



MAJESTIC AND MODERN FAMILY HOME

Residing in the heart of Nueva Andalucia's Golf Valley. Sitting front-line to a prestigious golf green, with sweeping views across the mature gardens, olive trees and greens of the course.

Welcome to Villa Alexandra, a beautifully renovated family home nestled in the leafy suburbs of Nueva Andalucia, resting frontline to one of Spain's most exclusive golf courses. Villa Alexandra has everything for the modern-day family; contemporary design and style, set in an enviable location.





Beds: 5 | **Baths:** 5+1 | **Plot:** 1.408 m² | **Built:** 495 m² | **Terraces & Porches:** 381 m² | **Carport:** 2 cars | **Pool:** 48 m² | **Facing:** SW





FRONTLINE TO ONE OF SPAIN'S BEST GOLF COURSES

Las Brisas is a prestigious member's only golf course, beautifully landscaped with botanicals from all over the world which gives the green an atmosphere of complete calm and serenity. Villa Alexandra is just a few steps from Las Brisas with majestic views to olive trees and the sweeping greens.

Villa Alexandra is positioned at the end of a quiet cul-de-sac, in the heart of Nueva Andalucia's Golf Valley, where several quality golf courses wind around the residential streets. Nueva Andalucia is a highly sought-after area; with luxurious properties, plenty of restaurants, shopping, organic cafes and several international schools, it offers everything for the modern family. Just north of Puerto Banus, this prime area is still minutes away from the thrills of the port, designer shops and thriving bars and restaurants.





CONTEMPORARY YET TIMELESS ARCHITECTURE

Villa Alexandra is set on an ample plot of over 1.400m². A spacious and light filled build, with contemporary yet timeless clean architecture and Spanish style tiled roof. At the entrance of the property is a car port, with off-street parking for two vehicles. The entrance path leads through a well-appointed front garden with mature plants and steps leading to the front door.

The property has 5 bedrooms, plus 5 bathrooms and a guest toilet. Villa Alexandra is well proportioned, with a large, open plan living areas and beautifully styled bedrooms.



OPEN PLAN LIVING AREA WITH VIEWS ACROSS THE COURSE

On the ground floor is an open plan living space, carefully divided into several areas. Two seating areas and the kitchen are well proportioned and flooded with light thanks to the vast windows and wrap around terrace to the rear of the property. Enjoy direct views to the golf course from any seat in the house.

The kitchen boasts ceramic countertops and sleek white units. A central island provides additional preparation space and breakfast bar style seating and there is a more formal table area for entertaining guests or keeping the whole family together for dinner.

