

An aerial photograph of a coastal city at sunset. The sky is a mix of blue and orange, with wispy clouds. In the background, a range of mountains is visible across a body of water. The city below is densely packed with buildings and greenery, with the sun's glow illuminating the scene from the right.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
Nº17

VILLA Nº17

Villa Nº17 sits on a south-southwest facing plot, and enjoys magnificent views straight across the Mediterranean Sea to the African coastline. The villa has plenty of outside living space with terraces surrounding the main living area, making the most of the year-round warm climate. The garden can easily accommodate an organic vegetable garden, if so desired. In key parts of the villa the windows disappear into the walls, framing the undisturbed, panoramic views. There are three spacious ensuite bedrooms, two of which have their own terraces. The Master Suite is designed along the lines of a 5-star hotel suite with its own lounge area, fireplace and walk-in wardrobe. Built over three floors with a large basement that can be customised to requirements, this is a wonderful home.





VILLA Nº17

| | |
|--------------|-----------------------------|
| GROUND FLOOR | 112,81 m ² |
| FIRST FLOOR | 143,18 m ² |
| BASEMENT | 276,30 m ² |
| TOTAL | 532,29 m² |

| | |
|--------------|-----------------------------|
| PORCHES | 3,29 m ² |
| TERRACES | 75,12 m ² |
| PERGOLAS | 82,64 m ² |
| CARPORT | 39,33 m ² |
| COMMON AREA | 8,70 m ² |
| TOTAL | 741,37 m² |

| | |
|--------------------------|-------------------------------|
| PLOT | 3.220,00 m² |
| GARDEN | 238,97 m ² |
| SWIMMING POOL | 56,54 m ² |
| TOTAL USEFUL AREA | 501,17 m² |
| DECREE 218/2005 | |

These images are not contractual but only for illustrative purposes. The images are subject to technical, legal or commercial modifications approved by the project management or the competent authority. The 3D images corresponding to the facades, common elements, and the rest of the spaces are merely indicative and will be subject to verification or Modification in the technical projects. The furniture of the 3D images is not included and the equipment of the villas will be indicated in the corresponding building and quality specifications. The energy certification corresponds with the one established in the project in process. All the information and documentation will be provided according to the terms established in the Royal Decree 515/1989 and in the rest of the autonomous or state regulations currently in force that could complement the Mentioned Decree.



VILLA Nº17

GROUND FLOOR

LIVING AREA

| | |
|---------------------------|-----------------------------|
| HALL | 16,55 m ² |
| STAIRS | 6,50 m ² |
| LOUNGE- DINING-KITCHEN | 83,39 m ² |
| BATHROOM 3 | 5,65 m ² |
| BEDROOM 3 | 12,58 m ² |
| TOTAL | 124,67 m² |

PERGOLAS & TERRACES

| | |
|-------------------|-----------------------------|
| PORCH ACCESS | 3,29 m ² |
| PARKING (PERGOLA) | 39,01 m ² |
| TERRACE 1 | 8,52 m ² |
| PERGOLA 1 | 52,29 m ² |
| PERGOLA 2 | 11,51 m ² |
| TOTAL | 114,62 m² |

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GRAPHIC SCALE 1:100

Entrance

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VILLA N°17

FIRST FLOOR

BEDROOMS

| | |
|--------------|-----------------------------|
| HALL 1 | 16,97 m ² |
| STAIRS | 6,50 m ² |
| BATHROOM 1 | 5,23 m ² |
| BEDROOM 1 | 13,94 m ² |
| BATHROOM 2 | 9,84 m ² |
| BEDROOM 2 | 47,98 m ² |
| TOTAL | 100,46 m² |

