



ELIE SAAB

One of the world's leading names in Haute Couture, expanding into accessories, perfumes and exceptionally crafted interior design, **ELIE SAAB** is globally synonymous with luxury and modernity.



urbania.

Urbania is a private-owned real estate investment, development and management company, with projects valued at over € 1.2 billion. Operating in Spain, Portugal and Brazil with more than 120 professional staff, their main lines of business include:

- #Land development
- #Residential development
- #Build-to-rent

- #Student accommodation
- #Affordable
- #Innovation hub

MARBELLA

ELIE SAAB VILLAS

MARBELLA

BY URBANIA

PUERTO BANÚS

EASY CONNECTIONS

< PUERTO BANÚS | 9 min <
MARBELLA | 11 min

GOLDEN MILE

SHOPPING CENTRE

MARBELLA

MARINA

MÁLAGA

40 min AIRPORT ➤ 5
min MÁLAGA ➤



MARINAS



BEACHES



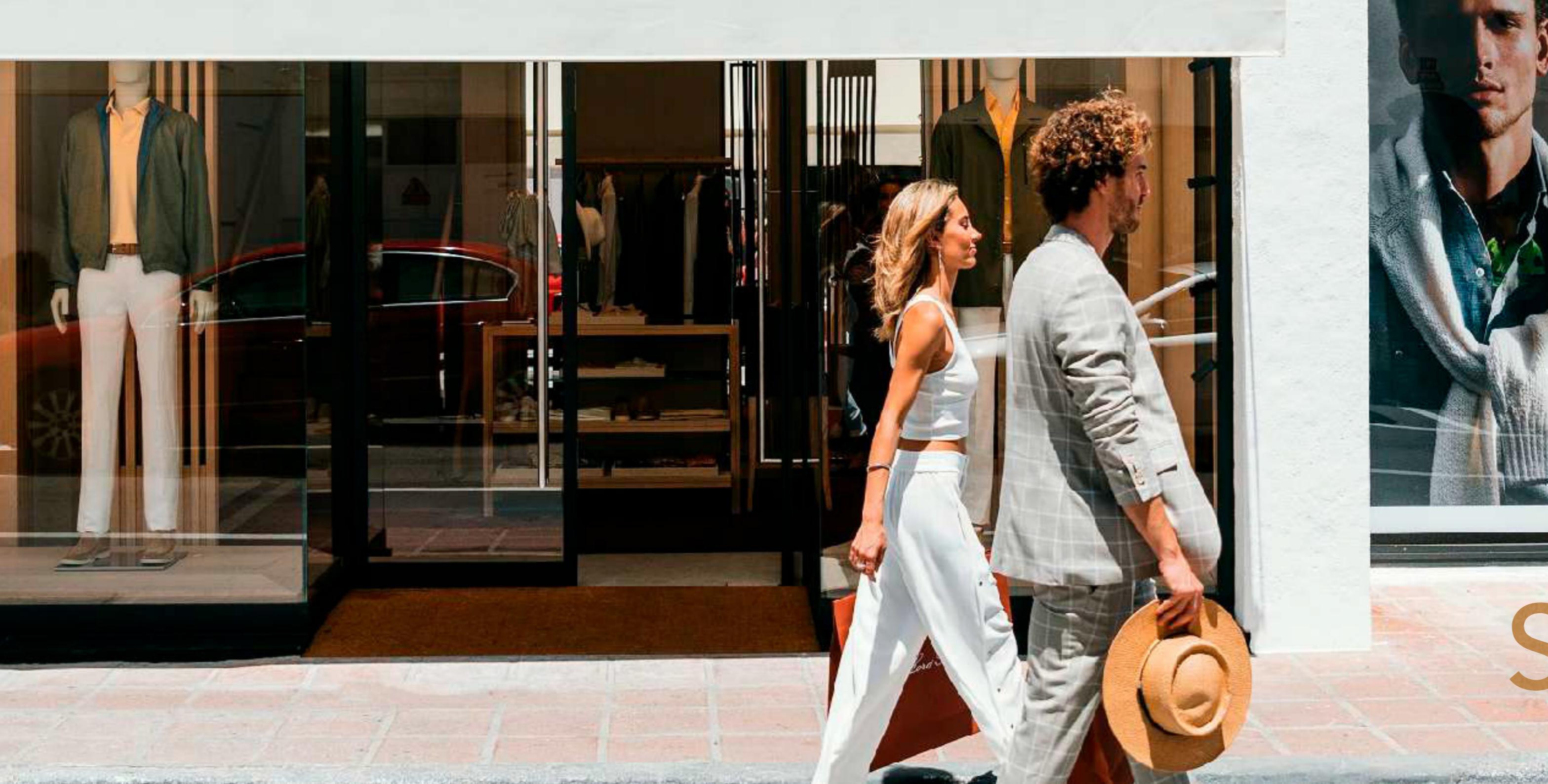
LIFESTYLE



GOLF

A close-up photograph of several dark-colored wine bottles standing in a row. A string of light-colored wooden clothespins is draped over the bottles, with one clothespin prominently in the foreground. The background is out of focus, showing a variety of warm and cool colored lights, creating a bokeh effect.

