

LAVELÈ SPAIN

LAVELÈ Corporation SL is a Spanish Real Estate Development and Construction Management company and is an international building subsidiary of KARTELLÈ Corporation of Toronto, Canada.

KARTELLÈ Corporation was founded in 1979 in Toronto, Canada, by Steven S. Leyzac, as a general construction company, specializing in luxury single family detached homes. Over four decades, KARTELLÈ has evolved into a privately-owned, multi-facted, Builder, Developer and Manager of commercial and luxury residential real-estate developments. From its humble beginnings, KARTELLÈ's operations span several countries and continents, having completed Developments in excess of \$3 billion dollars. The company has established itself in the luxury, higher-end segment of the marketplace and continues this offering with our Spanish operations in Marbella, Spain.

LAVELÈ Corporation was established in Southern Spain, with a longstanding tradition of developing, constructing and designing the finest in luxury homes with lifestyle and quality of life in mind. Built with attention to every detail, a LAVELÈ home is designed for family living, as well as stylish, sophisticated entertaining. Our homes are developed in prime locations with beautiful views and settings, created with unique bespoke design and complemented with a vast array of timeless quality features.

THE PROJECT

EL **UNICO** Marbella

EL **UNICO**, Marbella, is tailored and bespoke furnished Villa for the discriminating, sophisticated and well-travelled buyer, who has seen it all, but has not experienced anything quite like this home before. EL **UNICO** Marbella is a luxurious private Villa, that is located within the secure, 24-hour security patrolled and gate-guarded community of La Zagaleta. La Zagaleta is a privileged Resort and Country Club, known as the most exclusive urbanization in Europe. Set on 900 hectares of a former hunting estate, with 2 golf courses, an equestrian centre, heliport and fine dining restaurants, offering exclusivity and privacy, yet close to all amenities and the ONE enjoys every comfort conceivable. The Villa is complemented by a state-of-the-art gourmet kitchen surrounded by exterior water features, double high ceilings, a fashion designer master bathroom, games room with bowling alley, rooftop terrace, Forest, Mountain and unobstructed Sea views and beach club indoor/outdoor pool environments that any 5-star Hotel would envy. The ONE evokes exquisite taste and is adorned with custom furnishings and fine works of modernist art. The Villa enjoys a plot of 8,000 sq. metres, with 2,500 sq. metres of beautifully distributed interior living space, over 4 floors and features 1,100 sq. metres of terraces and porches - seamlessly blending into the finest in exterior living, with a 22-metre infinity pool, water features, custom putting green, DJ area, exterior dining, gymnasium, cinema, staff and guest quarters, garage parking for 8 cars and numerous seating, chill-out and sunken seating areas. EL **UNICO** is a marvel in design and spatial planning with each space beckoning the eye and the senses to experience behind the next door.

FEATURES

The precision and attention to detail that characterises the concept, architecture, design, landscaping and overall flow of EL **UNICO** Marbella is also evident in the interior/exterior styling of this beautiful contemporary home.

The materials, details, features and decorative elements chosen for the home, are evidenced in each and every room. The ONE is a stylish and sophisticated home that evokes a modernist feeling combined with chic flair. This special home is nothing short of 'WOW' yet is welcoming, warm and comfortable, and at the same time is equipped with every modern convenience.

DISTRIBUTION

- 9 plus bedrooms and 13 bathrooms. (2-bedroom staff suite)
- One opulent 180 sq. metre master suite complemented with high ceilings, Designer tiled bathroom and massive walk-in closet, fireplace, cafeteria, Samsung TV and private Terrace.
- Seven additional bedrooms on several levels for family, guests and staff, each with its own ensuite bathroom, including three bedrooms with their own individual exterior entrances and a staff kitchen area.
- Office with access to its own individual exterior entrance.
- Main level designer guest bathroom with a 7-metre ceiling and 7-metre window.
- Double height entrance and living room area with 7 metre height windows and a double sided 7-metre height, double sided stone fireplace.
- Family room with stone fireplace, custom glass, metal and wood cabinetry and Samsung TV.
- Modern gourmet kitchen with 2 huge islands, Gaggenau appliances and a separate staff cooking (dirty kitchen) area and dispensary, leading to a huge dining area seating 16 guests.
- 2 wineries, with the main wine area featuring 1500 bottle- 2-sided glass custom winery and the second for display with stone, glass, metal and wood integrated into the custom built bar.
- Exterior kitchen, bar and outdoor dining area.
- Sony home HD projection, multi level cinema.
- Children's play-room and lounge with outdoor cinema.
- Luxurious Spa with Indoor pool and waterfall, Jacuzzi, Steam Room and Sauna.
- Fully equipped Gymnasium, custom games room with Pool table, Ping Pong, Foosball, Pinball machine and gathering/TV area with Samsung TV, complemented by a state-of-the-art bowling alley, custom bar and walk-out to the exterior.
- Exterior includes a custom 22-metre exterior infinity pool, Sunken seating areas, Outdoor Samsung TV, roof top terrace with a 4th bar, infinity Jacuzzi, quiet and vibrant chill out and sunken seating areas, Golf putting green, outdoor dining, outdoor firepit table, front and rear water features and hi-lited by beautiful gardens, a three tiered waterfall, beautiful landscaping and outdoor lighting.
- Photovoltaic Solar plant with 30KWH capacity, producing close to a 'net zero' home.

