

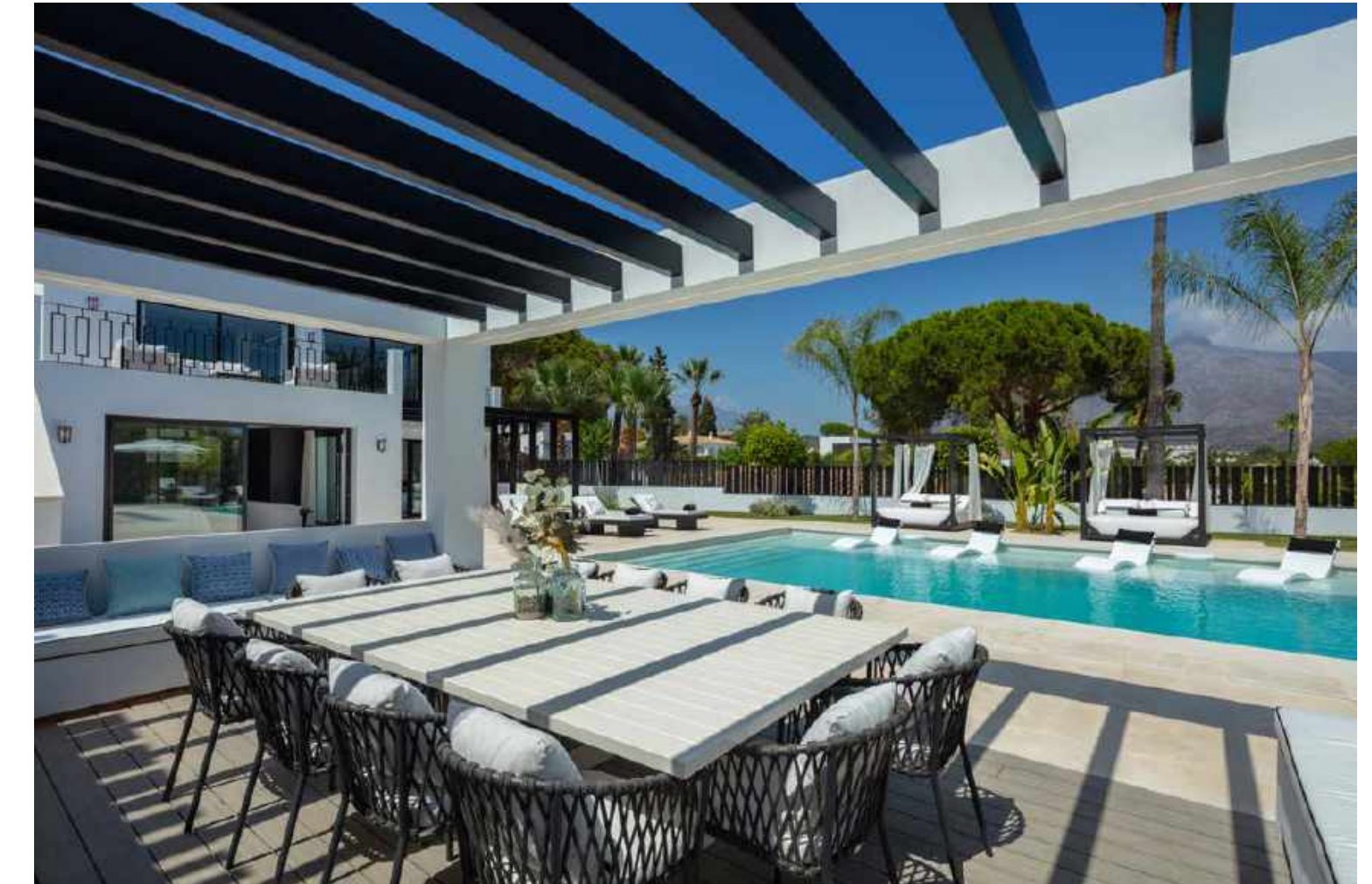




A CUTTING-EDGE FULLY RENOVATED HOME IN THE HEART OF THE GOLF VALLEY

Villa Rosas is a stylish, fully renovated luxury villa in the heart of Nueva Andalucia. Located in a very large corner plot, Villa Rosas enjoys a perfect setting in a prime location.

Surrounded by the most prestigious golf courses of Marbella, this exquisitely presented home has been completely re-designed to offer the highest comfort and resort-style features.



