



10 BEACHSIDE CONTEMPORARY LUXURY
VILLAS IN SAN PEDRO

EXPERIENCE THE EXCEPTIONAL

Imagine a lifestyle inspired by the timeless treasures gifted from the sea that have captivated and inspired throughout time immemorial. Envisage the sublime beauty of the San Pedro de Alcantara coastline and azure Mediterranean Sea. Then consider the enchanting possibility of owning one of only 10 captivating beachside villas, rare in its own splendour, nestled within an exclusive private community.

Each of these seductive, modern homes has been individually styled and is exquisitely finished and flawless. This is a once in a lifetime opportunity for you to experience an extraordinary lifestyle of understated opulence cocooned by outstanding modernist architecture, ultra-cool interiors, and the highest standards of comfort and convenience.

Our gift to you is the canvas on which to create the lifestyle of your dreams, made possible by the enduring elegance.







THE PERFECT
LOCATION

San Pedro de Alcantara is one of the Mediterranean's undiscovered jewels. Widely unknown, just a few minutes from the world-famous hotspots of Puerto Banus and Marbella, yet a world away in character. It is southern Spain's best kept secret, known only amongst those who appreciate this highly desirable slice of the real Spain.

It is impossible not to be seduced by the peaceful tranquil atmosphere and the superb sandy beaches. You will be charmed by the bustling town centre with its traditional plazas, quaint shops, tapas bars and restaurants.

Part of Marbella since 1945, today San Pedro is a unique mix of the traditional, modern and ancient. In between the beach and the town centre, there is a spectacular, super-modern pedestrian boulevard. You will also stumble across incredible archaeological treasures such as Roman monuments, basilicas and watchtowers.







LOCAL AMENITIES WITHIN WALKING DISTANCE..

- 4 beaches
- 3 golf courses
- Paddle and tennis courts
- Water sports
- Beach bars
- International schools
- Shopping
- Restaurants, beach clubs, bars and nightlife
- Health facilities
- Stand up paddle boarding
- San Pedro Old Town
- City Boulevard
- Fitness & Wellness facilities

Malaga airport 50km
Gibraltar airport 65km

A modern, two-story white villa with a large swimming pool in the foreground. The villa features a stone wall and a glass railing. The pool is surrounded by a paved deck and a stone wall. The background shows a clear blue sky and some greenery.

ABOUT THE DEVELOPMENT

A prestigious private gated community of only 10 individual deluxe residences designed by highly esteemed architects, Gonzalez and Jacobson. Extremely private and highly exclusive, the complex is situated between the azure Mediterranean Sea and San Pedro's brand new pedestrian boulevard. It is the perfect solution for professionals and families seeking a statement home which is only a matter of minutes from Marbella and just 30 minutes from Malaga airport.



ONSITE FACILITIES

Each magnificent villa will be surrounded by fragrant colourful gardens, designed to transport you into a world of lush hues, scents, sunshine and shade. Lush evergreen plants, trees and palms will envelope each residence, creating individual sanctuaries of peace, quiet and tranquillity. At the heart of this unique habitat you'll be seduced by the dazzling swimming pool (with ecological salt water cleansing)... Step in, cool down and relax.

- On-site security
- Community swimming pool with salt water cleaning system
- Landscaped sub-tropical gardens
- Private subterranean double garage
- Perimeter CCTV







10 CONTEMPORARY LUXURY VILLAS

These Villas combines ultra-sleek modern architecture and exceptional high quality finishes to create 10 beautiful villas. Each adorned with an individually coloured pearl signifying the property's unique character, layout, aspect and views.

Every element has been carefully considered to deliver a lifestyle that is beyond compare. The use of glass walls allow natural light to flood the living



En-suite bathroom facilities
Marble and wood floors
State-of-the-art kitchen
Laundry room
Pre-installed domotics system
Video entry phone
2-4 garages (underground)
Store room
Large basement
Private garden, multiple terraces & solarium
Private plunge pool
Under floor heating throughout
Lift from ground floor to solarium
Automatic irrigation system

space and sliding patio doors seamlessly unite the interior with a stunning covered terrace, ideal for al-fresco living.

