



VILLA FELIZ



MEDITERRANEAN LUXURY IN A PRIME LOCATION

Elegant and unique villa in the prestigious La Cerquilla gated community of Nueva Andalucía. Villa Feliz sits in a South-facing elevated position, surrounded by mature vegetation, ensuring total privacy from neighboring properties. The plot of 2,474 m² provides the canvas for an idyllic garden, combining Andalusian style and French Provençale flavour.



The garden is positioned on varying levels and is full of colours and smells from plants and flowers, featuring two vertical gardens and a beautifully designed swimming pool. From Villa Feliz, one can enjoy all Marbella has to offer from the comfort of a magnificent home with views to the golf course greens and the glittering waters of the Mediterranean Sea.

Beds: 6 | **Baths:** 6+3 | **Plot:** 2.475 m² | **Built:** 901 m² | **Pool:** 90 m² | **Terraces:** 204 m² | **Parking:** 2 cars | **Orientation:** SE



PRISTINE MEDITERRANEAN
OUTDOOR SPACES

Villa Feliz outdoor spaces are perfect to enjoy the exceptional micro-climate Marbella offers. Every terrace has been beautifully styled offering high comfort and epic views to the lush vegetation of this luxurious mansion.



All terraces have been exquisitely designed with delicate furniture pieces to ensure a calm and mindful space.



GENEROUS AND FLUID LIVING SPACES

The living areas of Villa Feliz have been designed to maximise space and light. The property is distributed across three floors, infused with bespoke touches, natural materials including stone and Iroko wood, and plenty of personality.

The magnificent entrance welcomes you into a charming entrance hall with contemporary touches by Zieta Studio.



The open-plan layout of the property boasts an ideal distribution for comfort and light optimization. The living spaces of Villa Feliz consist of a spacious living room with a cutting-edge fireplace and magnificent views to the magical gardens, an exquisite custom-made dining area, a comfortable TV side and a relaxing office corner overlooking the relaxing garden.



The villa boasts a stunning modern kitchen with Gaggenau appliances, sleek white cabinets, superior ceramic countertops and an impressively large window overlooking the garden and the Mediterranean Sea. The kitchen can be accessed through a magnificent sliding door with exquisite art features, making the separation with the dining area elegant and practical.



Villa Feliz affords a complete domotic system with the latest technology features to ensure superior security, lighting and sound systems.



SPACIOUS BEDROOMS AND A BREATHTAKING MASTER SUITE



On the main level two double bedrooms en-suite deliver style and attention to detail with direct access to a private terrace and the charming gardens. Upstairs, the expansive master suite has a double height ceiling, and stunning views to the Golf Valley and the Mediterranean Sea.





The master bedroom affords a magnificent minimalistic bathroom filled with light and boasting premium materials. The master suite features a walk-in wardrobe with plenty of space for fashion lovers.





On this level, a further 2 exquisitely presented suites offer comfort and elegance.







A VAST AND TASTEFUL BASEMENT FOR ENTERTAINMENT

The property has two basements, the first is accessed through a magnificently decorated staircase with pampa flowers and is completely loaded with a fully equipped gym by Technogym, an elegant TV room and state-of-the-art SPA with sauna, steam bath and massage room.





The second basement has a billiard table, a stunning climatised wine cellar, a garage and a meticulously organised installation room.



A HIDDEN OASIS WITH
EXCEPTIONAL INTERIOR
DESIGN



The Mediterranean architecture of Villa Feliz meets the warmth of this comfortable and luxurious home. Built to the highest specifications, Villa Feliz has been designed with passion and attention to detail to ensure the highest quality standards.



Refined interiors by Pedro Peña welcome you into a property full of charm. Every piece of furniture has been thoughtfully imagined and positioned to guarantee sophistication and elegance.