EXTERIORS

Villa Rosas is a perfect luxury retreat in Marbella. The villa boasts stunning exterior spaces to ensure the highest quality outdoor living: mature tropical gardens, large turquoise swimming pool with integrated sun beds, natural stone floors, balinese sun beds, outdoor dining area and chill-out terraces.



Contemporary open-plan spaces welcome you into this chic luxury home. An exquisite lounge, with floor-to-ceiling windows, a spacious dining area, and a contemporary fireplace ensure a cosy space.

myriam@mdrluxuryhomes.com

Tel +34 663 329 202 (WhatsApp)



Beds: 5 | **Baths:** 5+3 | **Plot:** 1.218 m² | **Built:** 446 m² | **Pool:** 6.61 x 10 m | **Terraces & Porches:** 171 m² | **Parking:** 3 cars | **Facing:** S/E

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INTERIORS

Villa Rosas has been thoughtfully designed to offer a comfortable and modern living. The villa enjoys premium qualities and has been finished with attention to detail. The villa welcomes you into an impressively presented luxury home, with a magnificent interior design.

This exquisite home offers magnificent interiors with a neutral color palette and a chic touch.



The villa features a magnificent modern kitchen, combining to perfection marble and oak wood.

The kitchen boasts an open-plan layout and enjoys the natural light of the living spaces as well as LED lights throughout. This fully fitted kitchen is equipped with high-end appliances.





The master bedroom of Villa Rosas is a true masterpiece. A superior Suite with the most elegant features. This sensational bedroom has been designed to the highest specifications and exquisitely decorated to guarantee comfort and luxury. The master bedroom enjoys direct access to the swimming pool area, just like the most luxurious resort.