Premium finishes such as high quality marble floors throughout and lacquered interior carpentry further enhance the sense of light and space, adding to the sense of luxury. Master bedrooms boast deluxe en-suite marble bathrooms with double basins and walk-in wardrobes. All 4 bedrooms have access to a spectacular roof terrace and a private plunge pool.

Each home is well appointed with a wide range of features designed to ensure comfort and convenience, including a large basement (suitable for a home cinema, family room, gym or an extra bedroom), air conditioning, under floor heating, pre-installation for fingerprint-controlled smart home technology, video entry phone, store rooms, a subterranean double garage and a private lift from the ground floor to the roof terrace.

FOUNDATIONS

The nature of the foundations is based on the geotechnical study, using mass concrete wells and reinforced concrete footings or foundation slabs.

EXTERIOR WOODWORK

All exterior carpentry is Cortizo lacquered aluminium thermal bridge CO—R-60CE series or COR-4500 depending on the system and size. Bedroom blinds are motorised (except on the corner windows).

PLUMBING INSTALLATION

Pipes are made from cross linked polyethylene (PEX) inside the property and polypropylene in the garage. All hot and cold pipes are lined with Armaflex. Each property has a 2m³ drinking water tank and a water point on the terrace.

PAVING AND TILING

The interior floors will be light, neutral-coloured marble or natural stone (60 x 60 in the living room and 40 x 40 elsewhere). The pathways will be made from grey cement with pieces of concrete.

ELECTRICITY

The electrical box will be located in the property in the engine room. Pre-installation LED strips in the alcoves in the living room and bedrooms, and electric blinds.

LIFTS

OTIS 'Easylife' lifts with a coated interior serving each property between the ground floor and roof terrace.

CCTV

Pre-installation for a CCTV system with cameras focused on the perimeter of the complex and at the entrance of each property and garage.

AIR CON / HEATING SYSTEM

Heat pump system with independent thermostats with Airzone control. Hidrokit located in the basement engine room and Francoils duct inverter in false ceilings.

BATHROOM FITTINGS

All sanitaryware will be Galassia (Eden or Dream models) and fitting will be Grohe or similar. All seats will be soft-closing and basins will be suspended forming a separate unit. Master bedrooms have double basins with chrome taps.

GLAZING

Windows are Planitherm and are of a different thickness depending on the size. Guardrails are 8+8 or 10+10 with anchoring system facility and are made with tempered laminated glass type Q Easy Glass.