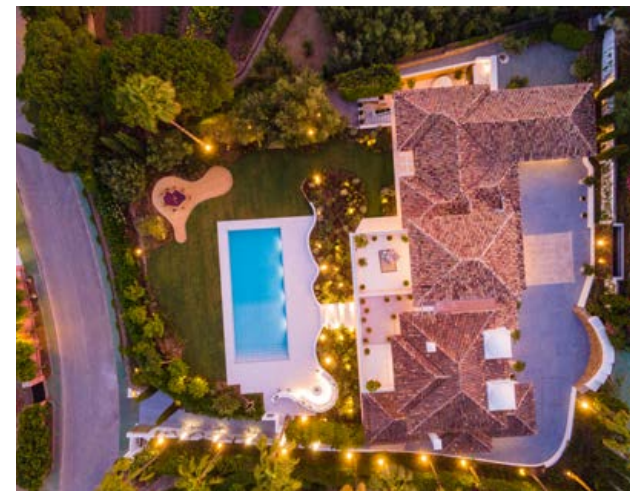


NESTLED IN THE HEART OF THE GOLF VALLEY

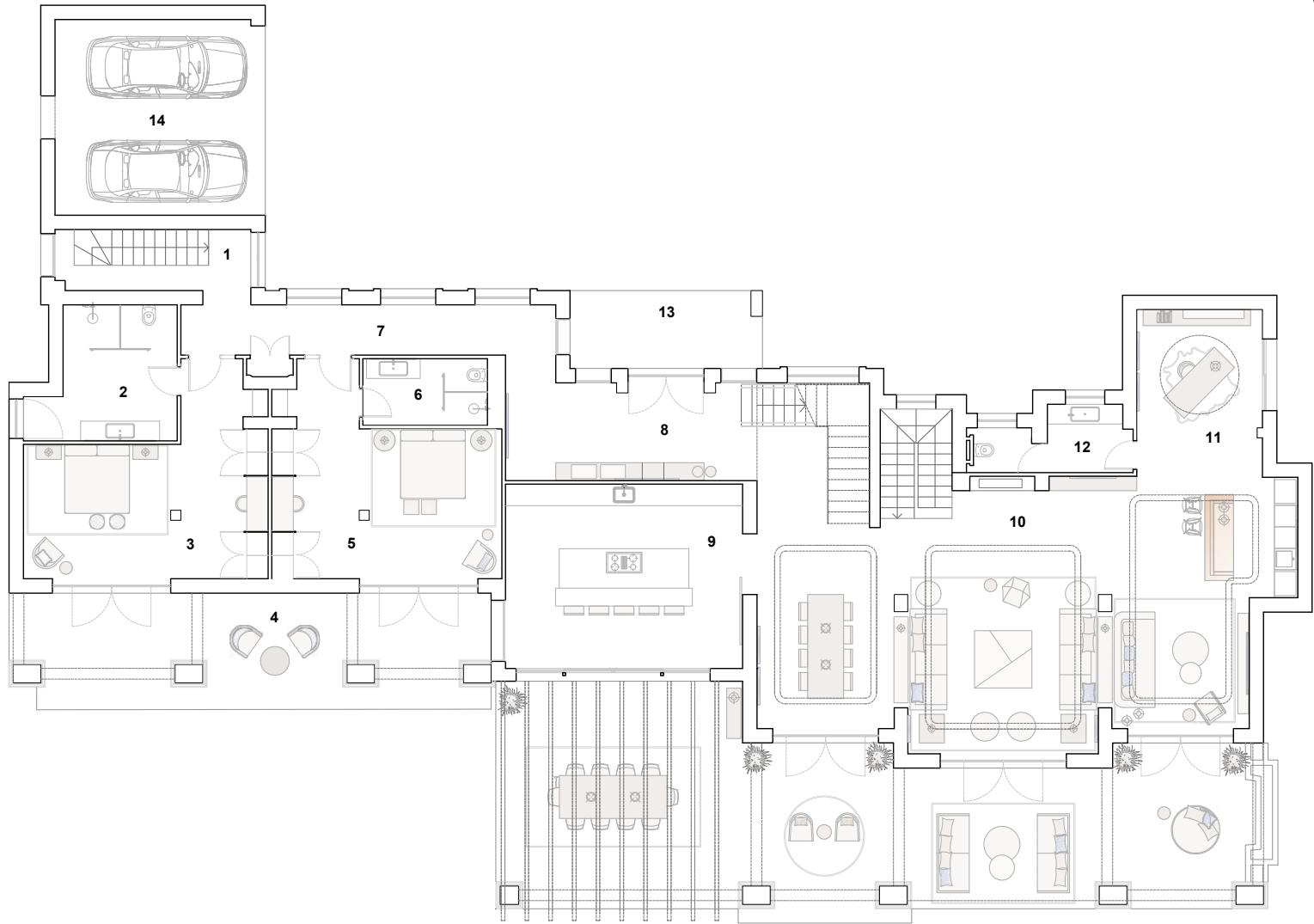
Situated in a prime location in Marbella, Nueva Andalucía, Villa Feliz is one of the most attractive properties in Marbella. Located in the prestigious La Cerquilla gated community, this spectacular home is within a short distance to exclusive golf courses, refined restaurants, prestigious schools and the golden beaches of Marbella.



