



*An exclusive
retreat*

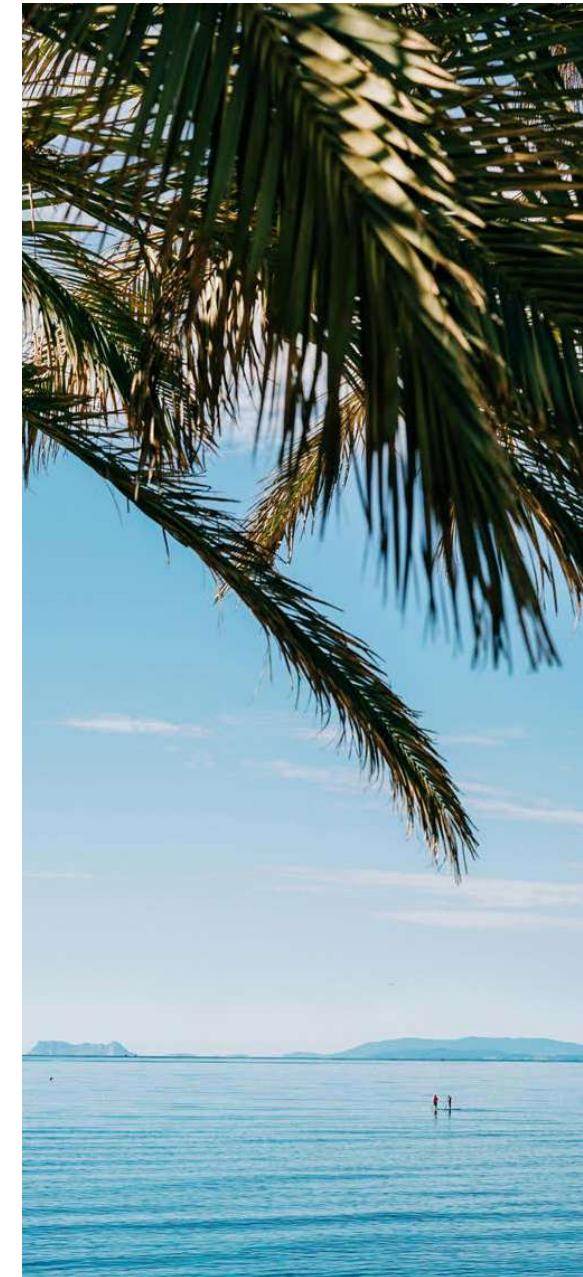


The



Marbella, the
best of the
Mediterranean



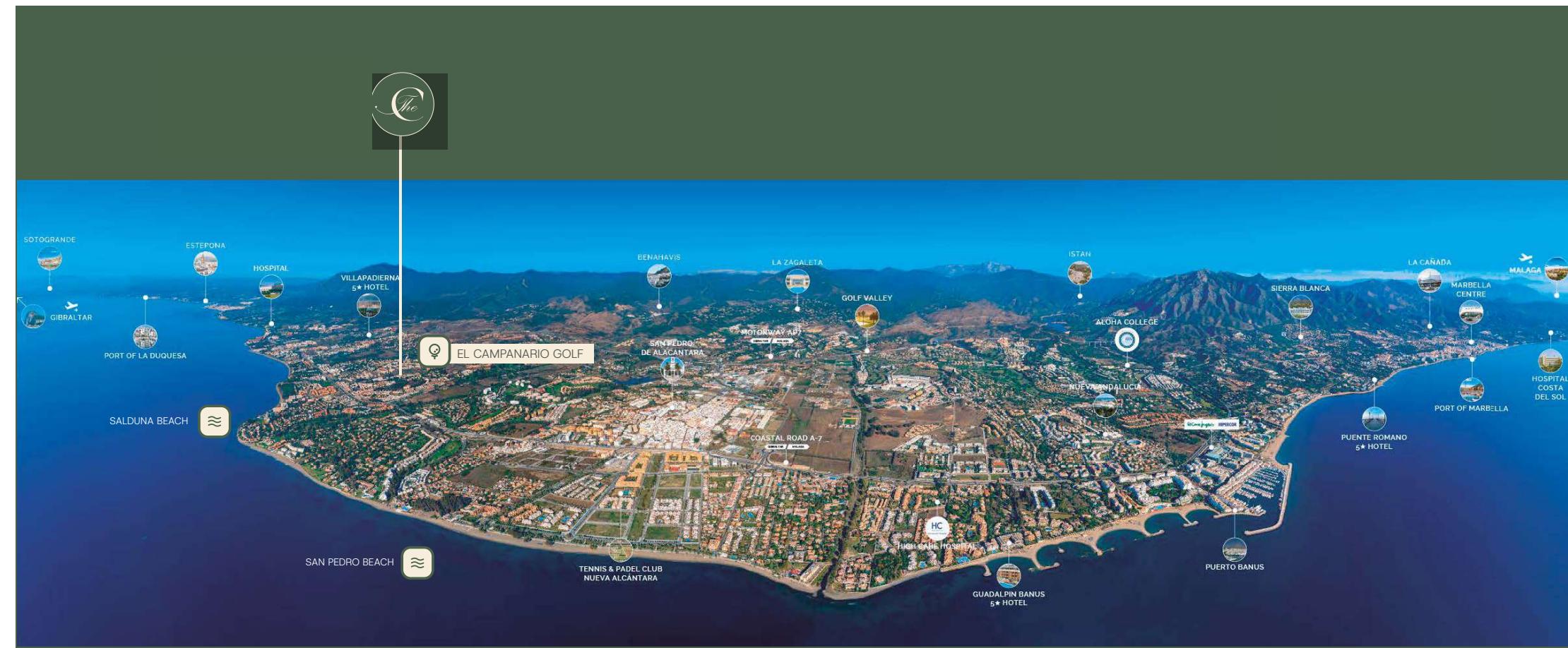


Incomparable surroundings

Set on a unique quiet location not engulfed by the busy life in the heart of the Costa del Sol "The Club Villas" at "El Campanario Golf & Country Club" are just 10 km from Marbella and Puerto Banús, 15 km from Estepona, and 70km from Málaga International Airport.

Surrounded by numerous golf courses, lovely beaches, international schools, sports facilities, shops, and supermarkets with the privacy and comfort of a privileged location.





↑ ⛳ 5 min. GOLF ATALAYA
 ← ⛳ 5 min. GOLF EL PARAÍSO
 ← ⚡ 11 min. INTERNATIONAL HOSPITAL
 ← ⚡ 20 min. ESTEPONA
 ← ⚡ 36 min. SOTOGRANDE

← ⚡ 50 min. AIRPORT OF GIBRALTAR
 ↓ ⚡ 1 min. KIDS CLUB, EL CAMPANARIO
 ↓ ⚡ 2 min. DIANA SHOPPING CENTER
 ↑ ⛳ 5 min. INTERNATIONAL SCHOOL ATALAYA
 → ⚡ 11 min. INTERNATIONAL HOSPITAL

→ ⛳ 5 min. INTERNATIONAL SCHOOL SAN JOSÉ
 → ⛳ 5 min. GOLF GUADALMINA
 → ⚡ 13 min. PUERTO BANÚS
 → ⚡ 15 min. MARBELLA CLUB, PUENTE ROMANO

→ ⚡ 16 min. TROCADERO RESTAURANT
 → ⚡ 19 min. MARBELLA
 → ⚡ 43 min. AIRPORT OF MÁLAGA
 → ⚡ 55 min. MÁLAGA



General plan

The CLUB
VILLAS



“ A very fluid relationship with the exterior. A natural transition from outdoor to indoor spaces. ”



TEAM OF
ARCHITECTS

LA ALBAIDA
DISEÑO INTERIOR

INTERIOR
DESIGN TEAM

Master Plan

This project is led by VASARI a building company with over 25 years of experience developing ultra-luxury properties in Marbella. With a background in developing everything from apartment buildings to mega mansions, it has given them the expertise to design “The Club Villas” to become one of the most sought after addresses in the Costa del Sol.

The 14 luxury villas in this project stand out for their modern and functional design with a choice of three different layouts and sizes “PREMIUM”- “DELUXE” – “SUPERIOR” to satisfy the most demanding tastes. All of them incorporate well thought-out interior details and have at least five bedrooms with ensuite bathrooms, beautiful dressing rooms, spacious living rooms, fully equipped designer kitchens, large covered terraces, tropical gardens, large swimming pool, barbecue area, multi-use basement (gym) and solarium with jacuzzi with amazing views. Interior design furniture, fittings and decoration by the renowned company “La Albaida”.