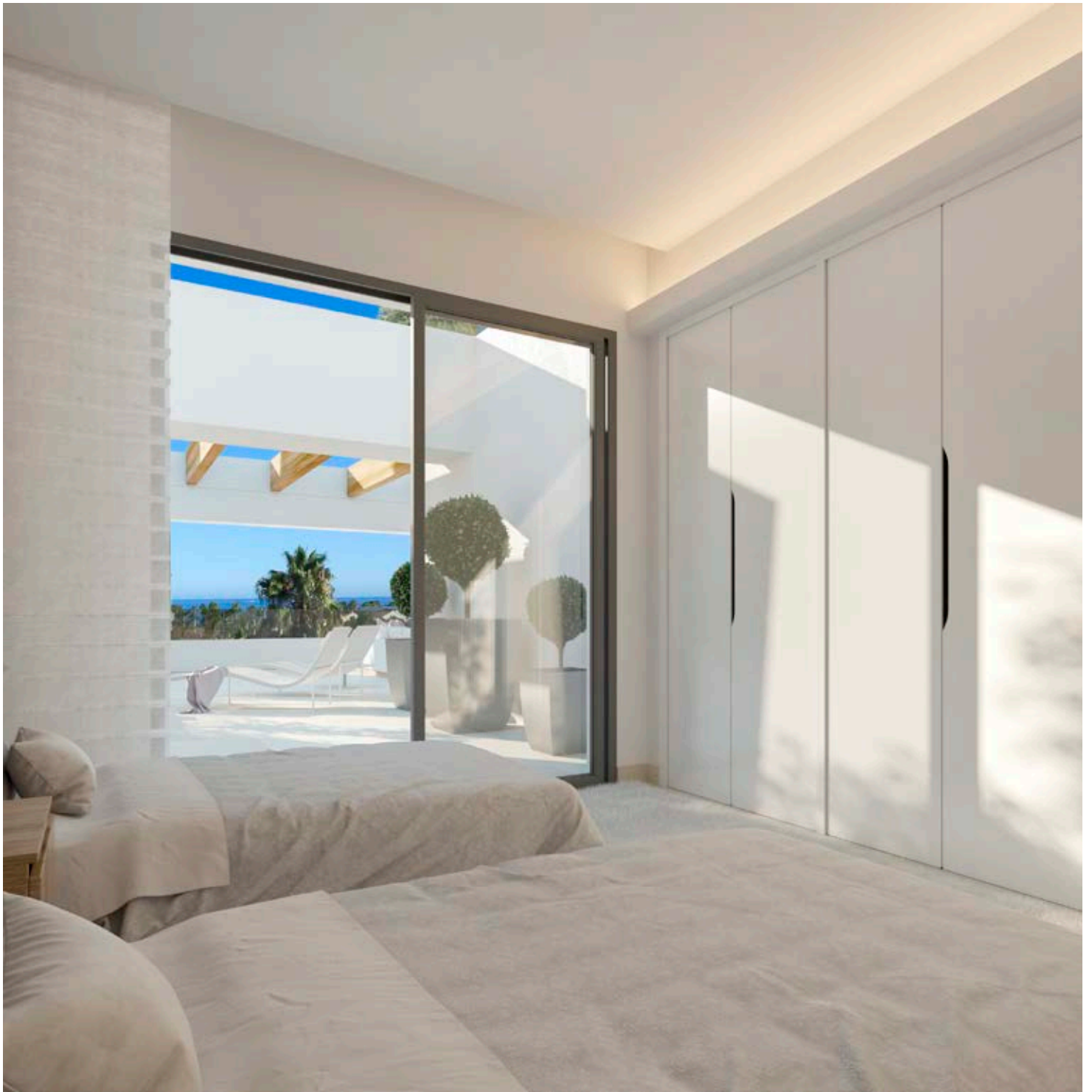
SMART HOME TECHNOLOGY

Pre-installation for smart home technology throughout the property, operated via WiFi or landline. Finger print access control for the air conditioning, hot water, intercom, TV connection, blinds, curtains and awnings.

A modern bedroom interior featuring a bed with a light-colored duvet and a black and white patterned pillow. A desk with a chair and a lamp is visible in the background. A large window on the left side of the room provides a view of an outdoor area. The room is lit with warm, ambient lighting.

WHEN ONLY
THE BEST
IS GOOD
ENOUGH...





A photograph of a modern outdoor patio. The patio is covered by a pergola with thick, light-colored wooden beams. The ground is paved with light-colored tiles. In the foreground, there are two white lounge chairs and a small round table with a bottle and glasses. To the left, there is a white sofa with colorful cushions and a coffee table. In the background, there is a glass railing overlooking a pool area. The sky is blue with some clouds. The text "ULTRA-CONTEMPORARY UNDERSTATED OPULENCE" is overlaid in the center of the image.

ULTRA-CONTEMPORARY
UNDERSTATED
OPULENCE





THE PERFECT
LOCATION



THE COSTA DEL SOL

The 'sunshine coast' is the only location in Europe where the sun shines for more than 300 days every year. This stretch of the Mediterranean has been attracting a dazzling array of visitors since the 1950s, when it became a glamorous destination to rival St. Tropez. Today continues to attract its share of royalty, rich and famous, all tempted by the laid back lifestyle, sunshine, cosmopolitan nightlife and beautiful sandy beaches. Add to this international travel links, communications and world class schools and hospitals, and it becomes clear why it continues to be the one of the world's most sought after locations.