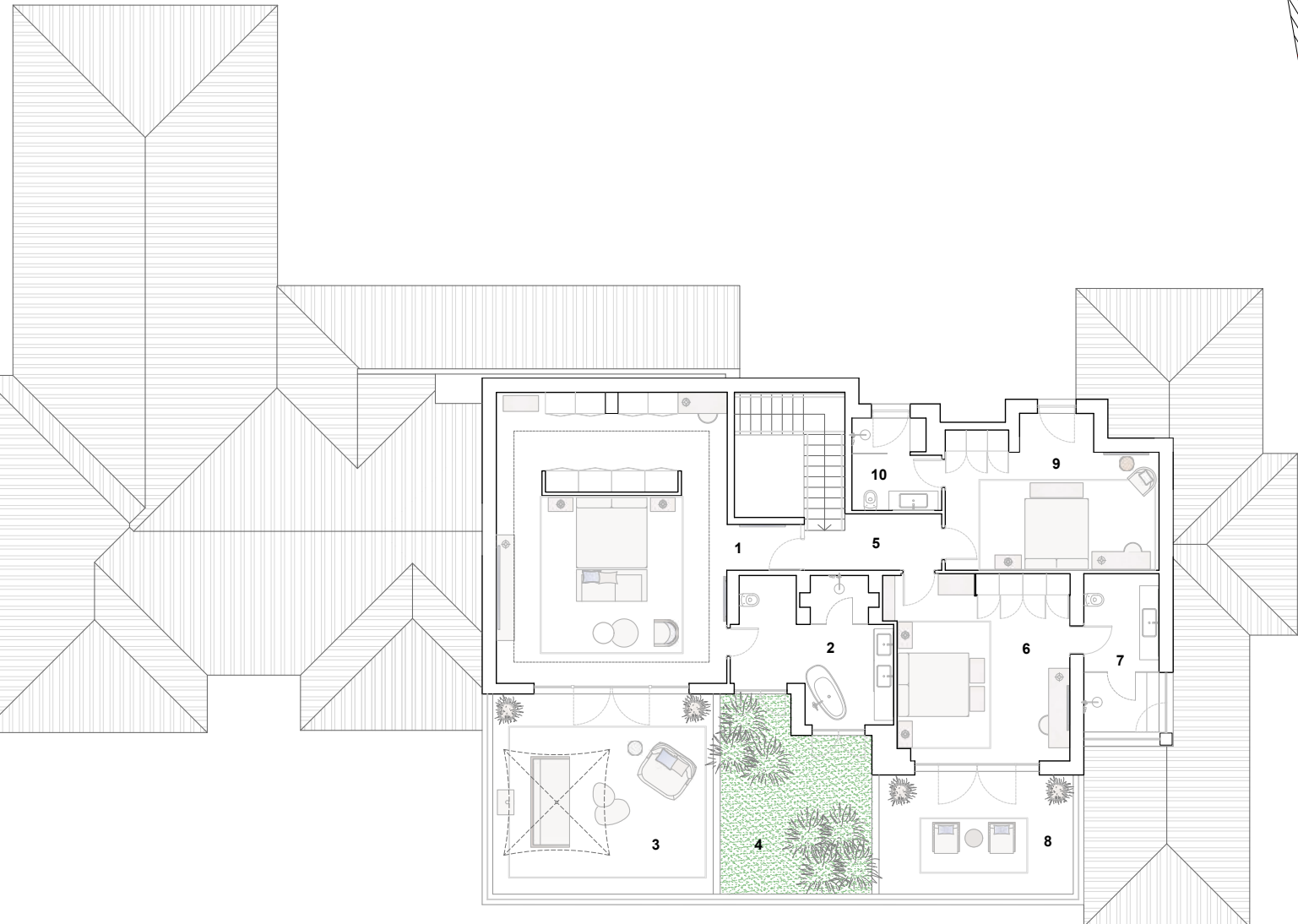
The location of Villa Feliz contributes greatly to the prestige and standing of this luxurious mansion in Marbella.