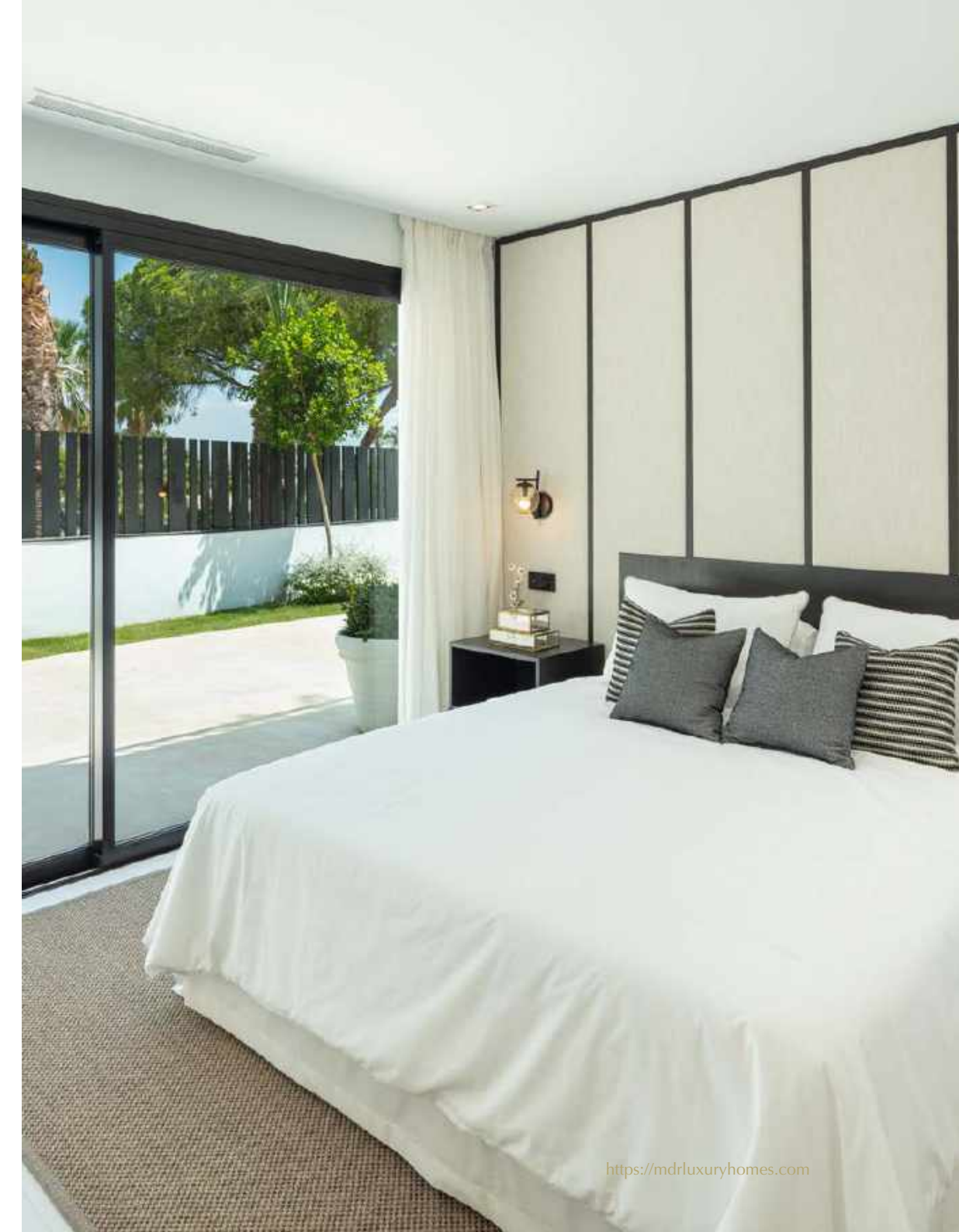






The guest bedrooms of Villa Rosas are all en-suite, enjoying a minimalistic and elegant interior design. These comfortable bedrooms have direct access to the swimming pool area or enjoy wonderful views to the tropical gardens.

En-suite bathrooms are elegant and features magnificent marble touches.







ENTERTAINMENT & WELLNESS

The entertainment and wellness areas of Villa Rosas make this property truly unique. On the lower level we can find a sensational TV lounge with access to a magnificent cocktail bar.

On the wellness side we can find a beautifully presented gym area with additional bathroom, steam bath and sauna.





SOLARIUM

The solarium of Villa Rosas is a unique space for outdoor chill-out. On this level, one can enjoy idyllic views to La Concha mountain and the resort facilities of this dream home.

The solarium boasts a stunning sitting area, sun beds and a wonderful Jacuzzi.



