



# Casa Cenote

*Life is Better Under a Palm Tree*



# Casa Cenote

A luxury villa with a beach resort like atmosphere located in a quiet neighborhood in Nueva Andalucia, only walking distance to restaurants & bars.



LOCATION:	Aloha Gardens, Nueva Andalucía, Marbella	
PLOT:	1.701m <sup>2</sup>	
BUILT:	802m <sup>2</sup>	
FLOORS:	2	
POOL:	107m <sup>2</sup>	
BEDROOMS:	5 + Staff Apartment	
MASTER BEDROOM:	57,5m <sup>2</sup>	
BATHROOMS:	9	
GARDEN:	763m <sup>2</sup>	
GARAGE:	54m <sup>2</sup>	
GAZEEBO:	59m <sup>2</sup>	
TERRACES:	COVERED: 58m <sup>2</sup>	UNCOVERED: 102m <sup>2</sup>

PROPERTY FEATURES

- Large garden with "tropical like" plants & trees
  - 2 floors
  - Good ceiling height in both floors
  - Spacious common areas
  - Master bedroom w/ large walk-in closet & private terrace connected to pool area
  - Staff apartment w/ separate entrance
  - Office / Library / TV room
  - Fireplaces (wood & bioethanol)
  - Laundry, storage room & pantry room
  - Air-Conditioning & Under-Floor Heating
  - Electric Blinds & Smart Home Automation
  - Integrated Alarm & Sound System
  - Skylight (glass) roof above stair-case giving natural sunlight to bottom floor
- Cinema & Bar
  - Wine cellar & tasting area
  - Cave featured SPA
  - Heated indoor pool w/ JetStream & waterfall Hammam, Ice bath & sauna
  - Nature inspired exterior shower
  - Vertical vegetable garden
  - "Beach like" entrance to the pool w/ integrated seating area
  - Gazebo w/ bar, dining & lounge area
  - Indoor Gym with direct access to outdoor relaxing area
  - Solar panels (roof)
  - Multiple water features
  - Garage (2 cars)

## WINDOWS – ALUMINIUM

- SOPENA Aluminium Frames
- Solar Attenuating Glass with Camara: LamiGlass 44.1 Guardian Sun // 16 // LamiGlass 44.1

## CARPENTRY

- Bespoke Carpentry (OMEO Design)
- Oak Parquet on floors installed in Bedrooms & Basement.

## AIR CONDITION AND VENTILATION

- AC Brand: Midea
- Ventilation – Heat exchange system throughout the villa, constantly replacing inside air with outside air, thereby eliminating humidity and lowering AC usage by up to 30%.

## FLOOR & WALL FINISHES

- |                           |   |
|---------------------------|---|
| • Bathroom Floor Tiles:   | Porcelanosa Big Format (several references) |
| • Bathroom Wall Tiles:    | Newport Porcelanosa 100x30                  |
| • Showers Wall Tiles:     | WOW Stripes (white & greige stone) 7x30     |
| • Fireplace and Kitchen:  | Neolith Classtone “Colorado Dunes Silk”     |
| • Several Service Areas:  | Mosaic                                      |
| • Exterior Terraces:      | Microcement                                 |
| • Exterior Pool:          | Moldable Mineral Mortar                     |
| • Indoor Pool and Hammam: | Fiber Reinforced Dry Mortar themed as stone |

## DOMOTIC INSTALLATION

- Full GIRA Domotics System with KNX Connectivity

## SOLAR PANELS

- Brand – Ja Solar
- 12 years Product Guarantee
- Monocrystalline
- Self Consumption – Surplus energy can be sold
- Estimated Annual Production: 20.861 kWh/year

## KITCHEN & APPLIANCES

- Bespoke Kitchen (OMEO Design)
- Appliances – Siemens and Novy Panorama

## EXTERIOR KITCHEN & BBQ

- Bespoke Kitchen (OMEO Design)
- Appliances – Siemens & Weber BBQ

## GYM EQUIPMENT

- Brand – Eleiko

## AUDIO SYSTEM

- Brand – Sonance
- Audio System connected to SONOS and GIRA Domotic System
- James High-End Audio in the garden with 8 speakers and 2 subwoofers
- James High End Sound System in the second living room with Dolby Atmos Surround and AudioControl

## UNDERFLOOR HEATING

- Electric Underfloor Heating – Bathrooms, Office, Kitchen, Dining & Living area

## INTERIOR

- Bespoke Interior Furniture with High Quality Finish (OMEQ Design)
- Fabrics including Brands such as Dedar and Mark Alexander

## FIREPLACES

- Wood fireplace in living area
- Bio ethanol fireplace in basement

## WINECELLAR

- Climatization Machine: Zanotti

## TAPS & BATHROOMS

- Bathroom Fittings: Twins
- Toilets: Ceramica Cielo
- Cisterns: Geberit
- Bespoke Furniture: OMEQ Design