Ground Floor



First Floor



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Basement



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Quality Specifications

FLOORING & COATINGS

- Natural materials: Natural Lime stone “zarci” flooring in the main floor, first floor and outside covered terrace.
- Ceramic Italian flooring in the exteriors combined with a retro Mediterranean ceramic pieces coming from Firenze designed for the swimming pool.
- Swiss wood vinylic flooring in the fitness and laundry.
- Ceramic Italian flooring called “Kirkby” in the play room, cave and installation room.

OUTSIDE & INSIDE CARPENTRY FROM “ROMAN CLAVERO”, GLASSWORKS

- Windows ROMAN W&D Climatrend IV68 SIPO TROPICAL WOODEN LAMINATED tilt-and-turn windows with wooden frames with vertical folding and horizontal lower rotation with security glass and solar control.
- Interior Doors ROMAN ELEGANCE MODEL. Hinged door in water-repellent MDF concealed in the wall with flashing. Hinged door which can be completely concealed in the wall. Hidden Hinges gold bath.
- Hinged door in water-repellent MDF concealed in the wall with smooth flashing and hidden hinges. Hinged wooden door with vertical folding.
- Main entrance door ROMAN W&D in SIPO TROPICAL WOODEN LAMINATED. Securitivity glass and high security hidden hinges.
- ROMAN WARDOBES.
- Hinged water-repellent MDF wardrobe doors. Interior and Cupoards high quality melamine. Illumination leds.

PLUMBING & BATHROOMS INSTALLATIONS

- The evacuation of water through triple-layer polypropylene pipe, Triplus series, ITALSAN brand, which also provides perfect soundproofing of the installation.
- The downpipe ventilation is installed with gray PVC pipe, series B, with Jimten A-69 terminals.
- A sewage pumping unit DRAINEX of ESPA brand in the basement part of the gymnasium area, located in the electrical room, evacuating all the sewage from this area below the general network level by means of a pressure pvc pipe.
- UPONOR PEX water supply piping, protected with ARMA-FLEX foam casing to safeguard the liquid temperatures and protect the piping itself. Water pumping systems to provide the home with drinking water, ESPA brand.
- 3 drinking water tanks with a capacity of 1,000 liters each to guarantee full water service, while supplies last.

- Self-cleaning filter and water softener CILLIT brand, specially designed for the treatment of water for human consumption. In addition to the features of the ECO version, in each regeneration, the water softener automatically processes the resins.

SANITARY INSTALLATIONS AND FAUCETS

- Geberit frame for Villeroy & Bosch wall-hung toilets and Iconic push-button in brushed gold.
- Iconic faucet for countertop basin in Brushed Gold finish and Axor Citterio M.
- Iconic washbasin valves in Brushed Gold and Axor Citterio finish.
- Bottle trap for Iconico washbasins in Brushed Gold and Axor Citterio finish.
- Iconic thermostatic shower set in Brushed Gold and Axor Citterio finish.
- Iconic freestanding bathtub mixer faucet in Brushed Gold finish. Brushed Gold finish.
- Bathtub Lusso Stone modelo NAPOLI.
- Axor Citterio BRUSHED BRUSHED GOLD-OPTIC 250 and Costa L Chrome faucets.
- Iconic Brushed Gold Kitchen Faucet and Sink.
- Arco square wrenches, model A-80.
- Washing machine and dishwasher faucets Grohe.
- Grohe garden hose connector faucet.
- Iconic shower trays in brushed gold.