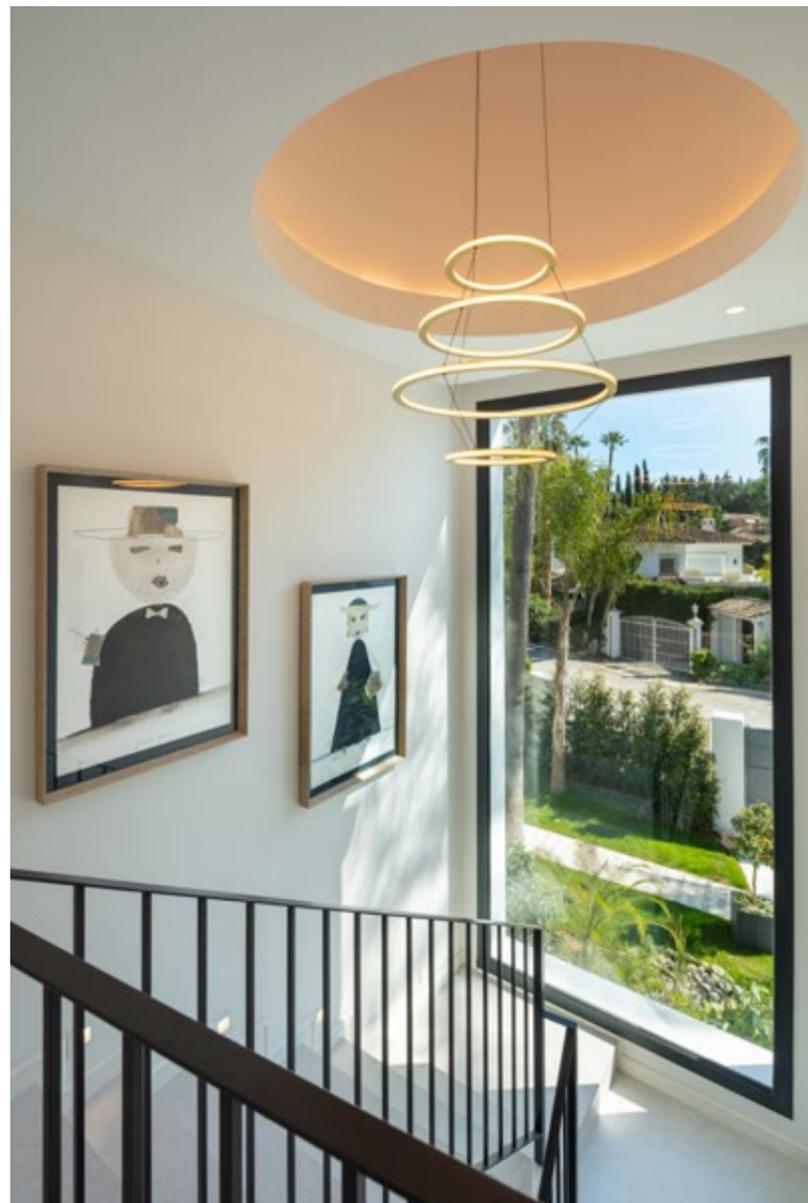






BEAUTIFULLY PRESENTED BEDROOMS

Villa Alexandra has a total of 5 bedrooms, two of which are on the ground floor and can serve as guest bedrooms. Neutral décor infused with pops of colour and personality, luxurious finishes and warm accents of wallpaper bring an extra aesthetic.



A staircase leads you upstairs, where there is a large window providing ample light and views to the front garden.



MASTER SUITE WITH HOT TUB

A large master suite of over 40m² positioned in the corner of the property has floor to ceiling windows and spectacular panoramic views across the tree tops and greens of Las Brisas golf course. Wake up to the calming oasis of olive and jacaranda trees. The master suite has a private terrace area with sun beds and a spacious hot tub. The best place to soak and take in the views.



The interior has wooden flooring laid in fishbone pattern which gives a homely touch and the neutral palette provides a sleek interior for relaxing. There are inbuilt cupboards for storage and an en suite bathroom decorated with sleek white porcelain and warm brass accessories.



Moving along the corridor to the fourth bedroom, a brightly decorated children's bedroom with accents of colour, wooden chevron flooring, en suite bathroom and a terrace area. The fifth bedroom has a balcony and is decorated with a warm palette mixing luxurious textured wallpaper with the neutral creams.



