

The Secret Refuge

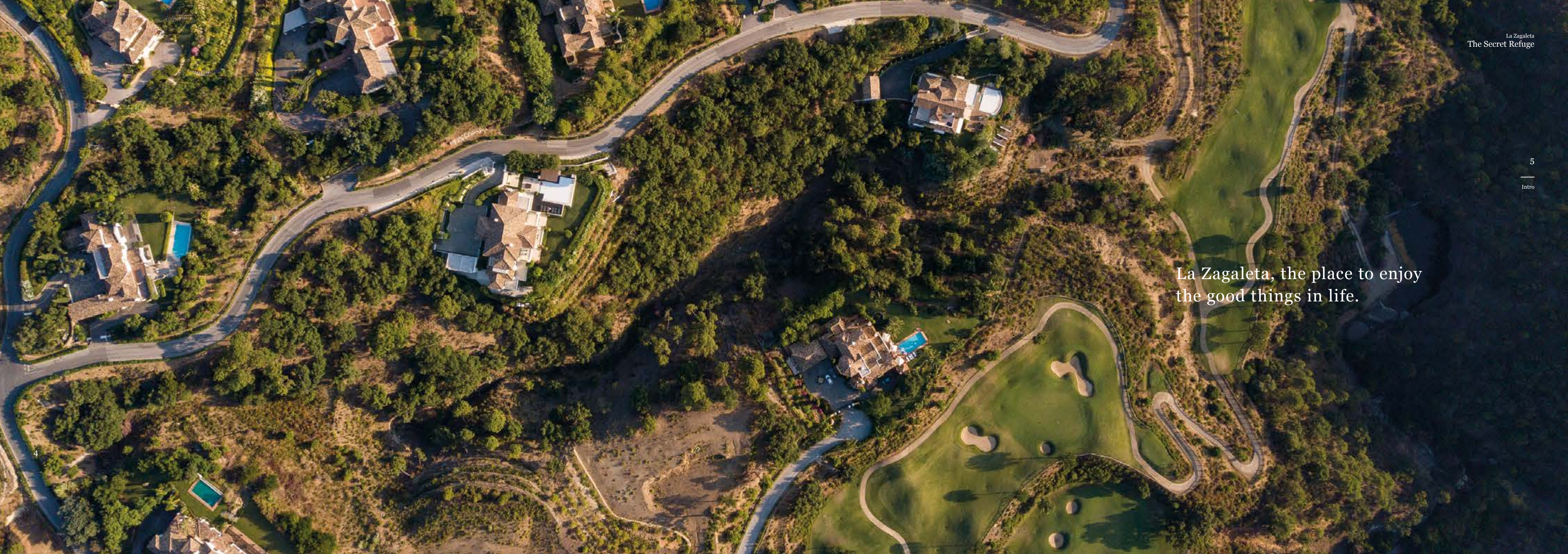
Villa Capriccio
La Zagaleta



La Zagaleta is the most exclusive residential enclave in Southern Europe.

A place imbued with the beauty of nature, with homes built from the materials that dreams are made of. An environment where architectural simplicity lives in harmony with nature in its purest state.

A true delight for all your senses.