KITCHENS & LAUNDRY EQUIPMENT

- Custom made kitchen by “Studio Arque”: executed in natural wood with Italian ceramic and incredible brass.
- Gaggenau appliances, including fridge, freezer, wine cooler, dishwasher, combi-steam oven, pyrolytic oven and induction plate.
- Italian ceramic countertops.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

Electrical Installations

- GIRA domotic elements for manoeuvring and control.
- CONTROL4 as CPU of the installation, allowing you to use the touch screen and buttons to intelligently control the lighting installations, blinds, curtains, and air conditioning installations, with the latter will being thanks to the centralised COOL MASTER control.
- 7” home automation control screens.
- Access control with CONTROL4 video intercom, fully integrated in domotics.

Mechanisms

- Mechanisms Gira E22 White With Esprit Frames, Light Gold Aluminium.
- Thanks to its shimmering light gold colour, the new Gira Esprit frame variant in light gold aluminium fits perfectly into classic, luxurious interiors, but also stands out as an eye-catcher on a white wall. The discreetly visible polished structure of the aluminium frame emphasises the high-quality appearance.

Data Network

- 9 interior Wi-Fi access points and 2 exterior Wi-Fi access points.
- Multiple RJ-45 data sockets distributed throughout the house.
- Both the video intercom and the touch screens are connected to the data network.

SOUND INSTALLATION

Indoors

- ORIGINAL ACOUSTIC D61 and D63 speakers.

Outdoors

- AM1 speakers from BOWERS & WILKINS.

LIGHTING

- A detailed study has been carried out, providing the home with lighting that fits in with and highlights its architectural line.
- LED type luminaires with the same tonality of light to produce a greater sensation of comfort.

Indoors

- Recessed Ceiling Luminaire - Khol Lighting Brand - Moon Model.
- Ceiling Recessed Luminaire - Brand Khol Lighting - Model Dip Ip65.
- Double Height Surface Mounted Luminaire - Tal Brand - Model Mini Scoop.
- Double Height Surface Mounted Luminaire - Tal Brand - Model Micro Scoop.
- Track Luminaire - Brand Leds C4 - Model Atom Low Voltage.
- Track Luminaire - Brand Leds C4 - Model Bento Low Voltage.
- Ceiling Surface Luminaire - Brand Leds C4 - Model Bento Surface.
- Ceiling Recessed Luminaire - Ilumisa Brand - Model Cardan 8013.
- Recessed Ceiling Luminaire - Brand Leds C4 - Model Mini Play.

Outdoors

- Outdoor Garden Luminaire - Brand Leds C4 - Hubble.
- Outdoor Garden Luminaire - Brand Leds C4 - Gea Cob Aluminium.
- Outdoor Garden Luminaire - Pin.
- Outdoor Garden Lighting - Garlux Brand - Philips Lumileds Chipled, 3w.

SECURITY

- Security sensors in all the rooms inside the villa.
- 6 bullet IP cameras with motorized lens, and 1 bullet IP camera 3 MP.
- System connected to surveillance company. The community has 2 security cars patrolling the area constantly.

Internal system

- Central Evo 192.8 zones expandable, transmitting through both IP and GPRS modules.
- 17 wireless infrared detectors.
- 1 easy-to-use LCD panel.
- 2 sirens (1 outdoor and 1 indoor).
- 1 remote control.

Outdoor CCTV Dahua and video-analysis system Davantis:

- 6 cameras with video-analysis system.
- Video recording.
- Installed cameras have IR LEDs range up to 50 m.
- Recording system with 2 hard drives of 2 TB.
- 2 extra points with pre-installation for the possible extension of the exterior security system.

