
4 OUR VILLAS
BY LOMAS DEL REY
MARBELLA



# With more than 325 days of sunshine a year and an average yearly temperature of 19°C (66°F), Málaga is among the Spanish provinces with the best climate.

The coast of Marbella boasts 17 miles of shoreline, where you will find 24 beaches of golden sand and warm waters. This exclusive area also features prestigious marinas and excellent road, rail, and air connections, facilitating access to this coastal paradise.







# LUXURY, CUISINE AND MEDITERRANEAN LIFESTYLE

Marbella, especially in its coveted Golden Mile, offers a wide and exquisite variety of dining options. Its terraces, restaurants, beach bars, and pubs are spread throughout the old town, the marina and the beachfront, creating the perfect setting to enjoy the sun and great food. In this exclusive area, you can indulge in everything from traditional dishes to the most innovative and international cuisine. The Golden Mile is also the ideal place to enjoy unforgettable moments with friends, shop at luxury boutiques, and savor authentic Mediterranean cuisine made with fresh local ingredients from the land and sea. Experience the unique lifestyle of Marbella on the Golden Mile!

# MARBELLA SPAIN

The Golden Mile of Marbella is synonymous with luxury, elegance and exclusivity. Located between the center of Marbella and the famous marina of Puerto Banús, this prestigious coastal strip is the heart of glamour on the Costa del Sol.





# LOCATION

For those looking to live on the Costa del Sol, FOUR VILLAS is the perfect place. This development, located in the prestigious Golden Mile of Marbella, benefits from an exceptional location.

FOUR VILLAS is nestled in a unique setting where tranquility abounds, very close to Marbella's marina, the old town, and Puerto Banús. With easy access to the A7 and AP7 highways, Málaga's city center, the airport, or the train station are just a short drive away. Marbella's natural parks, beaches, and wide range of leisure activities make FOUR VILLAS an unbeatable choice to enjoy Mediterranean life in all its splendour.

# From Four Villas

- Puerto Banús: Just 3 miles away, approximately a 6 minute drive.
- Málaga: Around 37 miles, which would take about 50 minutes by car.
- Málaga Airport: Also about 34 miles, roughly a 35 minute drive.
- María Zambrano Train Station: Approximately the same distance as Málaga, around 37 miles, which would take about 45 minutes by car.








# EXPERIENCE IT

## STOP DREAMING

Discover the true essence of luxury on the Golden Mile in the exclusive residential complex of four detached single-family homes, with a private pool. These villas offer an unparalleled environment of privacy, luxury, and comfort, with exclusive street access monitored by on-site security, ensuring complete peace of mind—true luxury at its finest. Each villa boasts an impressively large heated private pool (14.76 by 44.94 ft.), equipped with a salt chlorinator and a heat pump to maintain an optimal year-round temperature. No other development in the area offers pools with these features, making these properties truly unique.