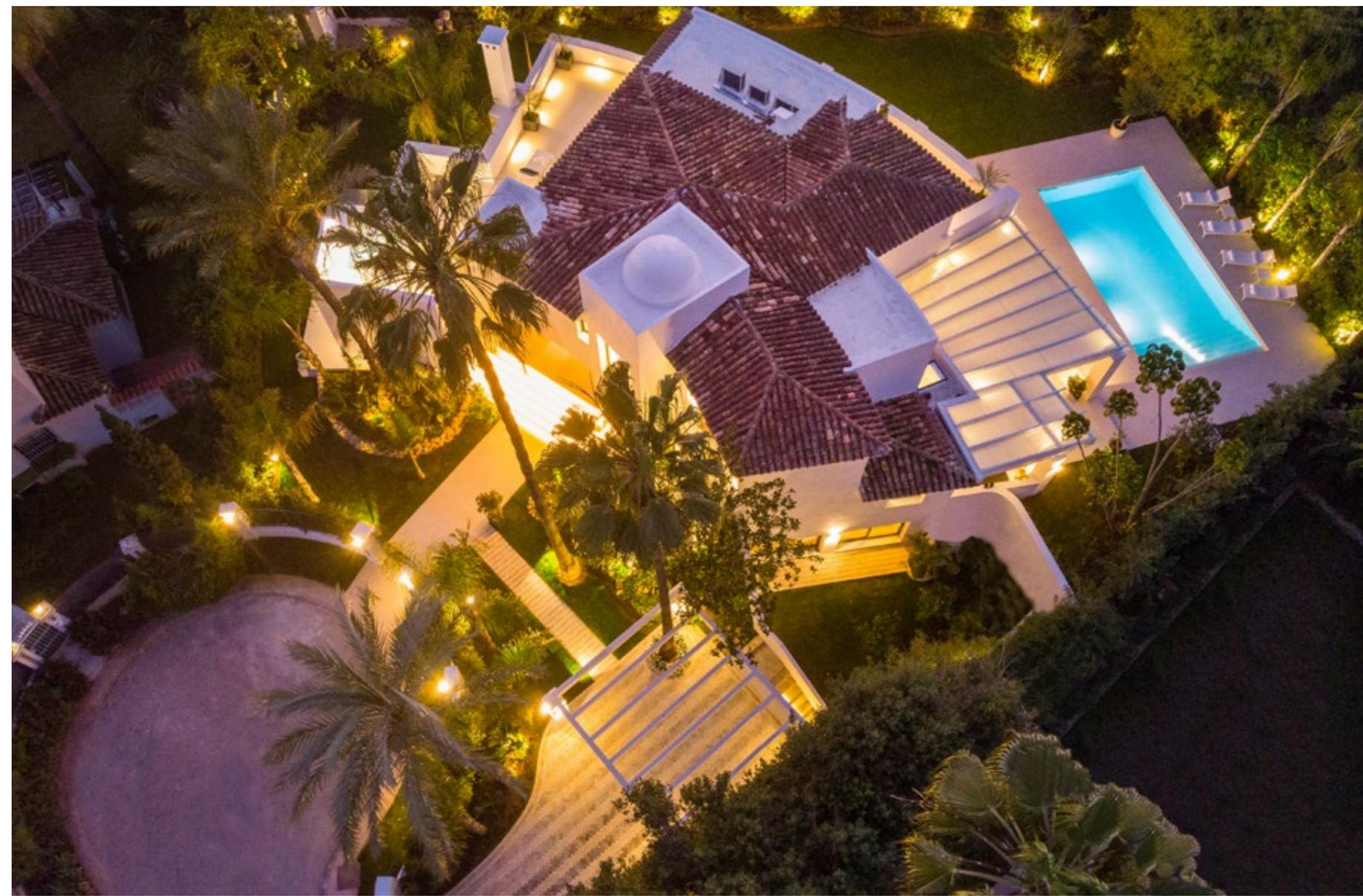


A light filled basement is the perfect space for relaxing; a private TV room with wooden flooring creates a cosy area. This room is perfect for a quiet movie night or to give the children a playroom.





Villa Alexandra is an elegant property, set in the heart of the most sought-after residential area. The perfect solution for the modern family.