SPECIFICATIONS

APPLIANCES

Kitchen appliances by GAGGENAU and MIELE include, electric and gas cooktops, ceiling flush mounted extractor fans, full sized fridge and full-sized freezer units with cabinet integrated panels, black glass panel finished wall ovens, automatic built-in coffee maker, microwave, 2 stainless steel dishwashers and 2 stainless sinks.

TELEVISION

Large format HD 4K Samsung Televisions installed in Master Bedroom, Family Room, 3.3 Metre wide 4 pc. Integrated Samsung screens ('Sports Bar') - Lower Level games Lounge, Children's play room and Exterior Pool area. The Main Level Bedroom and the Gymnasium are fitted with medium format HD 4K Samsung Televisions. The Cinema is fitted with a Sony HD 4K cinema projector and LED back lit screen and the exterior cinema features an outdoor Samsung TV with surround sound. Fully wired for Internet, Satellite dish, Terrestrial antenna for TV and FM channels. TV sockets RFJRI in living and dining room, games rooms, kitchen and bedrooms. Broadband coaxial connections in the living and dining room, games rooms, kitchen and bedrooms. Installation of 24 switch rack with WIFI UNIFI double band @ 2.4 and 5 Ghz.

MULTIMEDIA

Installation for 5.1 audio surround sound with Bowers and Wilkins speakers and Yamaha exterior speakers. Stereo Amplifier by SONOS.

VIDEO INTERCOM

FERMAX system with external plate in steel and video terminal inside the home.

HOME & BUILDING AUTOMATION

Installation of KNX or CRESTRON home-automation system throughout the home.

CCTV

Pre installation of closed-circuit TV system, with motion sensors and HIKVISION bullet cameras on the exterior of the plot. Located at exterior perimeter locations and at the secured outer entrance for person and vehicles, the garage and front gate, connected to the home automation system.

SECURITY

Installation of a state-of-the-art-wired alarm system by DSC, Honeywell or equivalent.

VERTICAL

Fitted stone stairs, back-lit edge with glass straight and curved panel railings and chrome or stainless steel shoe fitments.

INTERIOR WOODWORK

Main entrance features an offset hinged 5-meter height door in solid wood, as designed. Inside doors and wardrobe doors in medium density, with stained and lacquered wood veneer. Wardrobes will have interiors lined in plastic veneer with lining inside the wardrobe, lined with a suitcase shelf, hanging rail and drawers. (Glass, stone and lighting details in the Master Closet). Fireplace decorative cabinetry styled in stained and lacquered wood veneer. Bathroom wood details in stained and lacquered solid wood and veneer combination as designed.

EXTERIOR WOOD/METAL/GLASS WORK

All the exterior woodwork of the home will be in anodised aluminum, in colour, with thermal breaks, of premium brands (series according to the system and size). Overhead Pergolas in formed wood look beams and concrete finished trims.

CURTAINS

Sheer, off-white coloured curtains to let the light in and black out curtains to keep the light out, in bedrooms, provided floor to ceiling with decorative rods. (Except corner windows). Sheer, off-white curtains provided, as/per design in other living areas. Custom electric blind in guest bathroom.

GLASS

PLANITHERM glass (Climalit type) with thickness depending on size B+B or 10+10 safety guardrails (according to size) mounted to the brickwork.

WINDOWS

High quality windows with thermal double glazed lites, with low Emisivity coating on the inside of outer facing lite to keep sun out in summer and to let sun in in the winter. Aluminum thermally broken frames with 3 and 4-point locking hardware.

KITCHEN

Kitchen cabinetry and interior fitments by DANESPAN. Cabinetry design to include wood finishes and high gloss/medium gloss lacquers with tempered glass as/per design. Counters by DEKTON and NEOLITE with custom designed and finished angular edged centre island. Design by Feretti Interiors.

GARDENS

Manicured plantings, trees, flowers and Bermuda grass as/per design details. Putting green by TERRA in manicured short pile, woven artificial turf.