# Villa C2.1

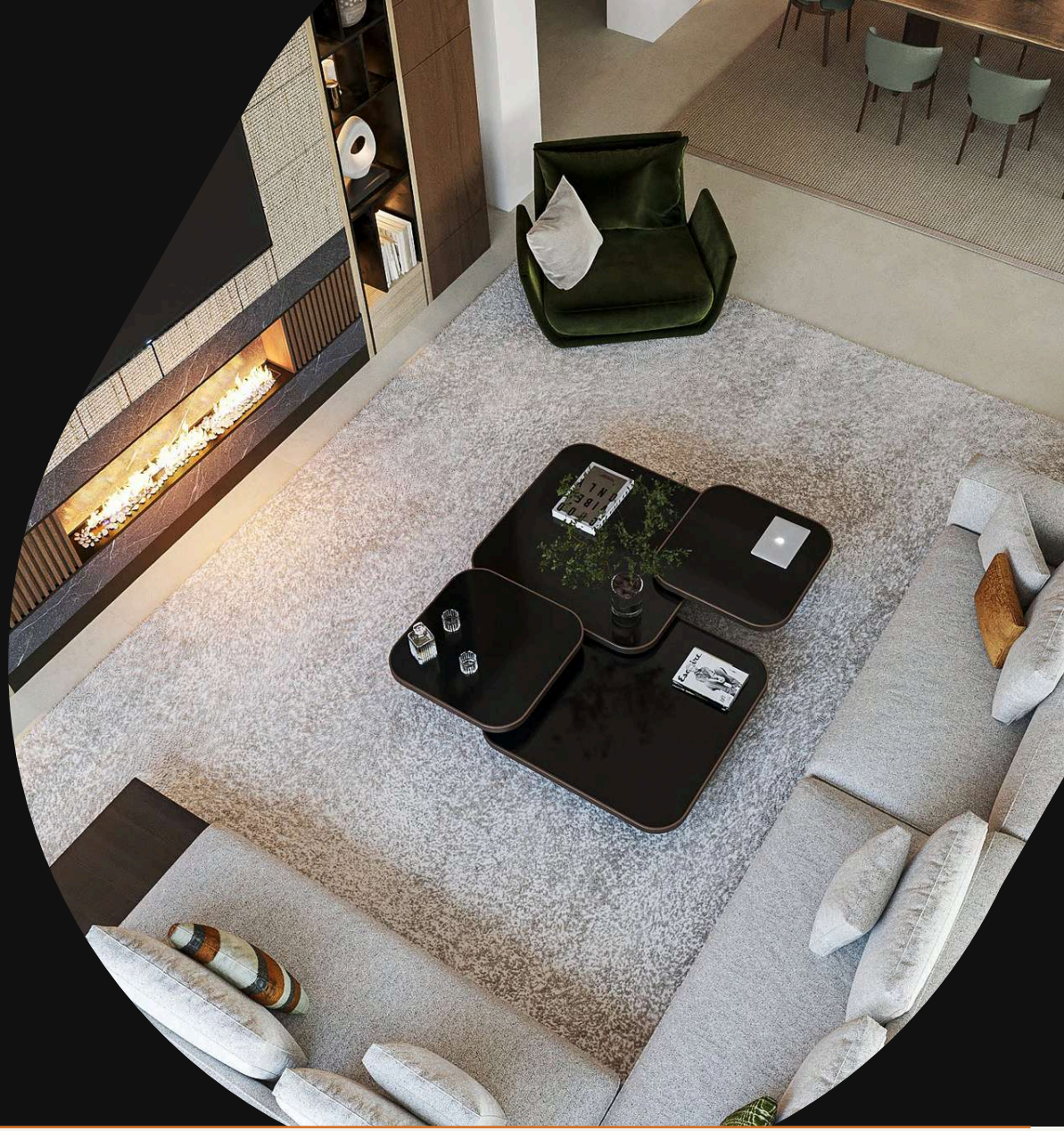
# Villa C2.1

Available for sale and fully furnished with designer furniture. Featuring a 11,840 sq. ft. plot, Villa C2.1 is a contemporary oasis that combines comfort, style, and cutting-edge technology. The property, spread across three levels, offers:

- Advanced climate control: Air conditioning and underfloor heating throughout the house via the Airzone system, allowing individual temperature control of underfloor heating in winter and air conditioning in summer, all from a single control unit.
- Integrated home automation for climate and lighting control, providing a modern and efficient experience.
- Premium finishes: Large-format rectified porcelain tile flooring in common areas and bathrooms, and natural wood flooring in the bedrooms.
- SCHINDLER elevator or similar, installed in the stairwell for added convenience.

**Layout:**

- Upper Floor: The main entrance to the villa is located on the upper level, with access to the garage and the interior of the property. This floor houses the master bedroom, which includes an en-suite bathroom and a spacious walk-in closet. The master bedroom opens onto a large terrace with panoramic views.
- Ground Floor: This level features three additional bedrooms, two full bathrooms, and a half bathroom. The ground floor also includes a spacious living room with an integrated dining area, and a designer kitchen fully equipped with high-end appliances, including a refrigerator, oven, microwave, dishwasher, washer-dryer, sink, faucet, induction cooktop, and extractor hood from the GAGGENAU brand or similar. The living room provides direct access to the private garden, heated pool, and a barbecue area, perfect for outdoor enjoyment.
- Basement Floor: This versatile space includes a comfortable TV room and game area, laundry room, pre-installation for a sauna and gym, ample storage areas, and a staff area with a private bathroom.



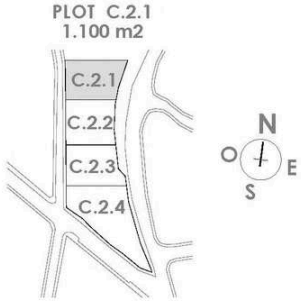


# Villa Living Room

Inside




BASEMENT




| CONSTRUCTED area | |
|---|---|
| BASEMENT | 251.95 m² |
| GROUND FLOOR | 251.55 m² |
| FIRST FLOOR | 114.80 m² |
| Total | 618.38 m² |

| OUTDOOR area | |
|---|---|
| BASEMENT | |
| GROUND FLOOR | 139.70 m² |
| FIRST FLOOR | 99.81 m² |
| Total | 239.51 m² |

The present document has strictly informative character. It may suffer variations for technical, legal and/or urban requirements. The furniture is purely informative. All measurements are approximate.

