CASABLANCA BEACH VILLAS

TWO STRIKINGLY CONTEMPORARY VILLAS

Two strikingly contemporary villas residing beachside in an idyllic location, walking distance from Marbella's Golden Mile and the centre of Marbella town.

Casablanca Beach Villas combine designer architecture and interiors with all the modern comforts, set within a utopian setting just moments from the beach. These four and five-bedroom properties are located in a small and exclusive residential area, a short walk from the centre of Marbella and offering privacy and tranquillity. Beachside, the villas are a short walk from the Golden Mile, Marbella Club and Puente Romano, as well as luxury shopping facilities, restaurants and plenty of entertainment.

THE DEVELOPERS

AyC Homes develops and manages high quality real estate projects across the whole of Spain, selecting the best locations, innovative architectural designs and creating homes a respect to the environment. As such, the company strives to set a new standard of excellence within the real estate sector.

The Casablanca Beach project comprises two houses of exquisite design in the heart of Marbella's Golden Mile, with a sustainable approach to the build and using materials of the highest quality.

ayc homes

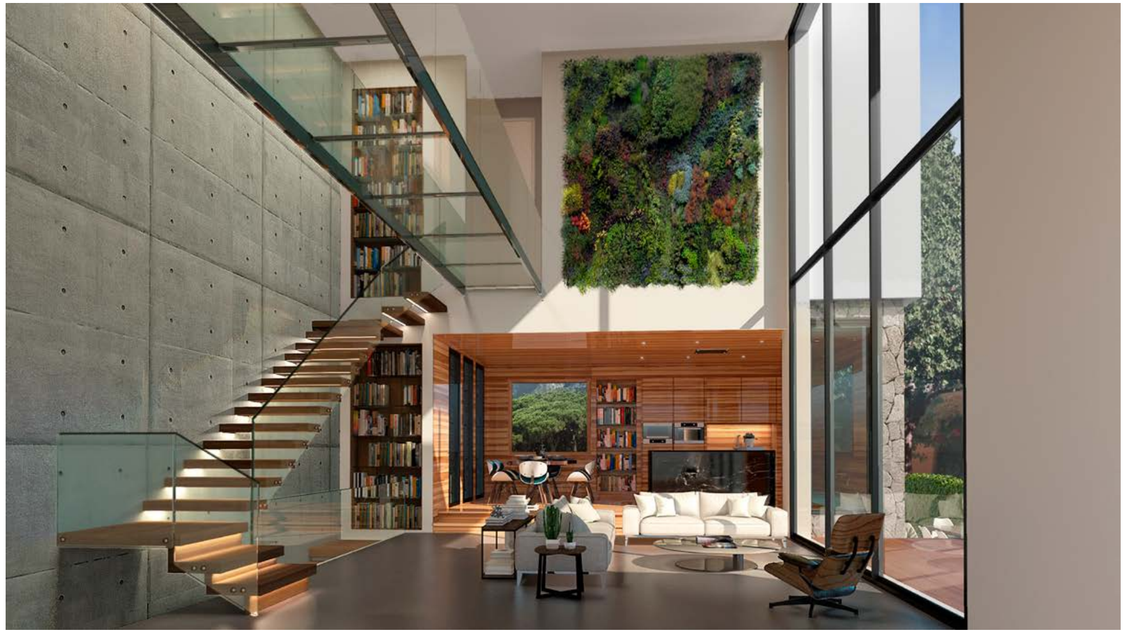
ARCHITECTURE AND PROPERTY EXTERIOR

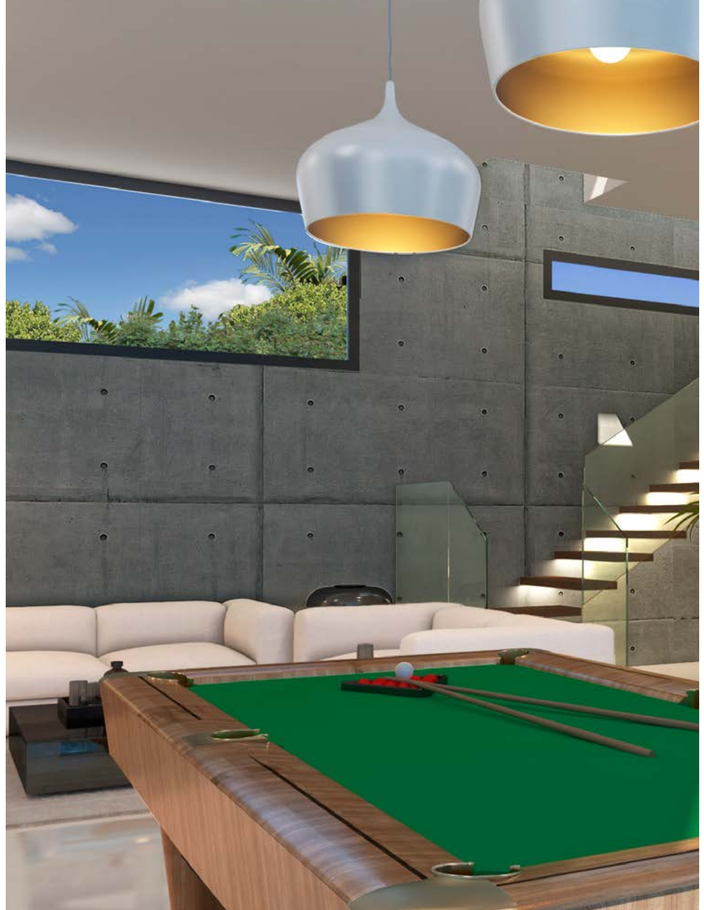