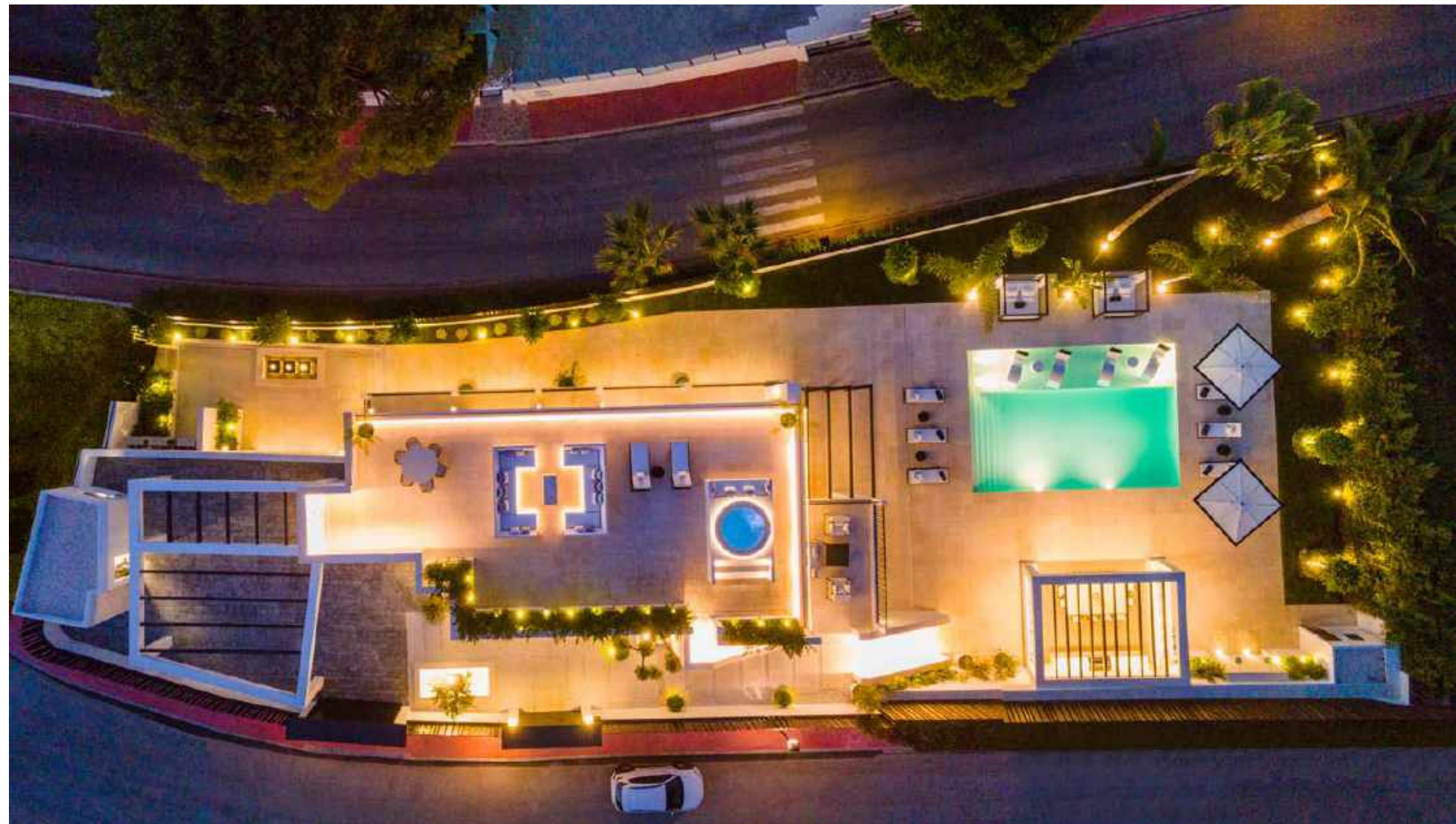
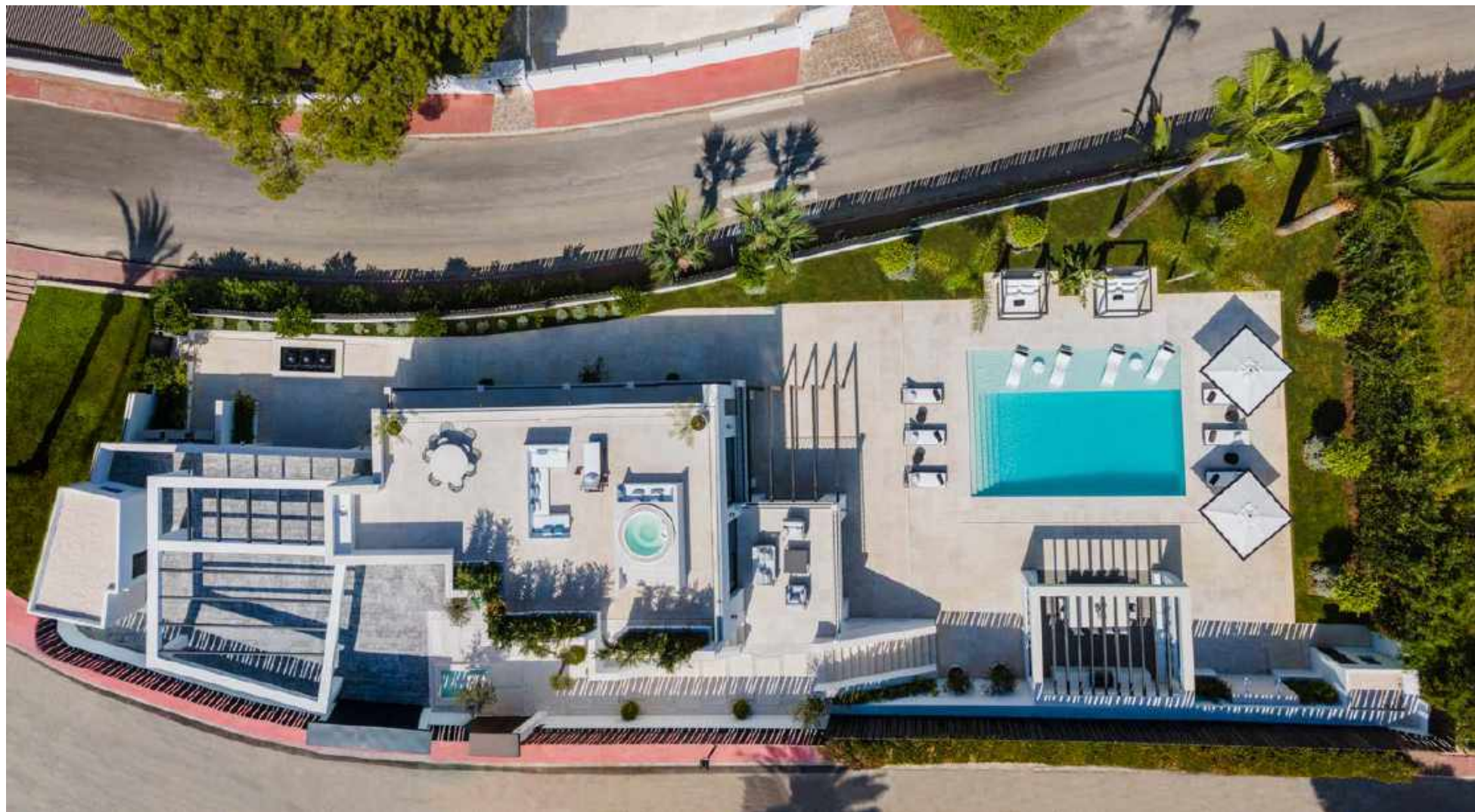