GRAPHIC ESCALE

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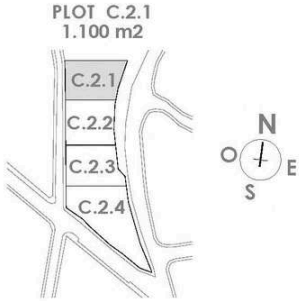
DEVELOPER: JM JAMSA REAL ESTATE

DESIGNED BY: Castelló Arquitectura

PROMOTES: 4 OUR VILLAS




GROUND FLOOR




| CONSTRUCTED area | |
|---|---|
| BASEMENT | 251.95 m² |
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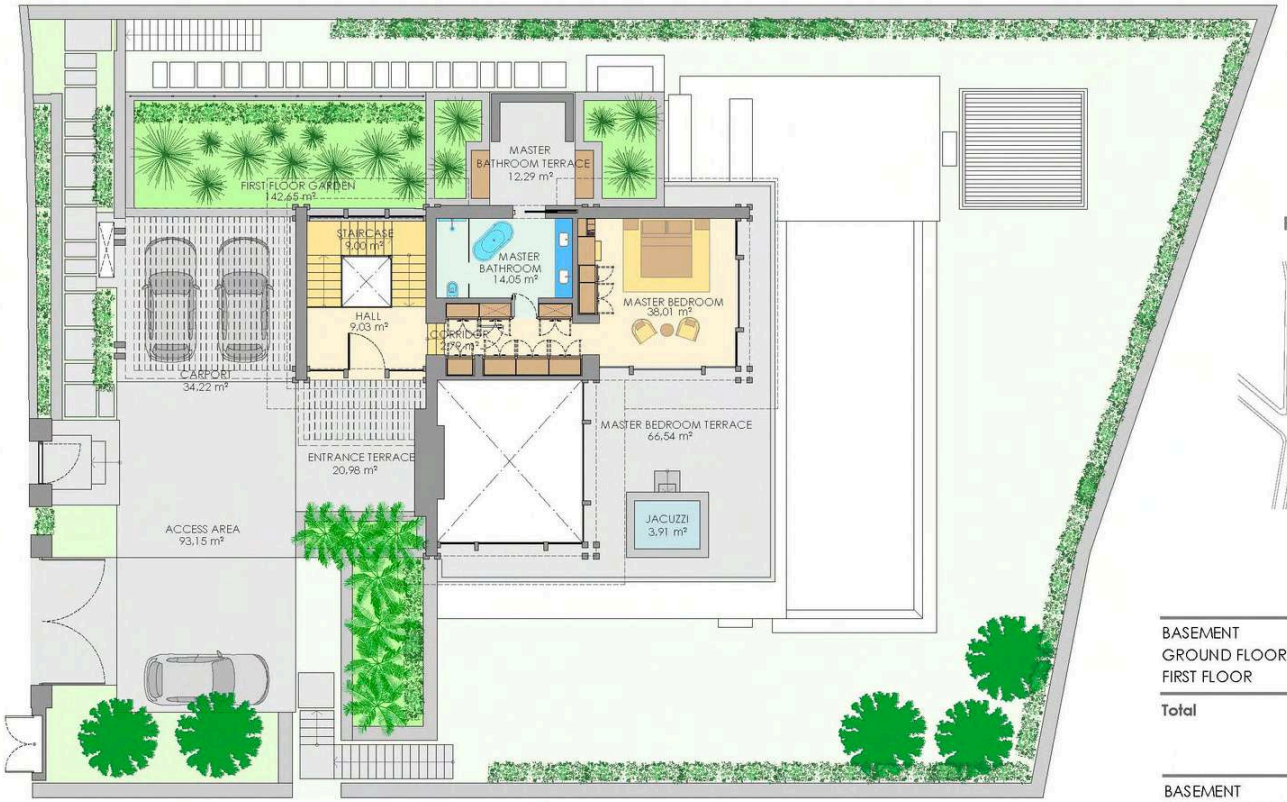
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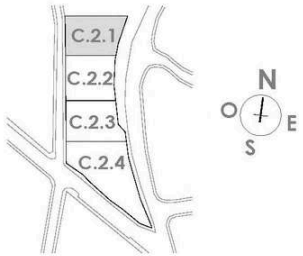
DESIGNED BY: Castelló Arquitectura