There is parking for four cars and a landscaped garden wraps the home. Terrace space with ample seating and dining areas allow you to immerse yourself in the Mediterranean lifestyle. A saltwater swimming pool has a hydro massage station and on the roof top terrace includes a plunge pool, BBQ area and seating areas to enjoy the views and Mediterranean climate.

The façade of the properties has a striking combination of concrete, wood, glass and stone integrated with vertical gardens to create textures and a visual statement.

Modernist architectural edges of glass and concrete is complemented by the addition of wooden facades and botanical bricks to create vast living walls.

This eye-catching exterior is perfectly balanced by the interiors, which offer designer living and the best home comforts including a 5-star spa, high tech domotic system and luxurious use of materials including Negro Marquina marble and stone while providing respect to the environment.





Luxurious retreat style bathrooms. The master suite boasts a Negro Marquina marble bathtub, shower with rain effect and bathroom fittings combined aesthetic quality with practicality.

CARPENTRY
Metal doors create an industrial feel and windows have Climalit glass with solar finish to protect from the heat of the sun.

KITCHEN
A modern and high-end Bulthaup kitchen with Gaggenau appliances and a central island finished in striking Negro Marquina marble.

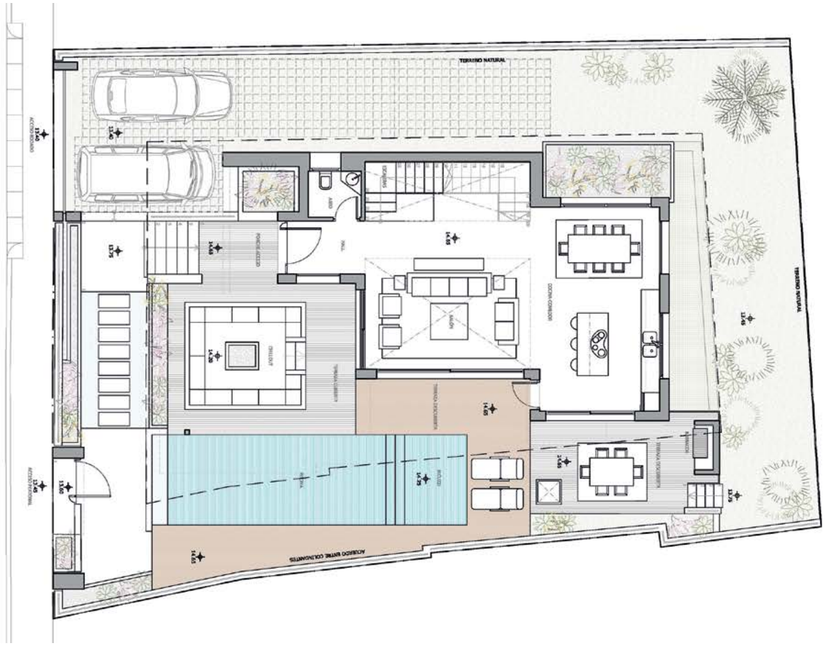
DOMOTICS
An immersive smart home experience with automation system to easily control the property, including the heating, air conditioning, lighting and appliances.