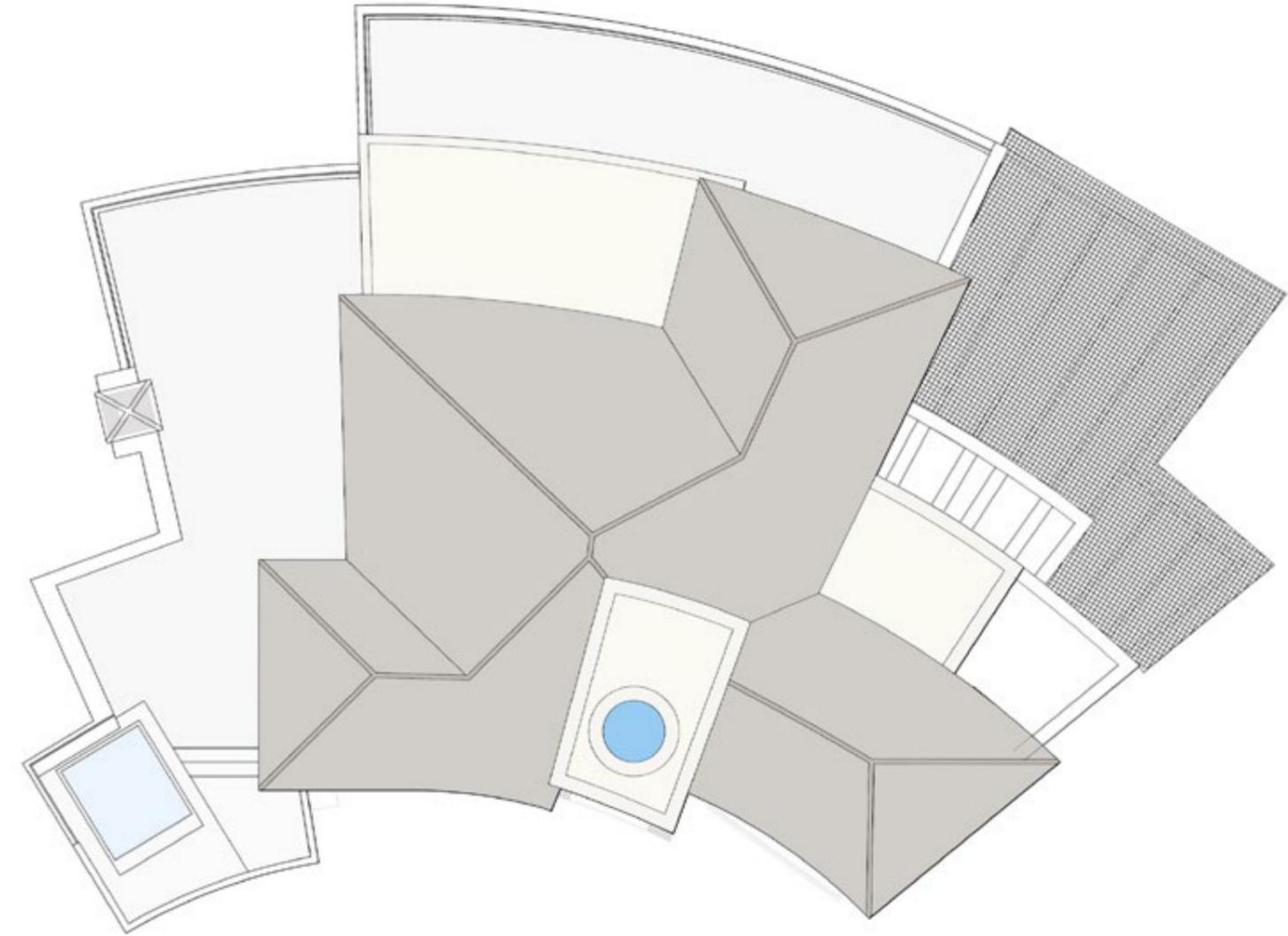


Site Plan



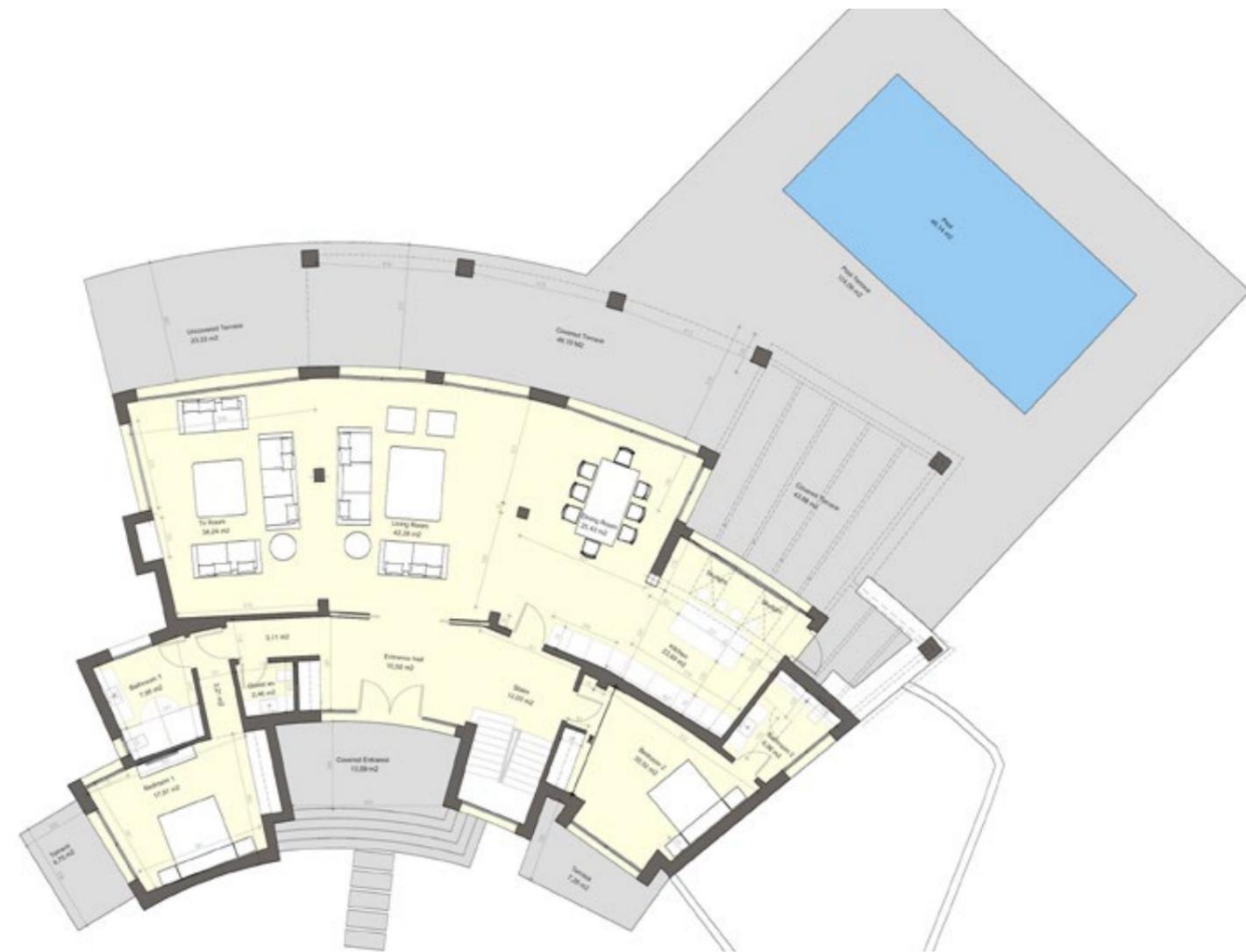
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Roof