PROMOTES: 4 OUR VILLAS




FIRST FLOOR

PLOT C.2.1
1.100 m2




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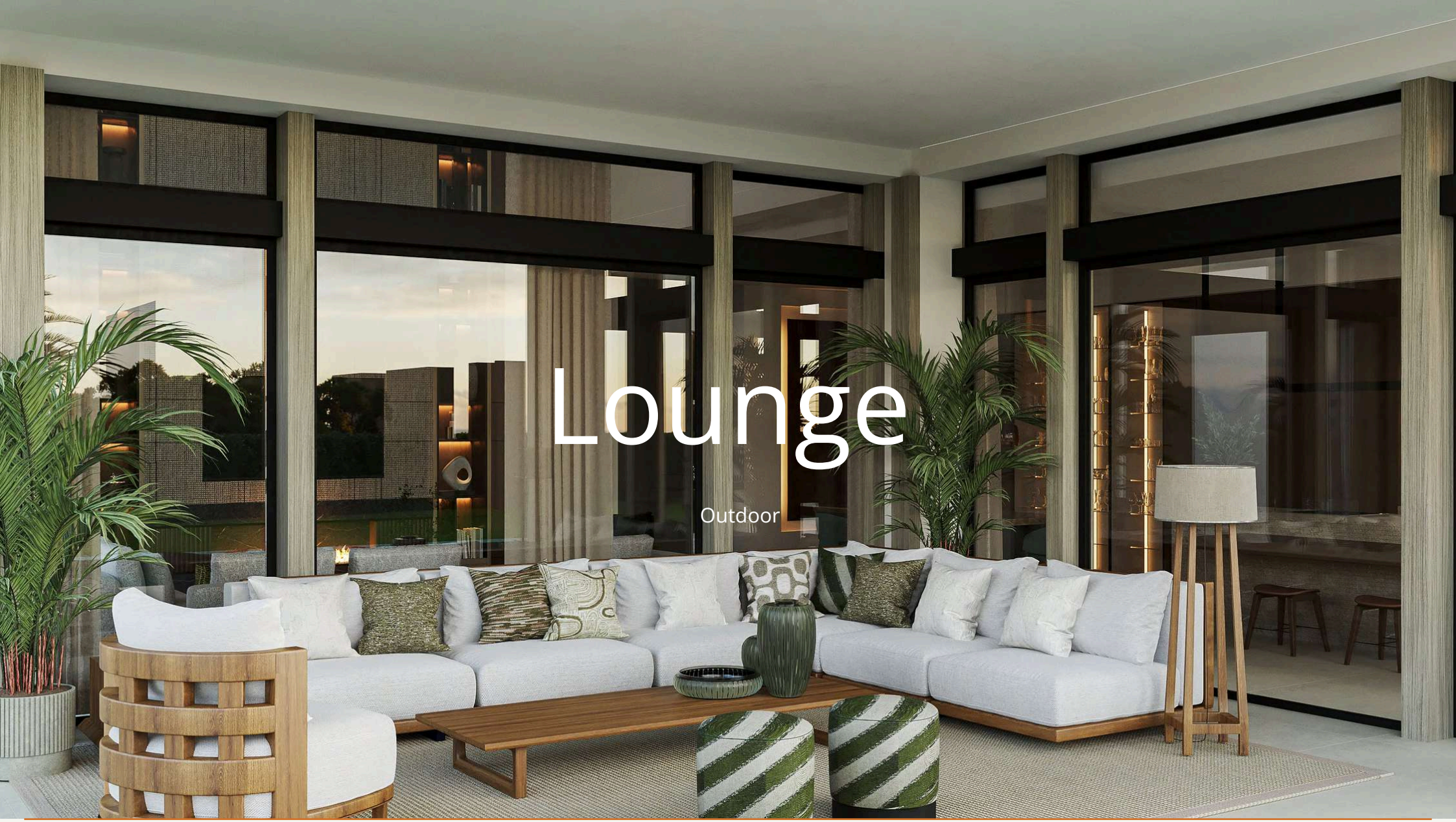
GRAPHIC ESCALE

1 0 1 2 3 4 5 10 15 20

DEVELOPER: JM JAMSA REAL ESTATE

DESIGNED BY: Castelló Arquitectura

PROMOTES: 4 OUR VILLAS


Lounge
Outdoor


Cy Twombly | Making Past Present
The Art of Home
JOHN GALLIANO for DIOR

# Bedrooms



# Building Specifications

## FLOORING

- Throughout the house, except for the bedrooms: large-format, rectified porcelain flooring.
- In bathrooms and restrooms: large-format, rectified porcelain flooring.
- In bedrooms: wide-plank natural wood flooring with an oak finish.
- On terraces: large-format, non-slip porcelain flooring.