## GAZEEBO AREA

- Covered with Glass

## LANDSCAPING

- Lamenara (more details TBA)

## INDOOR POOL

- Astralpool Countercurrent Swimming Equipment

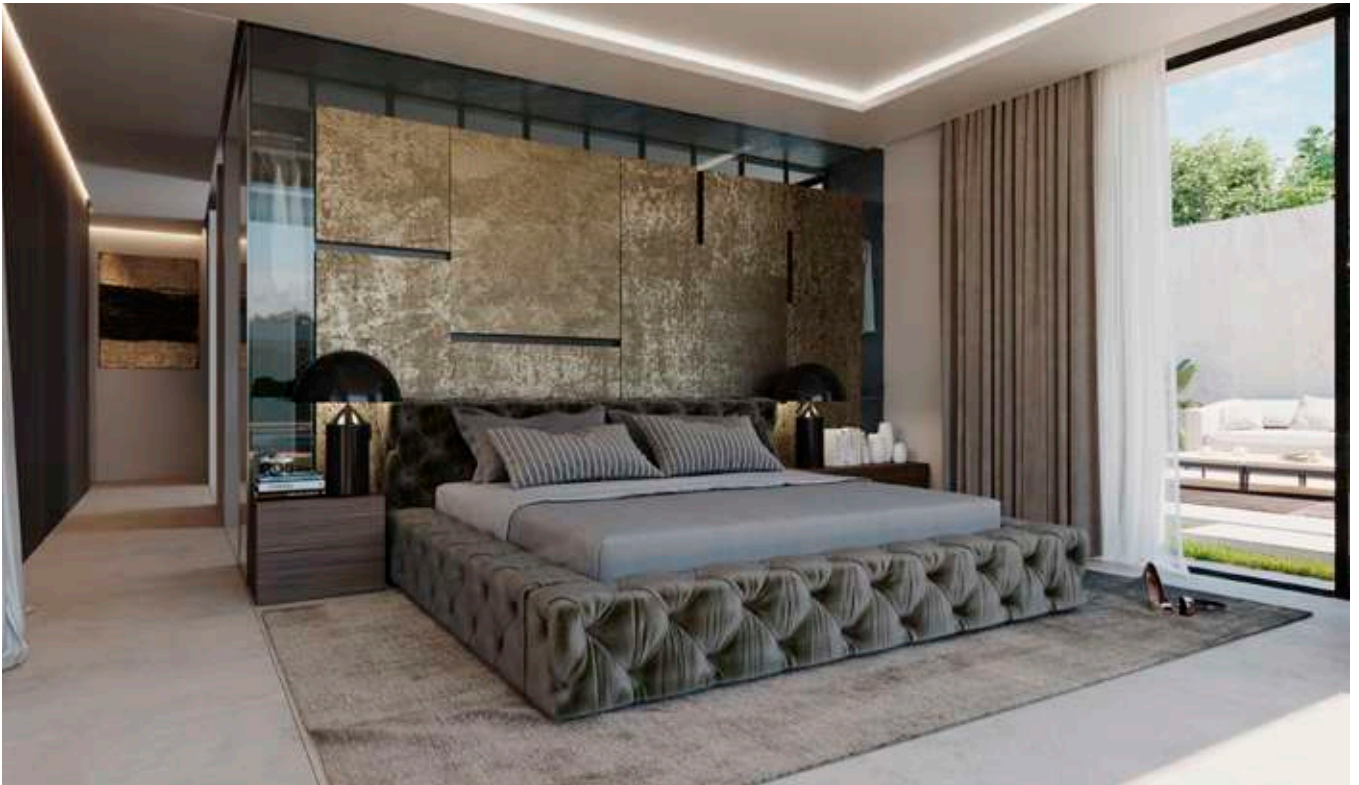


*These renderings do not necessarily reflect the actual finishes*





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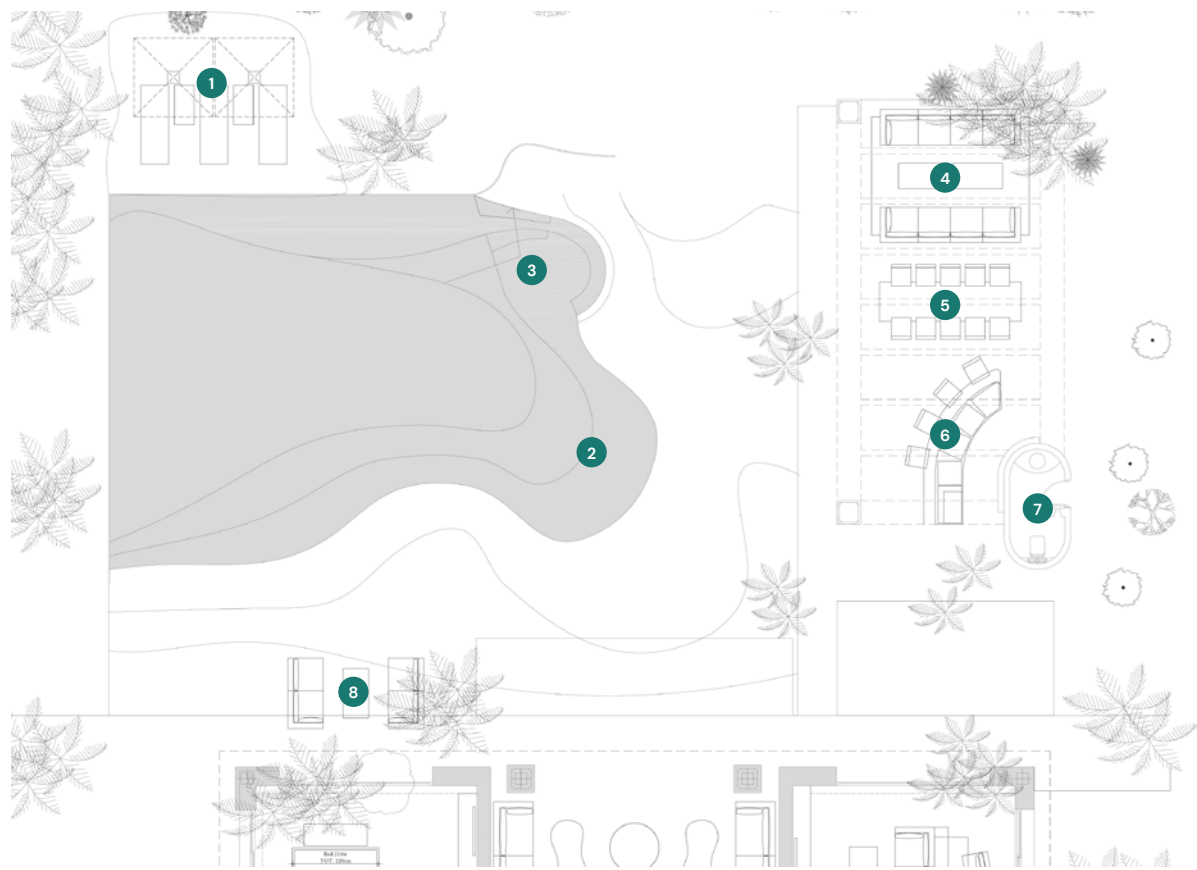


GROUND FLOOR / DETAILED



- |                |                           |                              |
|----------------|---------------------------|------------------------------|
| 1 ENTRANCE     | 8 MASTER BEDROOM          | 15 DINING ROOM AREA          |
| 2 HALLWAY      | 9 MASTER WALK-IN DRESSING | 16 BEDROOM 3                 |
| 3 GUEST TOILET | 10 MASTER BATHROOM        | 17 BATHROOM 3                |
| 4 BEDROOM 1    | 11 OUTDOOR LOUNGE AREA    | 18 PANTRY ROOM               |
| 5 BATHROOM 1   | 12 LIVING ROOM            | 19 GUEST DRESSING ROOM       |
| 6 BEDROOM 2    | 13 TV ROOM / OFFICE       | 20 STAIRCASE TO BOTTOM FLOOR |
| 7 BATHROOM 2   | 14 OPEN KITCHEN           |                              |

## OUTDOOR AREA / GARDEN & POOL AREA



- 1 WOODEN DECK W/ SUNBEDS
- 2 OVERFLOW POOL W/ A BEACH RESEMBLANCE