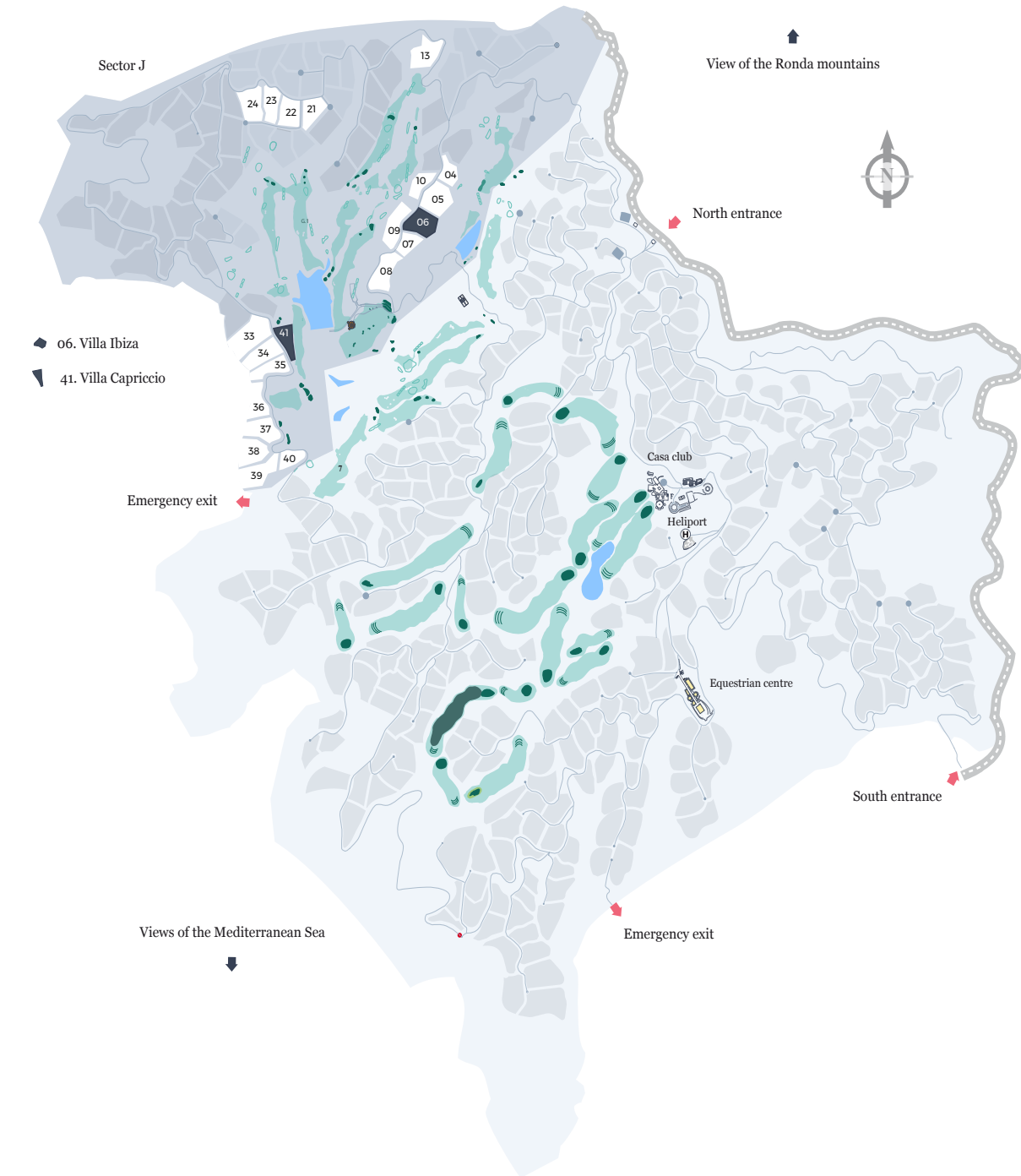
La Zagaleta, the place to enjoy
the good things in life.

La Zagaleta. The best kept secret.

A private residential area with luxury villas, created with a revolutionary idea in mind: to integrate homes of extraordinary quality, design and sustainability into an environment of unparalleled natural beauty.

Close to the Málaga international airport, with excellent connections with Europe and the rest of the world.

High-speed train to Madrid and Barcelona. Close to beaches. The Sierra Nevada Ski Resort is 2,5 hours by car.





Stillness at home. Exquisite beaches, Michelin-starred restaurants, Marbella's exciting Nightlife and Puerto Banús, just ten minutes away. Málaga and its emerging cultural offer, less than an hour away. Direct access to the airport.

A special microclimate with close to 300 days of sunshine a year to enjoy. A paradise in the mountains, caressed by the breeze of the Mediterranean Sea.

Discernment, privacy, excellence.

In La Zagaleta, homeowners enjoy completely personalized services that reveal our passion for detail. In 900 hectares of Mediterranean forest, there are two 18-hole golf courses, an equestrian centre, a private heliport, and tennis and padel courts. And at the Club House, a restaurant offering unforgettable dining experiences that will inspire even the most discerning of palates.

Enjoy total peace and quiet while playing your favourite sport.

With 36 Parkland holes, the Old and New golf courses of La Zagaleta are in a privileged location nestled amongst the pine forest from where you can absorb the magnificent views across the Mediterranean Sea.

The Old Golf Course.

Designed in 1991 by Bradford Benz and redesigned in 2016 by Marc Westenberg, this superb 18-hole course is carefully integrated into its natural surroundings, one of the project's primary objectives.