A PERFECT LOCATION

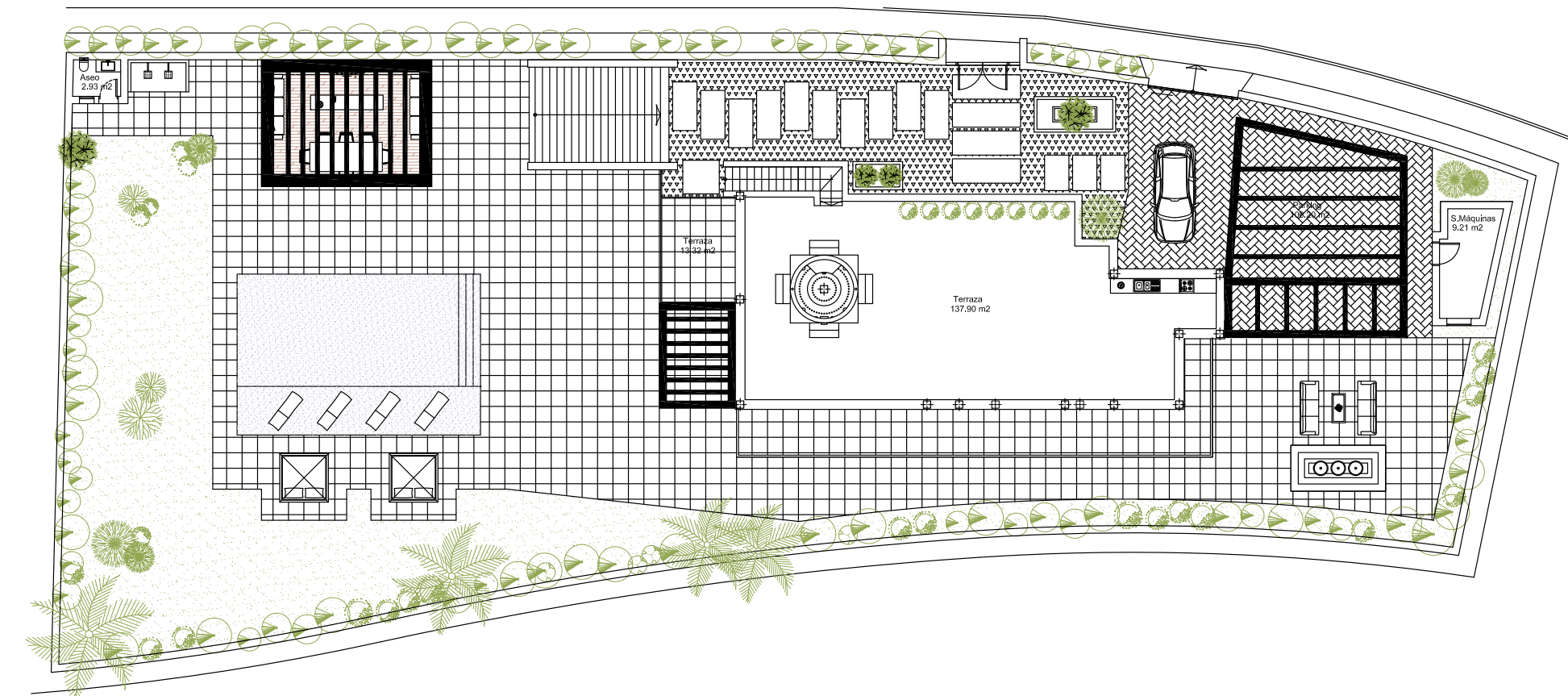
Villa Rosas is truly one of the most attractive properties currently on the market. This impressive villa is located in a corner plot in one of the most prestigious streets of Nueva Andalucia.