GASTRONOMY



SHOPPING



VILLAS



Villa II

Villa I

Villa III

Villa V

Villa IV



ELIE SAAB VILLAS

MARBELLA



5 VILLAS
Contemporary design



2.200 M² APPROX
Each plot



1.000 M² APPROX
Built area



4/5 BEDROOMS
All with ensuite bathrooms



LIFT
Basement to top floor



PRIVATE POOL
Infinity pool



GATED COMMUNITY



















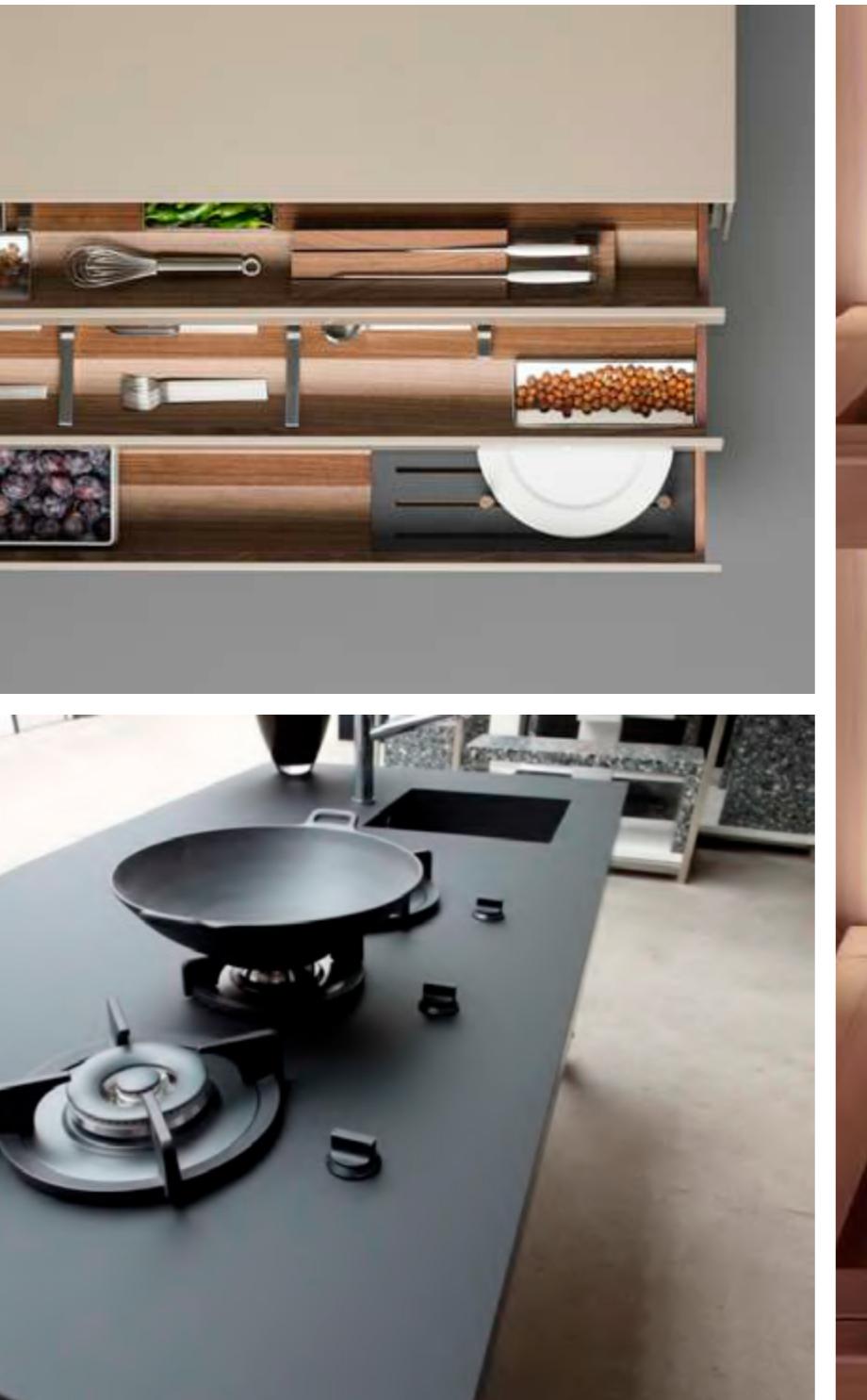




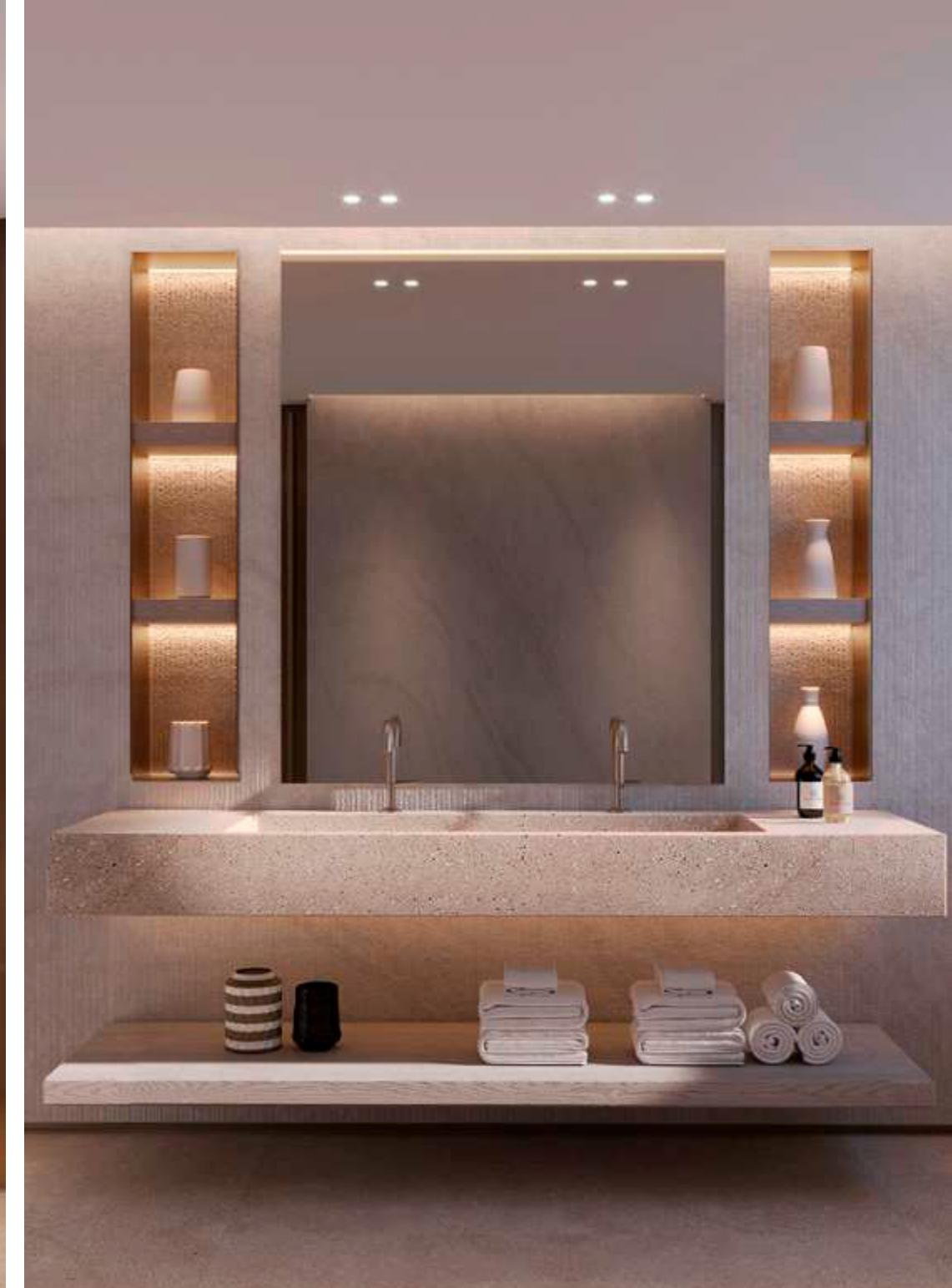


















QUALITY SPECIFICATIONS

BATHROOM FITTINGS

- >Toilets - Duravit by Philippe Stark or similar, suspended, white, with concealed fixings and built-in cistern.
- Sinks - In the main bathroom, integrated in porcelain countertop with wooden shelf under the countertop. In second bathroom and guest toilet, washbasins on porcelain countertops and shelf with a bronze finish. All other bathrooms, similar materials and finishes.
- Freestanding bathtubs with porcelain or similar finish.
- Built-in shower tray, same paving as the bathroom with integrated DRY50 FLAT shower tray by Revestech or similar.
- Washbasin, shower and bathtub taps and fittings from leading brands. Axor One By Hansgrohe brushed bronze finish or similar.