SPA
A fully equipped spa complete with Turkish bath, Finnish sauna and Jacuzzi for home pampering.

VILLA ABSOLUTE

Bed	4
Bath	5+1
Plot	401 m²
Built	390 m²
Terraces	240 m²
Main Pool	9,5 x 3,2 m
Plunge Pool	3 x 2 m
Parking	4 cars
Orientation	S

VILLA ABSOLUTE



GROUND

Bed: 4 | **Bath:** 5+1 | **Plot:** 401 m² | **Built:** 390 m² | **Terraces:** 240 m² | **Main Pool:** 9,5 x 3,2 m | **Plunge Pool:** 3 x 2 m | **Parking:** 4 cars | **Orientation:** S

BASEMENT

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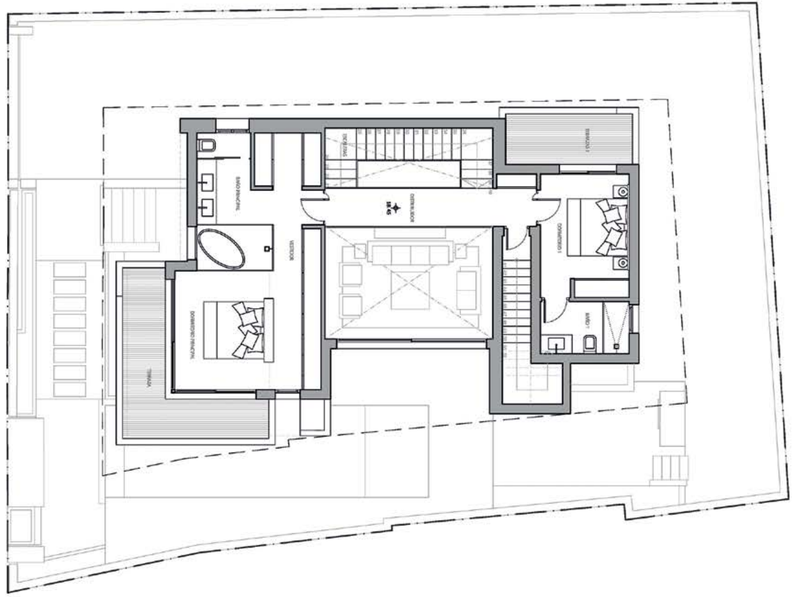

FIRST

Bed: 4 | **Bath:** 5+1 | **Plot:** 401 m² | **Built:** 390 m² | **Terraces:** 240 m² | **Main Pool:** 9,5 x 3,2 m | **Plunge Pool:** 3 x 2 m | **Parking:** 4 cars | **Orientation:** S

ROOF

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VILLA CYPRESS

Bed	5
Bath	6+1
Plot	503 m²
Built	470 m²
Terraces	298 m²
Main Pool	13,5 x 3 m
Plunge Pool	8 x 2,5 m
Parking	4 cars
Orientation	NE