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Ground Floor



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First Floor



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Quality Specifications

ROOFS, WALLS, CEILINGS

Roof

- Flat roofs waterproofed with two layers of reinforced asphalt sheets, protected by a layer of concrete and 5cm polyurethane foam heat insulation. Fine resin polyurethane finish.

Walls

- 35 cm thick external cavity walls consisting of (from outside to inside): a 12cm thick solid brick external wall, 5cm polyurethane foam insulation and an inner second 10cm double hollow brick wall.
- All outside walls are rendered in two phases: first, a rough render to be able to level all walls and then a second render to finish them. The render material is water resistant and reinforced with fiber mesh material to give it structure and eliminate cracks on the render material.
- All outside walls painted with two coats of washable exterior white paint.
- All interior partition walls are made of an 11cm triple hollow brick with finished look of 15cm.
- All interior walls are rendered in two phases: first a rough render to be able to level all walls and then a second fine plaster to finish all internal walls.
- All interior walls are painted with two coats of washable acrylic paint.

Ceilings

- False plaster ceilings for providing necessary space for technical systems and installations.
- All plaster ceilings finished with a 4 x 4cm recessed moulding and painted with two coats of washable acrylic paint.

FLOORING & COATINGS

Exterior Flooring

- 20 x 10cm two colour marble cobble stones paving the driveway, the carport and the pedestrian access to the house.
- 120 cm x 120 cm high quality porcelain tiles paving the main pedestrian walkway to the entrance door.
- 120 x 120 light cream porcelain tiles with non-slip finish in all the terraces (covered and open).

Interior Flooring

- The first element on all floors is the floating slab providing the necessary space for the under floor heating (by water pipes throughout the property, except basement and bathrooms where the underfloor heating is electric: via electric cabling or electric carbon mats).
- Matt creamy stone-like finish large 120 x 120 porcelain tiles with a perimeter profile of 10cm high white matt lacquered DM wood skirting in all interiors, except the bedrooms on the upper level.
- Oak wood laid in a herringbone pattern in all bedrooms on the upper level.
- 30 x 30 high quality stain resistant porcelain tiles in the technical / machine room.
- Whole-piece light cream porcelain tile finish on all the stairs.

CARPENTRY: WOODWORKS, ALUMINIUM & GLASSWORKS

Exterior Aluminium Windows And Doors

- "Cortizo" exterior aluminium sliding doors and windows with a thermal breakage joint to prevent condensation and improve energy efficiency.
- Double glazed exterior windows and doors with a neutral middle

chamber to improve energy efficiency. The interior glass pane with reinforced security double glass.

- Sun protection on the outside glass to protect furniture, carpets and fabrics form discoloration.

Exterior Wooden Doors And Structures

- Exterior wooden doors with a 3 point security locking system, reinforced with a metal frame. The interior and exterior surfaces from solid wood, treated with the dark grey four phase open pore water based lasur treatment (by Sikkens).
- Custom made wooden structures like pergolas, manufactured by Sikkens licensed treatment carpentry companies and are made of specially laminated pine wood, treated with the white four phase open pore water based lasur treatment (by Sikkens).
- All wooden pergolas have Sikkens treated wooden (2,5 x 2,5cm) trellis type roof to provide shade in the summer and filtered light in the winter. For rain protection it is covered with a 6 mm plus 6mm laminated glass fixed in place with aluminium profiles and neoprene joints.