The New Golf Course.

This course was designed with a true challenge in mind. With services and facilities of an unprecedented level, La Zagaleta offers its members this second, exclusive par-70 course.

6

paddocks

23

boxes-suite

Purebreds: feel the connection

The stables of the Equestrian Centre offer 23 boxes-suite and 6 paddocks, where our grooms treat the horses with the utmost care.



Villa Capriccio

The Secret Refuge

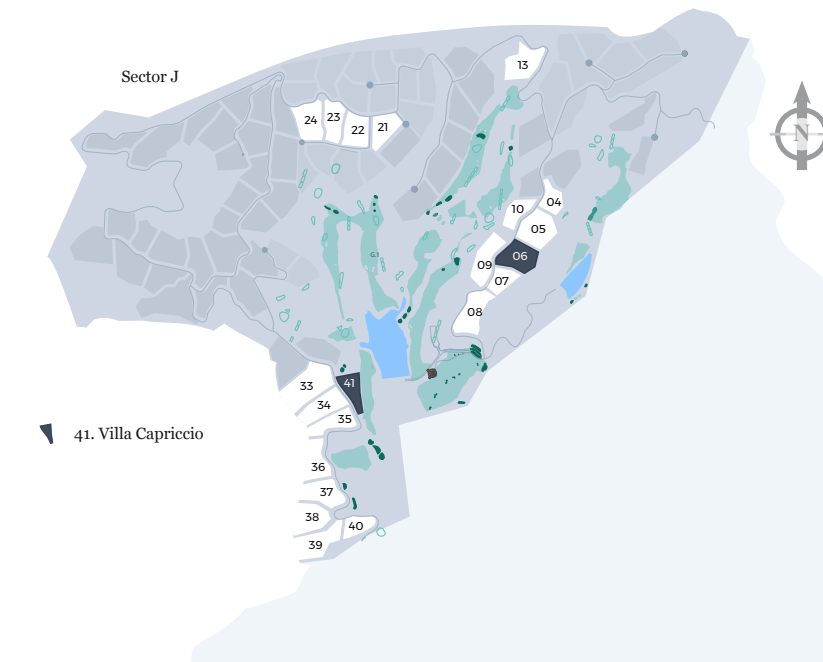




5,312 sq.m

to inspire you

This incredible villa stands on the 10th hole of the New Golf Course in one of La Zagaleta's most privileged valleys, surrounded by lush foliage and mountains. Designed for your pleasure, it will fill you with energy from the extraordinary light that pours in through large windows. One of the most distinguishing features is the high ceiling that turns the centre of Villa Capriccio into a lounge, bathed in natural light.







6

Bedrooms

7+1/2

Bathrooms

1,836 sq.m

Built

336 sq.m

Terraces & porches

5,312 sq.m

Plot

21

Our houses
Villa Capriccio

OUTSIDE



Sit down and enjoy the quiet
and peacefulness.



Quality Specifications

Marble floors
Wood carpentry
Double glazed windows
Underfloor heating
Air conditioning
Heated indoor pool
Elevator
Home automation system
Several waters features
Covered carport
Garden with automatic watering system
Garage for 3 - 4 cars
Parking for 2 buggies





Enjoy the indoor-outdoor capability
of Villa Capriccio's large windows.



Maximum comfort in a unique atmosphere composed of a terrace, an outdoor swimming pool with breathtaking views and a designer kitchen proposed by Doimo Cucine.



Attention to detail and materials of the highest quality are the hallmarks of Villa Capriccio. Five bedrooms, en-suite bathrooms, a large games room, a library, a separate apartment for housekeeping with its own access, a utility room, a bespoke Italian kitchen, an elevator and a garage for four vehicles, as well as parking space for golf buggies.





Exceptional comfort, exceptional quality.





From the extensive terraces,
to the massage room. From
the heated indoor swimming
pool, to the games room.

Villa Capriccio

Plans



Ground floor

782 sq.m

Porches

336 sq.m

Garage

100 sq.m

Hall.
Guest toilet.
Elevator.

Left wing

2 bedrooms with bathrooms en suite,
dressing rooms and terraces.

Master bedroom with bathroom en suite,
2 dressing rooms, vanity room and terrace.

Right wing

Living room with fireplace.