## FACADES

- Exterior walls made of half-brick ceramic blocks. Thermal and acoustic insulation in cavity walls with drywall on galvanized steel profiles. Exterior aluminum frames with a lacquered finish, with sliding, swing and/or pivoting systems, depending on the type of door or window.
- Double-glazed windows with thermal insulation and internal air chamber.

## FLAT ROOF

- On walkable terraces: inverted roofing system with cellular concrete slope formation, high-density extruded polystyrene thermal insulation, waterproofing, and porcelain pavement.



# Building Specifications

## TILING AND INTERIOR WALL FINISHES

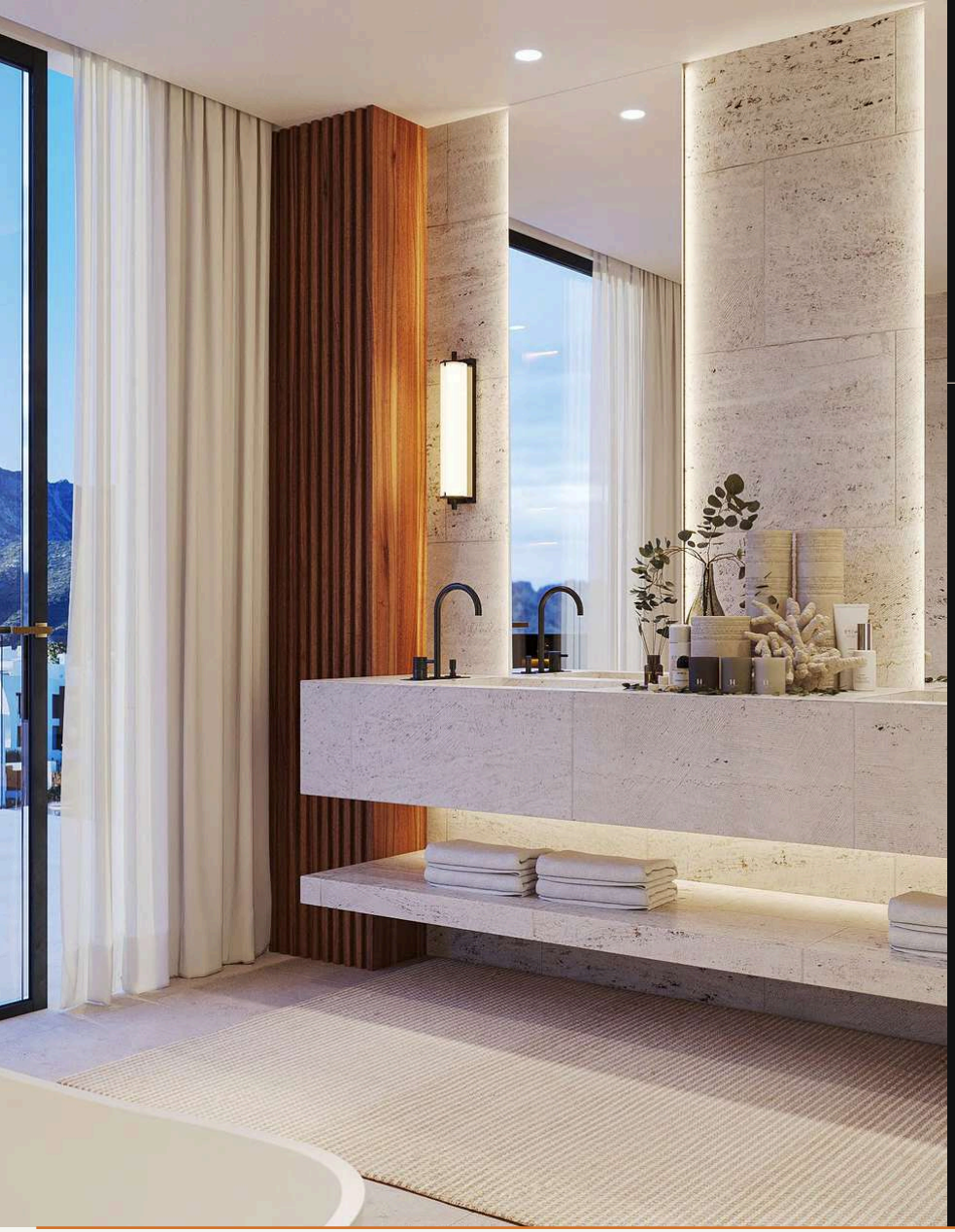
- Bathrooms and restrooms feature a mix of large-format finishes. Porcelain tiling in the bathtub, shower and sink areas, with emulsion paint in the remaining areas.
- Smooth emulsion paint on walls in soft colors, with white ceilings. White emulsion paint in bathroom and kitchen ceilings.