PERGOLAS & TERRACES

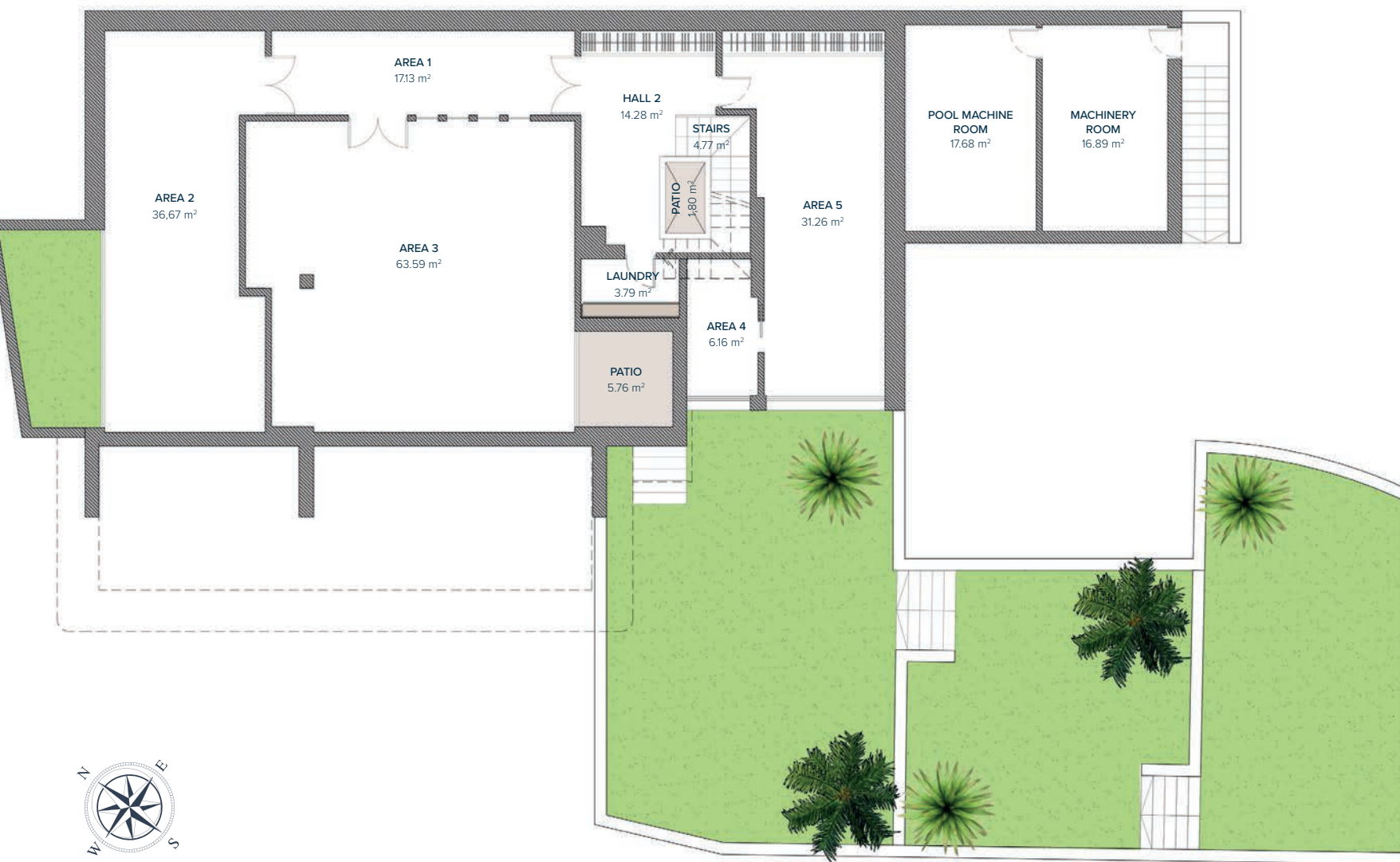
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| TERRACE 2 | 3,00 m ² |
| TERRACE 3 | 29,73 m ² |
| TOTAL | 32,73 m² |

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BASEMENT

| | |
|-------------------|-----------------------------|
| HALL 2 | 14,28 m ² |
| AREA 1 | 17,13 m ² |
| AREA 2 | 36,67 m ² |
| AREA 3 | 63,59 m ² |
| AREA 4 | 6,16 m ² |
| AREA 5 | 31,26 m ² |
| LAUNDRY | 3,79 m ² |
| POOL MACHINE ROOM | 17,68 m ² |
| MACHINERY ROOM | 16,89 m ² |
| STAIRS | 4,77 m ² |
| PATIO | 1,80 m ² |
| TOTAL | 214,02 m² |

Entrance

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