The villa enjoys the most breathtaking views to La Concha mountain and is located within minutes to the most exclusive amenities of Marbella.

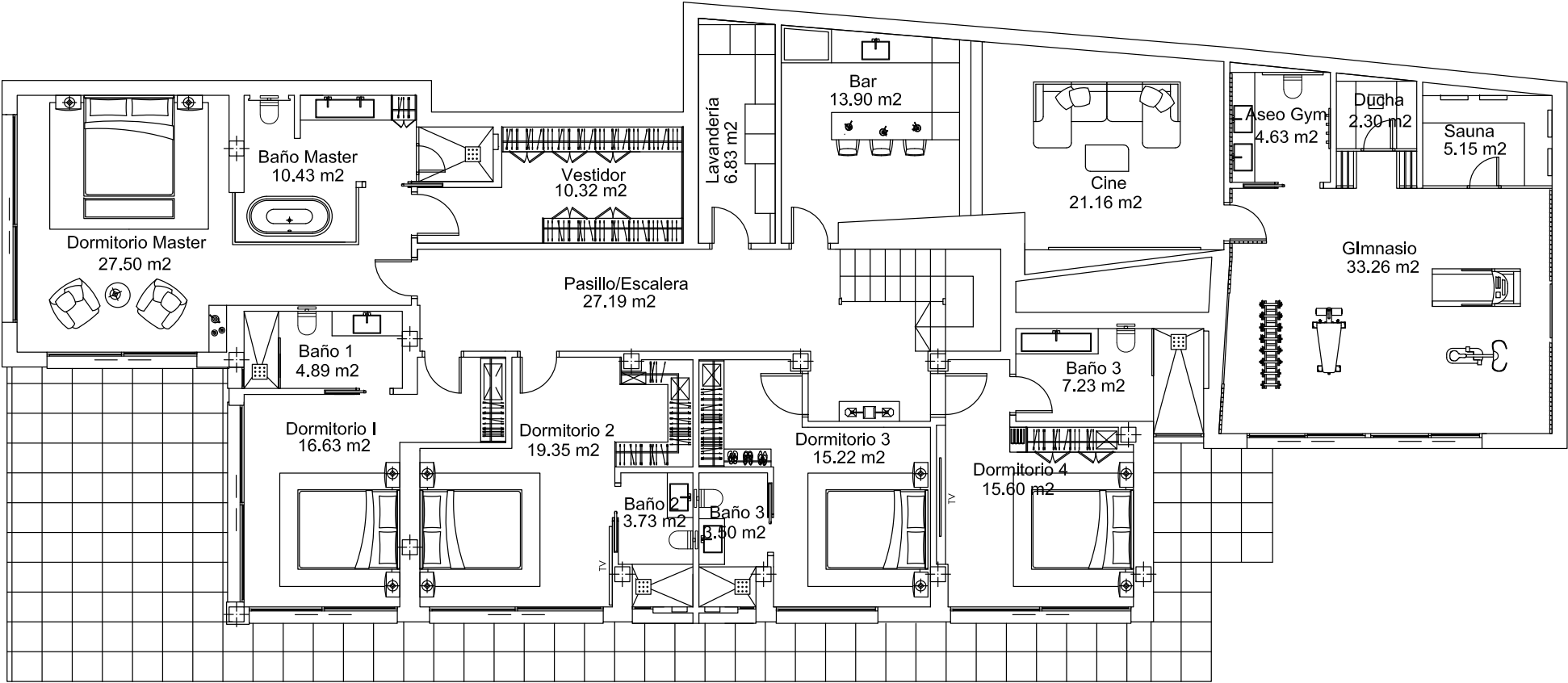




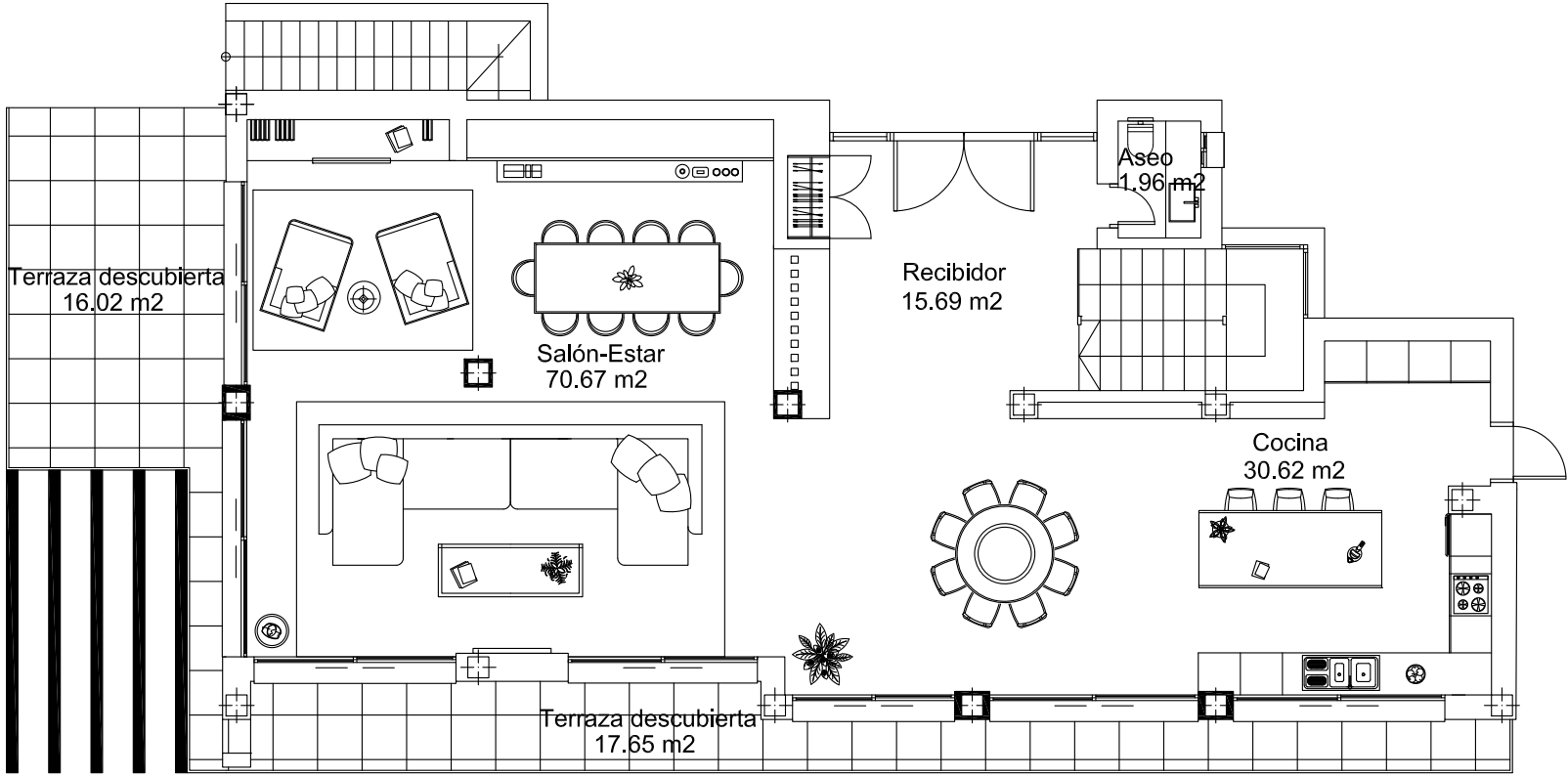
Plot



Ground



First



Quality Specifications

FOUNDATION AND STRUCTURE

- Foundation executed by footings.
- Reinforced concrete walls with flexible mortar-based waterproofing .
- Dual component, for concrete waterproofing.
- Reinforced concrete structure with prestressed joists and solid concrete slabs.
- Metal structure in room expansion and carport.

MASONRY, INSULATIONS AND WATERPROOFING

- External enclosures made with 1/2 foot solid brick with thermal insulation of polyurethane foam projection in the inner chamber, with a minimum density of 45 kg /m³ and average thickness 5 cm and interior sheet of triple hollow brick partition.
- Exterior coating with water-resistant mortar and top quality elastomeric exterior paint Waterproofed covers with bituminous asphalt amine Supply Non-ionic asphalt emulsion and asphalt sheet (LBM-40-FP-APP), is a waterproofing sheet, made of APP plastomeric bitumen, with a high softening point, with polyester felt reinforcement (FP) 160gr/m², reinforced and stabilized, finished in hot melt film on both sides.
- Interior divisions using triple hollow brick partition walls and zither.
- Acoustic insulation ACUSTIDAN 16/4, from the Danosa house on walls and ceilings of machine rooms.