VILLA CYPRESS

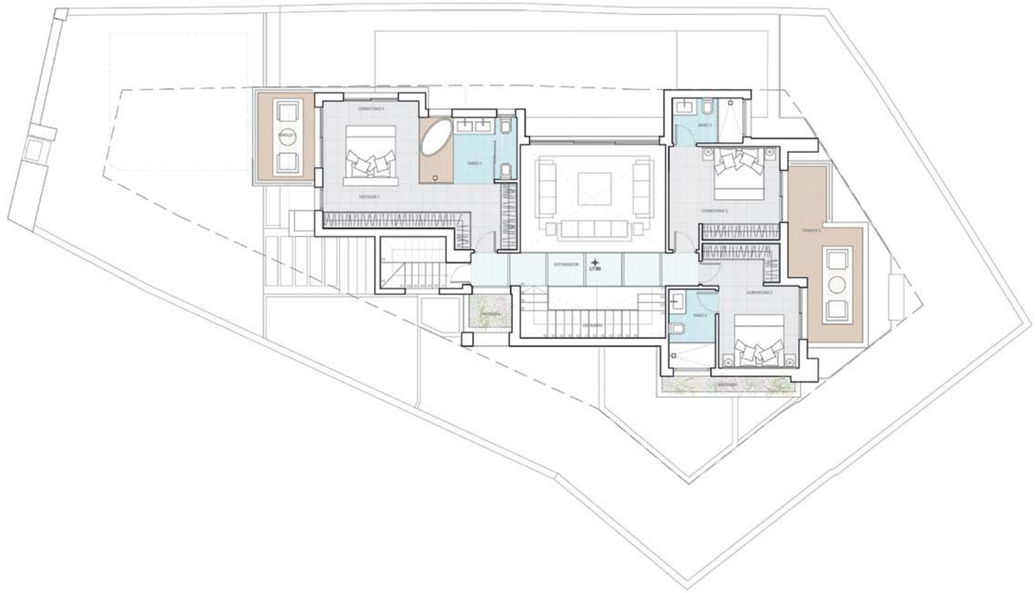
GROUND

Bed: 5 | **Bath:** 6+1 | **Plot:** 503 m² | **Built:** 470 m² | **Terraces:** 298 m² | **Main Pool:** 13,5 x 3 m | **Plunge Pool:** 8 x 2,5 m | **Parking:** 4 cars | **Orientation:** NE

BASEMENT

Bed: 5 | **Bath:** 6+1 | **Plot:** 503 m² | **Built:** 470 m² | **Terraces:** 298 m² | **Main Pool:** 13,5 x 3 m | **Plunge Pool:** 8 x 2,5 m | **Parking:** 4 cars | **Orientation:** NE

VILLA CYPRESS



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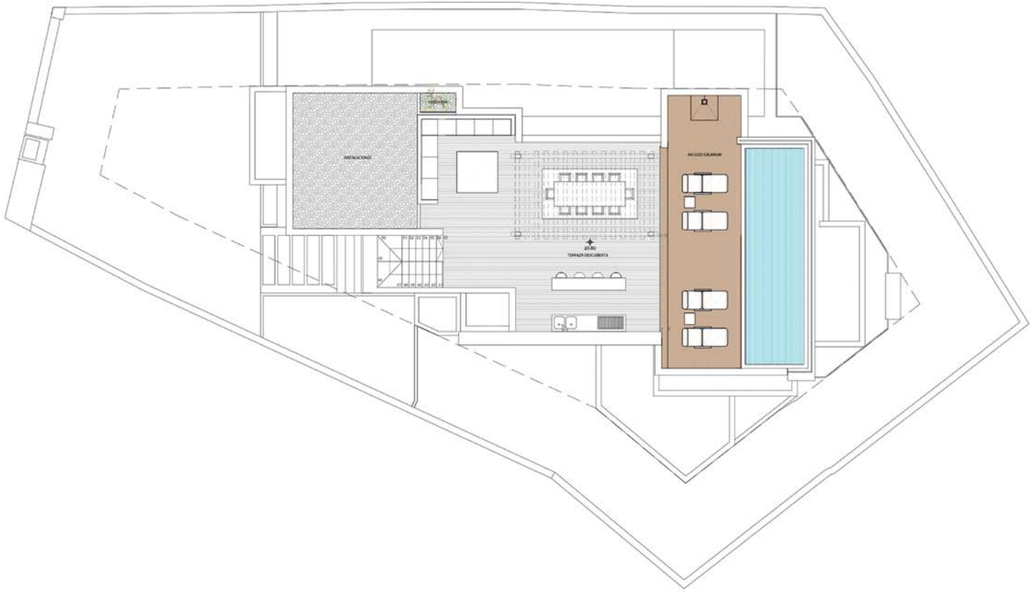

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QUALITY SPECIFICATIONS

CARPENTRY
- Metal doors and windows with Climalit glass and solar protection.
- Living room with double height ceiling.
- Transparent double-height glass walk-way in living room to connect rooms on the first floor.
- 3-floor concrete finish wall with wooden staircase fixed to the wall with its own built-in lighting.