“ The focus throughout the entire project has been on perfecting every detail. ”



JUAN CARLOS TORTOSA
Head architect, Master Plan

A modern, two-story villa with a large swimming pool and lush tropical landscaping. The villa features a light-colored facade, large glass windows, and a prominent wooden slat section. The pool area is furnished with lounge chairs and a sofa, surrounded by green grass and vibrant purple flowers. The sky is clear and blue.

Welcome to your
exclusive *heaven*



The

Features

- 14 individually designer villas fully furnished with 5 ensuite bedrooms
- Outstanding views over the golf course and mountains
- Fully equipped modern kitchen and bathrooms
- Spacious private terraces
- Outdoor swimming pool with relaxation zone
- Barbecue area (BBQ)
- Solarium with Jacuzzi
- Multi-use basement with large living area
- Aerothermal air conditioning and underfloor heating
- "Apple Home" Automation
- Interior design furniture, fittings and decoration by "La Albaida"
- Private parking spaces and storage room
- Tropical gardens
- 24 hours video surveillance cameras (CCTV)
- Private community & Club Membership within the exclusive "El CampanariGolf & Country Club" *****



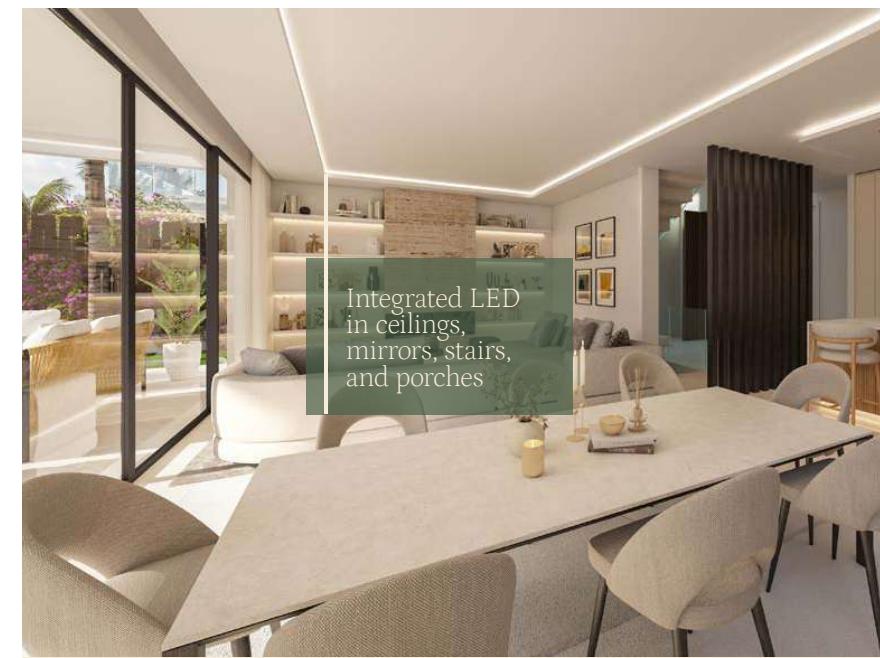


The

Interiors

Black aluminum
floor-to-ceiling
Cortizo windows





| The CLUB VILLAS |



Choose your *dream villa*



Premium Villas

from € 3,500,000 *

800 m² Plot | 554 m² Built | 5 Bedrooms |
6 Bathrooms | 106 m² Porches | 71 m²
Terraces | 151 m² Solarium | Pool | Gym |
BBQ | Jacuzzi | 2 Parking in basement |



Deluxe Villas

from € 2,650,000 *

532 m² Plot | 376 m² Built | 5 Bedrooms |
6 Bathrooms | 67 m² Porches | 15 m²
Terraces | 96 m² Solarium | Pool | BBQ |
Jacuzzi | 2 Parking in basement |



Superior Villas

from € 1,950,000 *

400 m² Plot | 287 m² Built | 5 Bedrooms |
6 Bathrooms | 64 m² Porches | 16 m²
Terraces | 90 m² Solarium | Pool | BBQ |
Jacuzzi | 2 Parking in carport |

* PRICES DO NOT INCLUDE TAXES AND THE FURNITURE PACK PROVIDED FOR EACH OF THE VILLAS.

Finishes

ESTRUCTURE & FAÇADE

- **Foundation and structure:** Piles and reinforced slab with concrete framework.
- **Facade:** Double wall of ceramic brick with thermal and acoustic insulation.
- **Exterior finishes:** Water-repellent mortar, travertine marble, and porcelain.
- **Roof and terraces:** Waterproofing with modified bitumen membrane.