- 3 POOL SEATING AREA
- 4 LOUNGE AREA WITH OUTDOOR TV

- 5 DINING AREA
- 6 KITCHEN, BBQ & BAR
- 7 BATHROOM
- 8 MASTER BEDROOM TERRACE

BASEMENT



- |   |                            |    |                                 |
|---|----------------------------|----|---------------------------------|
| 1 | CINEMA & PLAY ROOM         | 8  | TECHNICAL ROOM                  |
| 2 | BEDROOM 5                  | 9  | HEATED INDOOR POOL              |
| 3 | BATHROOM 5                 | 10 | SAUNA                           |
| 4 | LAUNDRY ROOM               | 11 | HAMMAM                          |
| 5 | STAFF APARTMENT + BATHROOM | 12 | BATHROOM 7                      |
| 6 | GARAGE 2 CARS              | 13 | COLD BATH                       |
| 7 | GYM                        | 14 | WINE CELLAR & WINE TASTING AREA |



**X**TONE

**SIEMENS**

**cielo**

PORCELANOSA®

**TWINS**  
DESIGNER

**DEDAR**  
MILANO

MARK ALEXANDER

*James*  
LOUDSPEAKER

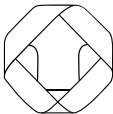
 **DAIKIN**

**ELEIKO**

**SONOS**

SONANCE

 **sopena**  
SISTEMAS®

  
O M E O

  
**LA MENARA**  
LANDSCAPE DESIGN

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