SPA

The SPA quarters in the ONE are designed for complete relaxation, complemented by an Indoor heated pool with waterfall, an 8-person dry cedar Sauna with 10 KWH heater, a 10-person glass and tile steam room, a glass massage room for 2 with electric privacy blinds, a private bathroom and a huge 2 person shower with 2 ceiling mounted rain heads with controls by STEINBERG. There is a 300cm x 220cm, 60 jet custom Jacuzzi Whirlpool tub, free floating within the Indoor pool. There is a large relaxation and chill-out area along with LED blue lighting and niches for towels and robes. The floors will be in 120 x 120 cm. large - slab MARAZZI Italian Premium Porcelain in non-slip version with the walls in 240 x 120 cm. large - slab MARAZZI Italian Premium Porcelain complemented by mosaic tiling on walls and as accents throughout.

CINEMA/HOME THEATRE

The home cinema is accessed next to the custom bar in the lower level. The theatre features an LED backlit screen with a rear mounted SONY 4K HD projector, and Bang and Olufsen surround sound system. The seating is custom made inclined lounge style and is arranged for 8 persons, while being able to accommodate up to 12 on different levels for maximum viewing angles and enjoyment.

GYMNASIUM

The gymnasium is fitted with premium DOMYOS exercise equipment and features 2 Ellipticals, 2 Stationary bikes, a free weight stand, a Universal resistance station and a treadmill. The room is also highlighted by a wall of floor to ceiling mirrors, a 4-metre ceiling and a SAMSUNG wall mounted TV. There is also a gym environment on the roof top terrace which includes 1 Elliptical, 1 Stationary bike and a free weight stand.

POOLS

ESPA pool pump model SILEN S2 provides for heating (indoor pool) and maintenance free filtration.

Salt Chlorination by ASTRALPOOL.

Mosaic off white crystal finish tile, with the ONE logo embedded in the middle of the exterior pool area.

BATHROOM FIXTURES

All sanitary ware installed with built in tank and push button by VILLEROY & BOCH OR DURAVIT modern line with GERBERIT controls. Toilet seats feature a soft close system. DURAVIT MODERNLINE freestanding circular bathtub in the master bathroom.

Ancillary bedroom bathrooms with top mounted porcelain washbasins, mounted on natural or synthetic stone as/per design detail with offset height drawers below.

GUEST bathroom with washbasins set on a glass or stone panel top with drawers below.

MASTER bathroom with top mounted washbasins set on a stone top with drawers below.

Ancillary bathroom mirrors suspended and separated from the wall with an aluminum angle and back lit with LED lighting, as/where shown in design detail. Master bathroom mirrors are double layer raised mirrors as/per design detail. Guest bathroom mirror is suspended and separated from the wall with an aluminum angle and integrated into the stone/wood wall design detail.

TAPS & BATHROOM FIXTURES

Ancillary bathrooms feature single lever STEINBERG premium brand matte black finish, wall mounted taps overhanging the sink and countertop, with thermally controlled shower fittings matching the sink taps, interior wall mounted with large square overhead shower heads.

Guest bathroom and Master bathroom feature AXOR premium brand rose gold high polished finish taps, top mounted, with the Master bathroom shower featuring thermally controlled shower fittings matching

the sinks, interior wall mounted with 2 large 30x30mm square overhead shower heads and diverter valve taps for controlling the various system features.

DRAINAGE

PVC Soundproof Terrain pipes, with PVC independent rainwater drainage system. PVC collectors in neutral colour, where visible, drain and safety overflows on terraced areas.

ELECTRICITY

Premium NIESSEN brand system in off-white finish. The main electrical control panel is located inside the mechanical room, integrated with the home automation equipment. Maximum admissible power output for the home is 30,000 W(200Ax230V) in a single-phase distribution.

Installation of LED strips in living room and bedroom moulding as/per design. Lighting in halls and bathrooms, outdoor lighting, Living room Family room, Kitchen and bedrooms all as/per design.

DECALCIFICATION SYSTEM

Water decalcification by ATH SIGMA.

AIR CONDITIONING

High-capacity DAIKIN Aerothermal Fancoil and Heat Pump system. Rectangular ducts with internal lining and external insulation. Distribution through grills, both for drive and return. Independent thermostats by areas, with Air zone control.

HEATING

Underfloor UPONOR hydraulic radiant (water) heating through-out the home, including installation in basement with individual zone controls and WILO recirculation pumps. Electric Radiant heating by DUCASA in bathrooms. Heat pump heating by DAIKIN with distribution through grills, both for drive and return. Independent thermostats by areas, with Air zone control.

GEOTHERMAL

Geothermal 'green initiative' heating and cooling are augmented using ALTERMA systems pumps and controls.

TELEPHONE

RJ-45 telephone and data sockets located in the living and dining rooms, kitchen, bedrooms, lower level and office.

Distributors and external networks following the regulation for telecommunications structures.