INTERIORS

- **Floors:** Large-format "Palancar" natural stone in the living room, dining room, kitchen, and porches.
- **Stairs:** Floating design with natural stone and embedded glass railing.
- **Bathrooms:** "Palancar" natural stone, integrated sinks, and flush showers without doors.

Furniture and Equipment

- **Interior design and quality furniture by La ALBAIDA**
- **Kitchen:** Exclusive design with Siemens appliances and porcelain countertop.
- **Bathrooms:** Wall-hung Villeroy & Boch sanitary ware and Fantini Nostromo faucets in matte metallic finish.
- **Laundry Area:** Integrated furniture and appliances.



Installations and Technology

- **Climate Control:** Aerothermal system with independent thermostats and app control.
- **Lighting:** Integrated LED in ceilings, mirrors, stairs, and porches.
- **Home Automation:** KNX system with lighting, climate, and sound control via iPad or mobile.
- **Security:** Alarm, IP video surveillance, and remote access.
- **Connectivity:** Professional WiFi system throughout the house.

Carpentry and Enclosures

- **Interior Carpentry:** Off-white lacquered oak doors up to the ceiling, built-in wardrobes, and illuminated walk-in closet.
- **Exterior Carpentry:** Black aluminum Cortizo windows, floor-to-ceiling in the living room.

EXTERIORS

- **Pool:** Salt chlorination system, LED lighting, and non-slip natural stone edging.
- **Gardens:** Mediterranean design with automatic irrigation and landscape lighting.
- **Solarium:** 6-person jacuzzi with elevated decking.
- **Barbecue Area:** Outdoor kitchen with Silestone countertop.
- **Urbanization:** Perimeter fencing, motorized access points, and cobblestone streets.

*THESE QUALITIES MAY BE MODIFIED BY THE SUPERVISING ARCHITECT IN CHARGE OF THE WORKS AND REPLACED WITH OTHER SIMILAR ONES.



The CLUB
VILLAS

Luxury Villas with club Membership

"The Club Villas" has a wide range of community facilities designed for the well-being and entertainment of the whole family.

The purchase of any of the villas includes an annual membership to "El Campanario Golf & Country Club" which allows unlimited access to the social Club and includes the use of the Golf course all year round, Gym, SPA, Indoor pool, Beauty centre and the Restaurant. Members can also enjoy the vicinity tennis and paddle tennis courts or work comfortably in co-working spaces while the little ones enjoy the Kids Club.

Just relax and enjoy!





El Campanario Golf & Country Club

Located in a natural setting "El Campanario Golf & Country Club" represents a new generation of social clubs for the whole family, based on values that promote an active and healthy lifestyle while paying close attention to details and nuances.

With state-of-the-art facilities and cutting-edge technology, all the activities are supported by a large and dynamic team of professionals.

A Mediterranean restaurant open to the public, a private 9-hole golf course, and a Spa & Wellness environment guarantee a unique experience that revitalizes both body and mind.

Gastronomy, friends, activities, and relaxing spaces await you and your loved ones at "El Campanario Golf & Country Club".

A whole world of comfort, luxury and services at your fingertips!



Golf Course



Members Lounge



Restaurant



Indoor Pool



 5* Mediterranean restaurant

 9-hole golf course



 3 tennis courts & 2 paddle courts

 Fully equipped gym & pool



 Spa & wellness

 Children's club and recreational areas



Lifestyle *El Campanario*

El Campanario is an exclusive and picturesque district in the western part of Marbella, Spain.

It offers an unparalleled blend of luxury, tranquillity, and convenience. This area provides diverse options to suit various lifestyles and preferences.

There is a wide offer of family-friendly activities and notable amenities available in this charming area. Its geographical divisions, main attractions, real estate market, and architectural styles collectively make El Campanario a sought-after destination in the Costa del Sol for both residents and holidaymakers.

With its unique charm and family-friendly environment El Campanario stands out from its neighboring areas, making it an ideal place to call home.

A little oasis!

A photograph of a young couple in a romantic setting. The man, with curly brown hair, is leaning in close to the woman, who has long blonde hair and is wearing a white blouse. They are both smiling and holding glasses of champagne. The background is dark with warm, glowing string lights, suggesting a nighttime outdoor event or party.

| *The* CLUB
VILLAS |

A new concept of
luxury living