Oversize outdoor terrace.

Dining room.

Kitchen with outdoor terrace allowing direct
access to the garden and swimming pool.

Backstage kitchen.



Lower floor

954 sq.m

Left wing

2 bedrooms with bathrooms en suite, dressing rooms and access to the garden.

Study.

Multipurpose room.

Laundry area.

Staff apartment with separate entrance: living room with kitchenette, bedroom and bathroom.

Right wing (Spa area)

Gym area.

Changing room with bathroom.

Heated indoor pool.

Sauna with shower.

Steam room with shower.

Massage room.

Bar.

Relax area with direct access to the garden.

Technical room (machinery room and gardener's toilet).



45

Our houses
Villa Capriccio

INSIDE

Villa Capriccio

Quality Memorandum

Foundations

Micropiles D = 180 mm.
Bracing slab, with reinforced concrete HA-25/P/25 IIA.
Walls made with reinforced concrete HA-25/B/15 IIA.
Trenches, struts beams, with reinforced concrete HA-25/B/25 IIA.

Structure

Reinforced concrete pillars.
Reticulate edge forging 35 + 5/25 + 5, reinforced slab 25, as detailed in structure plans.

Roof

Sloping roof tile with slope formation; waterproofing with asphalt fabric; insulation of projected polyurethane.
Flat roofs with slope formation; waterproofing with asphalt fabric; insulation with projected polyurethane and gravel layer with an average thickness of 10 cm.

Masonry

Enclosure of nasturtium facade (perforated brick of ½ foot of thickness, plastered with cement mortar; thermal insulation with projected polyurethane: air chamber and concrete block interior of Double hollow brick of 9 cm).
Interior partitions of double hollow brick of 9 cm, or perforated brick, received with cement mortar.

Finishes

Interiors and ceilings finished in perlesque, or horizontal/ inclined plaster, with decorative trays of the same material. False horizontal ceilings in some areas in oak wood. Both vertical and horizontal paraments finished with plastic paint. Garage ceiling made with plasterboard; indoor pool room made with water-resistant plasterboard; machine rooms with Heraklith type acoustic detachable ceiling.
Exteriors plastered with fine mortar with marble.

Floors

Floors in common areas, stairs and bathrooms, in Real Cream marble Bianco homed in 60x90x2 or 60x45x2 pieces, first quality, selected from Tino House. 15 cm skirting board of the same material, finished with grey aluminum u pieces.

Floors in bedrooms: wooden platform, series “The Essential Linum Select” from Grato. 15 cm skirting board of the same material.

Floors in machinery rooms: Micro Chinese 40x40 terrazzo tile.

Laundry flooring: porcelain stoneware 60x60 MOD. Ivory Nile marble.

Windows’ sills in Real Bianco cream marble from Casa Tino.

Exterior flooring in floating 60x45x3 slabs, Real Cream Bianco Zero anti-slip marble, from Casa Tino.

Facings

In bathrooms; Real cream Bianco marble with mirrors generally made to measure. Rest with perlite and painting. Shower and toilet area of master bedroom bathroom, finished in black tile by BISAZZA.

In machinery room, 20x20 Matt White tile.

First quality Real Bianco Cream Marble worktops by Casa Tino. All according to project and direction of work.

Outdoor pool cascade in marble stones in strips of varying dimensions.

Carpentry

400x340 main entrance door assembly with pivoting blade and fixed lateral and top in Iroko wood with phenolic boards forming horizontal planks. Safety lock.

Exterior carpentry of top quality laminated Iroko wood.

V-68 series tilt and turn windows.

PB-68 series tilt and turn balcony windows.

PBC-68 series sliding double blade balcony windows.

PBCEM-68 series sliding balcony window embedded in wall.

VF-68 series fixed windows.

Double glazing with 4 + 4 mm glass, 10 mm chamber. Double glazing 4+4 mm glasss with light control.

Interior carpentry veneered in oak wood.

Foldable type with concealed hinges sliding type embedded in wall.

Wardrobe fronts with folding doors veneered in oak wood and concealed hinges. Interiors fully coated and finished.

All carpentry elements will include the necessary hardware for its safety and operation, first quality brass and stainless-steel finish handles.

In main bathroom, under sinks chest of drawers. Shelves in secondary bathrooms.