Interior Woodworks

- 2,30m high and 5cm thick interior doors with hidden hinges and magnetic silent closing mechanisms, as well as sound rubber gasket on the frame for reducing the noise during opening/closing. All doors have a triple coat white mat lacquered finish.
- Floor-to-ceiling built-in wardrobes with either sliding or standard wide open-mechanism doors, textured inside finish and automatic on/off light.
- Wooden bathroom units with two big drawers.

Plumbing And Sewage Pipework

- Polyethylene domestic hot and cold water supply pipes fully protected with Armaflex or similar standard insulation.
- PVC sewage and rainwater piping with sound insulation.
- Hot water supply equipment by a 600 litre electric water storage heater with an additional energy supply by DAIKIN ALTHERMA SYSTEM.
- Recirculation line for instant hot water for all hot water joints taps in the house.

Underfloor Heating

- WIRSBO underfloor heating pipes throughout the house (except the basement and bathrooms) w ith individual Airzone intelligent thermostatic controls in each room and water sourced by a DAIKIN'S ALTHERMA Heating Pump.
- Electric underfloor heating in all bathrooms via electric cabling or electric carbon mat. Clima.

Air-Conditioning

- All rooms will be individually controlled by an Airzone intelligent thermostats and cooled by individual silent water/water Fan Coil Units (air handling units) in suspended ceilings together with an Outside Heat Pump Unit by the brand DAIKIN.
- Climaver air-conditioning ducts with an inside sound absorbent layer and outside aluminium film type material.

Bathrooms

- Silent duct type ventilation in all bathrooms with mechanical extractors connected to the light switch and a delayed stop mechanism.
- Large format wall tiles in the wet areas. The rest of the walls in the bathrooms have fine stucco finish and painted with washable acrylic paint.

- The master bathroom walls are tiled with large format tiles in shower and sink areas.
- Suspended toilets with built-in flush system.
- 12cm thick white solid surface vanity top with washbasin/s. Wall mirror with aluminium frame and indirect LED light, slightly detached to avoid condensation. Dark grey/white wooden units for bathroom accessories.
- The master bedroom and one of the guest bedrooms have an acrylic bathtub finished with porcelain tiles around it.
- Taps in golden lacquered finish in the master bathroom. Black finished taps in the rest of the bathrooms. Calamita brand.
- Shower trays made of non-slip porcelain tiles installed flush with the bathroom floor. 10 mm thick glass walls in the showers.

KITCHENS & LAUNDRY EQUIPMENT

- Custom made kitchen by DANESPAN with appliances from NEFF: fridge, freezer, ceiling extractor, dishwasher; and from Miele: pyrolytic oven, compact oven / microwave, plate warmer.
- Neolith Calacatta worktop.
- Steel sink with high spout steel finish faucet from PurePassion brand.
- Quadrifoglio waste bin with 4 compartments 2 x 7,5L; 2 x 35L.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

Electrical Installations

- Schneider switches and sockets/outlets in white mat colour.
- TV and telephone sockets in kitchen, lounge areas and bedrooms, and wiring for ADSL line.
- Recessed 8-watt warm LED lights in the false plaster ceiling throughout the villa.
- Wall lights on the outside wall.

Security System

- Alarm system with double technology infrared detectors throughout the property, connected to the main switchboard in the house, with control panel in the entrance hall and connected to an outside security company through.
- Electronic full color video intercom system connected to the pedestrian access gate, with a receiver monitor in the entrance hall and kitchen.
- Fully fenced plot perimeter with automatic vehicle entrance gate and a pedestrian gate.

Sound System

- Sonos Sound System and recessed Speakers in the living room, dining room, kitchen, master bedroom and bathroom, as well as in all their adjoining terraces.
- Internal Data Network and Wi-Fi connection.

OUTSIDE AREAS & EXTRAS

- Landscaped garden with lush tropical vegetation and water features close to the villa and indigenous vegetation bordering Las Brisas golf course.
- Automated irrigation system divided in sectors with a sprinkler and/or dripping system.
- Exterior lighting in the garden consists of led beam projectors lighting up and enhancing the tall vegetation.
- Heated swimming pool finished with large format porcelain tiles.
- Outdoor shower by the swimming pool.
- Outdoor kitchen located in the porch outside the indoor kitchen with sink, storage cabinets and coal barbeque.
- 2,20 x 1,90 Jacuzzi on the master bedroom terrace.
- A gas sourced electric 10 kWt generator to guarantee basic power to the house in case of any electrical shortage.