INTERIOR COATING

- Brickwork in interior divisions coated in projected plaster and finished with top-quality washable plastic paint.
- Interior ceilings in plaster, with cutters, pits, moldings and illuminated lampposts.
- Natural stone exterior flooring in different formats.
- Three layer oak wood flooring floor tiles.
- Porcelain tiles Interior flooring in bathrooms.
- Showers executed with porcelain tiles in different formats.
- Interior flooring in service areas in non-slip porcelain stoneware.
- Bathrooms finished in porcelain stoneware.
- Natural stone countertops y Coriam, según diseño.

CARPENTRY

- Aluminum carpentry: Cortizo modelos COR-60 Y COR 4700. All with thermal bridge break, lacquered in color and glass

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with Solar Control + Acoustic Burital (4+4/chamber/4+4).

- Swing doors or sliding doors embedded between partitions, made of lacquered water-resistant DM, hidden hinges and top quality handles.
- Cabinets made of lacquered water-repellent DM, shelves, hanging bars, drawers with closing guides and interior lined with tessuto melanin.
- Lacquered marine board skirting boards flush with wall.
- Inlaid security 10+10 glass rails with polished chamfered edges.

OUTDOORS

- Fully fenced plot and exterior with concrete block walls and metal fencing.
- Gardens with automatic irrigation.
- Areas with gravel and grass, shrubs and trees of various species.
- Motorized vehicle door.

POOL

- Reinforced concrete pool.
- Glass waterproofing using 3 layers of deformable waterproofing mortar PUMA MORCEN DRY-F.
- Natural stone pool edge.
- Interior lining gresite Trend 2x2.
- Lighting by submerged LED projectors.
- Salt electrolysis treatment equipment. Equipment with Ph level control and RX chlorine production.
- ESPA brand pool pumps.
- Pool filter NANOFIBER 180 ASTRALPOOL.

FACILITIES

Sanitation

- Polypropylene pipe with three layers for acoustic insulation, ITALSAN brand TRIPLUS model. Sanitation buried of great evacuation VALSIR color tile.
- Separated network for sewage and rainwater drainage.

Plumbing

- General network and internal water distribution with PEX cross-linked polyethylene UPONOR pipes, insulated with ARMAFLEX XG shell.

Sanitary Installations & Faucets

- VILLEROY BOCH sanitary ware.
- STEIMBERG,HANSGROHE and CRISTINA taps.
- Free standing white Solid Surface 180x85 bathtub in master bathroom.

Pressure Group & Fittings

- ESPA brand hydropneumatic pressure group for drinking water.
- ESPA brand hydropneumatic pressure group for irrigation.
- High density polyethylene tanks, Brand SOTRALENTZ model AQUALENTZ for accumulation of 1,000 liters. for drinking water and 2,000 liters for irrigation.

Water Treatment

- Manual self-cleaning filter BWT TOP RF/25.
- Compact water softening equipment of the ATH.

Air Conditioning

- DAIKIN concealed ceiling heat pump inverter.
- KNX domotized air conditioning system.
- DAIKIN indoor ceiling fancoil units for ducts.
- MADEL brand linear grilles.
- CLIMAVER NETO brand air ducts.

Dwh & Underfloor Heating

- LG heat pump system for DHW and warming systems.
- Underfloor heating system, with self-fixing panels and evalPEX Reticulated Polyethylene tube, UPONOR brand.
- KNX domotized underfloor heating system.
- Water distribution network with evalPEX Reticulated Polyethylene air-conditioning pipes, insulated with ARMAFLEX XG shell.
- WILO brand circulators.

Electricity

- JUNG LS-990 series electric mechanism.
- Electrical installation under corrugated pipe ferroplast with equipotential installation in bathrooms and ground. Protection by circuit breakers and residual current switches.

Air Extraction And Renewal

- Air extraction in bathrooms and machine rooms with duct extractors of the SOLER & PALAU brand.

Indoor / Outdoor Lighting

- Interior and exterior lighting with energy saving lamps.
- Indirect lighting in ceiling lamps using LED strips.

Special Facilities

- Wired data network and UNIFI Wi-Fi access points from UBIQUITI brand.
- FERMAX color screen video Intercom.



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