Sanitation

Network of downspouts and interior of drains in PVC pipe with acoustic insulation.

Diameter according to technical code.

Toilets and taps

Villeroy & Boch, model subway, Sanitary ware with wall-mounted WC and bidet.

Real Bianco Zero Cream Marble shower trays.

Stainless Steel Faucets Models T-106 + T116.

Plumbing

Cold and hot water distribution with Uponor cross-linked polyethylene pipe with standardized diameters. The entire water system will have insulating coquills and premium PVC drains.

Softener equipment citit BA Eco biodata 228.

Solar energy

12 high performance Vaillant solar panels to support hot water production and indoor pool heating.

Electrical installation

Electrical installation with home automation and mechanisms of first quality, according to low voltage bylaw and complementary rules.

Switches by Schuko, Schneider Elegance Blanco series.

Automatic illumination in transit zones by means of presence detectors.

Low-consumption spotlights embedded in plaster ceilings.

Watertight halogen ring IP44 Ecoluz for wet rooms.

Led strip for indirect light in plaster ceilings.

Lightning rod Dat controler Plus 60.

Home automation system

KNX-CRESTON home automation system. Touch control equipment to control lighting, air conditioning and radiant floor heating, from an Ipad or Iphone.

Heating

Radiating floor heating with hot water produced by diesel fuel powered boiler.

Individual thermostatic controls per-sector.

Air conditioning

Cold and hot air conditioning, as per project, with separated controlled sectors by Mitsubishi units.

Paint

In exteriors, smooth elastic paint and decorative elements with elastic satin paint matching carpentry colours.

Indoors, smooth plastic paint.

Glazing

Glazing, in general, 4+4 mm glass with air chamber and 4+4 mm glass with light control.

Exterior handrails of Laminated glass 10+10 mm.

Lift

Schindler lift, with stainless steel door. 400 Kg nominal load for a maximum of 5 people, and two stops, according to European regulations.

Gymnasium

Gym room with PVC QUICK-STEP floor, model LIVYN BALANCE CLICK, light Oak, and 15 cm skirting board of the same material with “U “ top aluminum.

Electrical installations to support different apparatus, TV, TF, cold and hot air conditioning.

Sauna

Finnish Sauna by ABACHI, wood paneled, fully equipped.

Turkish bath · Hamman

Turkish bath finished in micro cement and cream colour 2,5x2.5 tiles by EZARRI MoD. 2551-A, equipped with top quality machinery.

Indoor pool

73 sq.m

Made in reinforced Concrete, finished in 5x5 cm green tile by EZARRI mod. 5085-B.

Filtering equipment, air conditioning, lighting and dehumidification.

Roll-up cover.

Outdoor swimming pool

100 sq.m

Overflowing swimming pool, in reinforced concrete, finished in 5x5 cm green tile by EZARRI mod. 5085-B.

Filtering and lighting equipment.

Garden

Garden design with variety of plants, shrubs and trees.

Lighting installation.

Irrigation system.

Fence exterior.

Perimeter fence with hunting type mesh.

Entry to plot

Entrance road in 10x10x7 cobblestone grey granite pavement.

House and garage entrance in 40x40 cm slabs of same granite as cobblestone pavement, flambéed on its top face.

Entrance gate

Entrance gates to plot and garage, automatic with remote control opening.

Entrance intercom Video by Fermax.

Luxury with all the guarantees.

We are a property development company exclusively dedicated to create and build up housing projects of both first and second homes.

AEDAS Homes is a leading Spanish residential development company, with presence in the most sought-after areas of Madrid, Barcelona, Alicante, Valencia, Malaga, Seville and Palma de Mallorca. Our team of highly qualified professionals, all of whom have extensive experience and an excellent reputation in the residential development sector, know that buying a home is a deeply personal decision. When you buy a house, you are not just choosing a location and a space, but a place for your most special moments. And this a responsibility that AEDAS Homes takes very seriously.

This is why we offer our clients residential projects designed by noted architects whose focus is on modern, rational design. We strive to create homes in our own signature style and pay sharp attention to every detail. We are committed to sustainable development and to the well-being of our clients, so that you can enjoy each moment in your new home to the fullest.

We know that you are looking for a home that reflects you.

A home to fill with stories, your stories.

A unique home in an unparalleled location that fulfils your every expectation, and more.

AEDAS Homes. Your home, at last.