AIR CONDITIONING

- VRV air conditioning and DHW production and underfloor heating by means of AEROTERMIA: Daikin or similar.
- Electric underfloor heating in bathrooms and by water in other rooms, Uponor or similar. **SANITATION**

- Conventional system using insulated ducts and ventilation in downpipes.
- Rainwater collection: Terraces with floating paving: drainage system by means of concealed drains.

POOL

- Salt water infinity pool. Interior finish the same as the terrace. Porcelain tile interior finish as in terrace. Approximately 70m² of water surface. Shell depth between 1.50 and 1.80m.
- Compensation tank attached to the swimming pool shell.
- Salt electrolysis purification equipment.
- Pre-installation for pool heating included.

HOME AUTOMATION

- Home Automation with control of main **LIGHTING, AIR CONDITIONING** and **BLINDS** or **CURTAINS**. Customised programming and set-up session with the client.
- Water leak detection sensors.
- Smart or remote access control.
- Optional: customised premium home automation.

ELECTRICS

- Installation: colour video intercom at exterior access door and 2 interior points.
- Top quality built-in mechanisms. Jung LS990 or similar.
- Top quality light fittings and wall lights.

CARPENTRY

EXTERIOR CARPENTRY

- Large size carpentry in anodised aluminium by **CORTIZO, TECHNAL, STRUGAL** or similar.

- Automated access gate from public road (for vehicles) of fixed slats imitating wood by **WOODN** or similar, 1.50m high and with remote-controlled opening.
- Public boundary fencing consisting of masonry walls and a metal enclosure.
- Glass parapets fixed to the building.
- Lattices with imitation wood fixed slats in certain rooms. **WOODN**, or similar.

INTERIOR CARPENTRY

- Wooden entrance door with pivoting leaf and security lock.
- Hinged and sliding doors, floor-to-ceiling flush design, smooth light wood finish. Concealed hinge, magnetic latch.
- Mirror and/or tinted glass bathroom enclosures, hinges and fittings in brushed bronze.
- Wardrobes: sliding or folding doors finished in light wood and/or tinted glass, with interior lining in melamine veneered panels with a light wood finish. Drawers, shelves, storage compartments, interior partitions and drawers as per design. Integrated LED lighting.

FLOORING AND TILING

INTERIORS

- Flooring in the home and bathrooms using large-format, limestone-coloured porcelain stoneware tiles from top brands.
- Stairs: Staircase covered with the same material as the

flooring.

- Machine and installations room: micro-grain terrazzo flooring for intensive use.
- Garage: finished in continuous cement-type paving.

EXTERIORS

- Terraces: Large format, non-slip, limestone-coloured porcelain stoneware tiles from top brands.
- Main access: Prefabricated concrete cobblestone paving.
- Outdoor parking area (road): finished in continuous printed concrete paving.
- Outdoor parking area (inside): prefabricated concrete cobblestone paving.

BASEMENT

- Parking for 3 cars.
- Finishes similar to main building.
- Gym, Sauna and Jacuzzi.
- Multi-purpose room.
- Storage room and other uses.
- Laundry room.
- Installations rooms.

TILING

- Toilets and bathrooms: combination of porcelain tiles and paint on walls as per design.

ROOFS

- Flat, non-passable waterproofed ROOFS, covered with loose white gravel.
- CCTV pre-installation. (Circuit TV cameras).
- Intelligent or remote-controlled access.
- Deterrent lighting with motion detection at strategic points.

PAINT

- Interiors: Smooth plastic paint, RAL 9010 or similar.

LIFTS

- Residential lift for private homes with three stops. Single front boarding. Automatic side-opening doors.

KITCHEN

- Fully fitted kitchen designed by Elie Saab. Top quality appliances: Miele, Gaggenau or similar.

BACK KITCHEN

- Ethanol fireplaces by top brands. Design according to each villa.

FACILITIES

- Quality specifications, floor plans and imagery contained in this brochure are solely for information purposes, non-contractual and subject to change.

All finishes or elements described may be modified or replaced by materials of equal or superior quality for technical reasons, variations in factory models, technical criteria or changes in regulations to be applied.

In accordance with the LO, this building has a 10-year guarantee on material damages caused by defects that affect structural safety and a 3-year guarantee on any material damage caused by defects in construction elements or installations that affect habitability. This liability is covered by the appropriate insurance.

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CONTACT INFORMATION

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