## PARTITIONS AND CEILINGS

- Internal walls are constructed with a dry partition system, using two layers of drywall on either side, mounted on galvanized steel profiles with mineral wool or similar insulation inside.
- Dropped ceilings made of drywall on galvanized steel profiles, with access panels in one of the bathrooms for the installation and maintenance of the interior air conditioning unit.

## PLUMBING AND BATHROOM FITTINGS

- Separate drainage system for waste and rainwater. Soundproofed PVC drains and pipes.
- Dual flush, wall-mounted toilet with concealed tank, soft-close seat and lid, in white.
- Wall-mounted bathroom furniture with white resin countertop, one or two integrated sinks, and suspended storage unit with drawers.
- Non-slip resin shower tray.
- Single-lever faucet with chrome finish on wall-mounted sink.
- Ceiling-mounted showerhead with wall-mounted, single-lever faucet, chrome finish.



# Building Specifications

## ELECTRICITY

- Lighting system comprised mainly of LED lamps, with manual, dimmable switches. Home automation system for climate and lighting control.

## INTERIOR WOODWORK

- Security entrance door.
- Hinged interior doors, lacquered in white with rubber weatherstrips, concealed chrome hardware, and magnetic latches.
- Wardrobes with hinged doors in the same model, finish, and color as the interior doors, featuring lined interiors, a top shelf, melamine board drawers, and a hanging rod. Where possible, wardrobes include a divider for overhead storage according to carpentry plans, with integrated LED lighting.

## EXTERIOR METALWORK

- Exterior joinery consisting of sliding aluminum windows with thermal break technology, including frames, sashes, and security hardware.
- Double-glazed windows with thermal insulation and internal air chamber.



# Building Specifications

## HOT WATER AND HEATING SYSTEM

- Main system for domestic hot water and heating via air source heat pump. Hot water storage tank with exchanger for heating through the heat pump system.
- Air-to-Air heat pump system, including an exterior inverter unit and interior duct units.
- Underfloor heating system with temperature control through the Airzone system, allowing control of underfloor heating in winter and air conditioning units in summer (via motorized grilles) from a single control unit, as well as individual room programming from a central control panel.

## KITCHEN

- Fully equipped kitchen with countertops, lighting, cabinets, and top-brand appliances with modern design: refrigerator, oven, microwave, dishwasher, integrated washer-dryer, sink, faucets, induction cooktop, and extractor hood. GAGGENAU brand.
- A secondary back kitchen, fully equipped, adjacent to the main kitchen.

## LANDSCAPING AND SWIMMING POOL

- Enclosed plot with lacquered metal perimeter fencing.
- Fully landscaped grounds in a Mediterranean style.
- Swimming pool with ceramic interior, natural stone non-slip deck, purification equipment, salt chlorinator, LED lighting, heat pump for warm water, and PVC cover for maintenance and temperature control.

# PARTNERSHIP

## BANG & OLUFSEN
MARBELLA




Bathrooms







4 OUR VILLAS
BY LOMAS DEL REY

# Your exclusive retreat, where luxury transforms into a home.

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marisa@olivegrouphomes.com | Costa365 | R4795540

# PAYMENT TERMS

- **Reservation: 3% of the total amount plus VAT.**
- **30% + VAT of the purchase price upon signing the contract, minus the initial reservation amount.**
- **20% + VAT upon completion of the building's structure.**
- **The remaining balance + VAT upon obtaining the first occupancy permit or first occupancy statement of compliance.**



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