PLUMBING AND BATHROOMS INSTALLATIONS
- Master suite bathroom decorated with Negro Maquina marble and free-standing bathtub. Adjustable glass curtain (made-to-measure with opaque or transparent finish) large shower with rain effect.
- Taps and bathroom fittings from leading suppliers.

KITCHENS & LAUNDRY EQUIPMENT
- Environmentally friendly waste disposal.
- Bulthaup kitchen with Gaggenau appliances and central island in Negro Marquina marble.

FLOORING
- Interior floors in high-quality marble with large tiles in the main living room and other sizes in the bedrooms, depending on final design.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION
- Green energy solutions – air heating or natural gas or solar panels.
- Smart home energy consumption control.
- Smart home with home automation system to control, remotely or onsite, the alarms and home access, heating, air conditioning, lighting, kitchen and bathroom appliances and blinds.
- Decorative night-time lighting.
- Installed exterior perimeter alarm.
- Front door access in high-security see-through glass and wooden floor to ceiling doors throughout the interiors.
- Installation of music system with loudspeakers throughout the entire home.
- Le Corbusier electric mechanisms.
- 4 parking spaces with remote control and automatic opening of the access gate.
- Phone and Internet outlets in all rooms as well as loudspeaker system.

VENTILATION, AIR CONDITIONING & HEATING
- Airzone air-conditioning with seasonal temperature control delivering hot and cold temperatures.
- Non-electric underfloor heating.

INTERIOR DESIGN & EXTRA FEATURES
- Double height vertical garden in the living room.
- Spa with Turkish bath, Finnish sauna and Jacuzzi.
- Wine cellar with automatic temperature control.
- King-size aquarium with underwater landscape in basement and in the living room.
- Master bedroom with Onyx backlit headboard, walk-in wardrobe and en suite bathroom.
- Automatic blinds with mosquito nets and safe in the master bedroom.

OUTSIDE AREAS
- Concrete, wood, glass and stone finishes on the façade, integrated and combined with vertical gardens.
- Exterior terraces and gardens with area for sofas, tables and hammocks.
- Top roof with chill-out area barbeque, solarium, pergola, Jacuzzi, outside shower and pergola with awning.
- Infinity swimming pool with aquarium glass finish.
- Pre-installed heating for main swimming pool with hydromassage station and installation of counter-current swimming. Includes complete motorised safety cover system.
- Both swimming pools with saltwater.
- LED lighting.
- Raised vertical gardens.

THE BEST OF BEACHFRONT MARBELLA

Steps from sandy beaches in one of Marbella's most privileged locations.

Casablanca Beach Villas reside beachside in easy reach of the Golden Mile and its long stretch of prestigious hotels, restaurants and luxurious facilities, and the town of Marbella which offers traditional charm as well as a wealth of shopping, entertainment and culture.

These quiet residential streets offer privacy yet the location is within walking distance to the main attractions of Marbella.

THE AREA

BEACHES

Playa Casablanca, and further west the prestigious Marbella Club Beach, enjoy golden sands and the gentle lapping of the waters of the Mediterranean Sea.

[1] MARBELLA GOLDEN MILE

One of the most desirable residential areas of Marbella, thanks to its history of attracting royals and celebrities. Stretching just over 2km in length, this area is home to a number of Marbella's top resorts and hotels including Puente Romano and Marbella Club, as well as beach clubs, restaurants and exclusive boutiques.

[2] MARBELLA TOWN

A picturesque town with white-washed cobbled streets, beautiful restaurants and cafes, charming squares and a large choice of boutique shopping. The frontline of Marbella has views to the marina and the sea, and very popular fish restaurants.

[3] PUERTO BANÚS

Puerto Banus is one of Europe's most exclusive harbours, with an array of designer boutiques, two shopping centres, lavish restaurants, luxury yachts and beach clubs.

[4] GOLF VALLEY

A few minutes' drive from Casablanca Beach are the vast greens of Marbella's famous Golf Valley, aptly named as it houses several premier golf courses. The surrounding area is bustling with a fantastic variety of restaurants, bars, sports clubs and gourmet shops.

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