MASTER BATHROOM

Flooring in 120 x 120 cm. large - slab MARAZZI Italian Premium Porcelain or Marble. In the shower, MARAZZI non-slip material.

Wall tiling in 120 x 240 cm. large - slab MARAZZI Italian Premium Porcelain or Marble. Design by Feretti Interiors.

SECONDARY BATHROOMS

Flooring in 120 x 90 cm. large - slab MARAZZI Italian Premium Porcelain or Marble. In the shower, MARAZZI non slip material.

Wall tiling in 90 x 120 cm. large - slab MARAZZI Italian Premium Porcelain or Marble. Design by LaveLe.

TOILET

Flooring Dark toned ceramic flooring in 60x60cm tiles.

Tiling Dark toned ceramic tiling in 60x60cm slabs. Dark mirror with backlit feature above the sink.

BASEMENT BATHROOMS

Flooring Dark toned ceramic flooring in 60x60 tiles or larger.

Tiling Dark toned ceramic tiling in 60x60cm slabs or larger up to 240cm. Above this, walls are covered in wallpaper.

PLUMBING

PEX cross linked polyethylene inside the home, and PEX-AL-PEX high-density polyethylene for external piping and polypropylene in basement.

All piping lined with an ARMAFLEX cover (cold and hot water pipes). Main shut off valves located in the main mechanical room. Individual shut off valves for each unit.

Water service reservoir with 3-1,500 liter tanks.

Fully automated TORO garden irrigation network.

WATER TANKS

DAIKIN brand, 2 x 1,000 litre. (aerothermal, heat pump system).

FOUNDATION

Designed with reinforced concrete footings or through a foundation slab.

STRUCTURE

The system consists of pillars of reinforced concrete to support the waffle slabs or the solid slab. The retaining walls are made of exposed concrete and covered in natural rough honed stone.

FACADES

The exterior facade consists of perforated brick measuring 15.25cm thick and patched inside and outside with acoustic and thermal insulation in wall cavities in projected polyurethane foam. Stone and metal accents installed as/per design details. The interior walls will be 10 to 12cm thick and finished in double laminated drywall with sound insulation. Humid spaces such as kitchens or bathrooms will have special characteristics to resist moisture.

PAINT

Indoors, acrylic paint on vertical and horizontal walls, Enamel paint on metal fittings, after base priming. Plastic ceilings in humid areas.

PARTITIONING

The inner partitions of the home will be will be 10 to 12cm thick and finished in double laminated drywall with sound insulation.

DOORS

Wood veneer stained and/or lacquer finished over MDF, throughout the home.

BASEBOARDS

MDF moulded baseboards finished in high gloss neutral coloured lacquer.

FINISHES

The external finishes will be made with traditional reinforced waterproof mortars, with reinforcements on material changes. Drywall coffered ceilings are offered in each room throughout the home.

FLOORING

Large format premium porcelain tiling or Exterior Marble on terraces, covered porches and the pool area, (in addition to a decking made of synthetic wood, synthetic grass and glass).

The stairs will be built using tubular steel, open risers, and wood treads, with custom fitted glass handrails and stainless-steel or chrome fitments.

In the living/dining, lower level and interior bedroom areas, 25cm wide engineered plank flooring with 3mm thick topping, installed with adhered cork underlayment for the ultimate in comfort and underfloor heat transmission.

EXTERIOR

In the external areas, the pool area, loungers, etc, non-slip materials, will be installed. The materials to be used will be MARAZZI porcelain or exterior Marble, artificial grass and artificial wood decking.

Bermuda grass in natural grass locations. Putting green in woven artificial turf by TERRA in manicured short pile.

DESIGN

From the creative mind of the principal, Stephani A. Zambrano Leyzac, a LAVELÈ home is painstakingly assembled. A Civil Engineer by training, Stephani's love of design and fashion are evident in her unique blend of integrating the construction details with sophisticated design excellence. Each home created and designed by LAVELÈ is considered as 'state-of-the-art'. We bring passion, edge and an unusual bravura or flair in creative conception. LAVELÈ has built its reputation on the integration of ultra-luxury designs, which allow the high design to flow seamlessly from the exterior through to the interiors. Every aspect of each project, from the creative passion of the concept to the elevations and grand floor plans, to lavish theatres, indoor and outdoor pools, indoor bowling alleys, innovative wine storage and cellars, kitchens, walk-in-closets, man-caves, ultra-luxurious see-through garages, Spas, and sprawling master en-suites.... Are not only artistic but are also highly detailed with specific and exacting fitments, allowing for superior comfort and ease of use within the ultimate in luxury interiors and precision construction.

Interior furnishings and built-in furnishings as/per design, to include LAVELÈ, BO Concept, ITAL Design, FERETTI, ARROYO & MARIN, Jeff Koons. Exterior Furniture by LAVELÈ and MANUTTI.