VENTILATION, AIR CONDITIONING, HEATING

- All installations executed to the highest standards by Tecnoclima. The property is fully domotized and will profit from incredible lighting, sound, aerothermal and alarm system.

Ventilation

- In compliance with standards, according to the Technical Code and providing the home with continuous air movement. Soler & Palau brand.
- Extraction and renovation grilles AIRFLOW model GLP and extraction hoods for bathrooms BDOP S&P Airzone outdoor air intake grilles series RTAE

Air Conditioning

- The air-conditioning system of the house is a VRV system.
- Outdoor evaporator unit, which will obtain energy through the exchange of refrigerant R- 410A with the free air. In addition to the indoor units.

- Indoor units of air conditioning machines, by rooms, hidden in false ceilings, where the air conduction will be carried by ISOVER brand CLIMAVER NETO fibre duct and the outlet through grilles.
- Grilles, Airflow brand and model GLP BE.
- The distribution of liquid and gas is done by means of refrigeration pipes of different diameters, depending on the different diameters, according to the needs of the installation.
- And the air flow conduction between the indoor unit and the grilles is done through climaver Neto ducts.

Heating

- The heating system will be water underfloor heating, which offers a high degree of comfort and low consumption, in all the rooms of the house except the wet rooms, which will have electric underfloor heating. With UPONOR collectors.
- The heating system in the bathrooms and toilet will be through electric underfloor heating. Ideal for new construction and renovation.
- Ideal for renovations, Warmup underfloor heating mats do not raise the height of the floor and bring warmth to the whole room, giving a whole new meaning to heating and comfort.

DOMESTIC HOT WATER PRODUCTION FACILITIES

- Domestic hot water (DHW) using the aerothermal system as well as underfloor heating, while air conditioning will be provided by the innovative VRV (variable refrigerant flow) system.
- DAIKIN brand, recognised as one of the most important firms in air conditioning on the international scene. This system consists of an outdoor evaporating unit.
 - The outdoor evaporator unit exchanges energy between the free air and the R410A refrigerant circuit.
 - The plate heat exchanger transfers the energy from the R410A to the R134a.
 - Indoor condensing unit exchanging energy from the R134a circuit to water, allowing temperatures of 80°C to be reached.
- The hot water from our indoor unit is stored in 500-litre DAIKIN accumulators with support resistance, which is used for the accumulation of DHW, thus providing totally hygienic hot water immediately at any service point in the home. Among its advantages are the following.
 - Maximum efficiency, thanks to the complete thermal insulation.
 - Maximum level of hygiene. Absence of deposits and legionella formation.

- Simultaneous connection of a solar DHW production system and a heat pump is possible.

OUTSIDE AREAS, POOL, GARDEN, GARAGE

- “Chic bohemian style” swimming pool and outdoor bar area. This area has been executed with “retro” style ceramic tiles imported from Firenze.
- BBQ area on a sand floor, with furniture imported from Mexico featuring a unique “Tulum” style table - a single piece cut table top from a giant Cyprus.

SWIMMING POOL FACILITIES

- Large swimming pool with a powerful purification system that ensures its cleaning in short periods of time and a pre-installation of heating by heat pump.
- The pool is heated and has the possibility of installing a transparent cover.
- Aquarama Vulcano purification filter.
- Salt chlorination system
- DAB E.Swim 300 purification pump.

VARIOUS

Machine Room

- The machine room will consist of a room in the house destined to provide some of the installations that will intervene in our home. In this way, we will have everything centralized, being at the same time a curious gift for our sight, where we will be able to observe and control the operation of the machinery. (Machine room installed by Tecnoclima).

INTERIOR DESIGN & DECORATION

- Sophisticated unique design throughout achieved by joint-effort of the developer and the renowned Pedro Peña interior design studio.
- Personal touch added with the art pieces from internationally renowned artists and gallerists like Zieta and the international Italian artist Emilio Cavallini.

GARDEN

- Andalusian style gardens mixed with the French style from “la Provence”.
- 2 impressive exterior vertical gardens.
- Stunning olive trees and orange trees.
- Ceramics and Andalusian pots all around the property.