the famous NEW GOLDEN MILE, just steps away from the exclusive "El Campanario Golf & Country Club". El Campanario offers you a setting with first class facilities being an idyllic place to relax and enjoy nature. Its a secluded and **privileged location** surrounded by first class restaurants and all sorts of amenities and services. Just a short drive away from **Puerto Banus** and the beach its a perfect location all year round.



mxmluxuryedition.com



THE SANCTUARY VILLAS

EL CAMPANARIO

Note: Floor plans and renderings are conceptional drawings and may vary from actual and home 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 correpond 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 constuction specifications and materials mentioned in this presentation correpond to the architectual project.