



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: 1.701m²

BUILT: 802m²

FLOORS: 2

POOL: 107m²

BEDROOMS: 5 + Staff Apartment

MASTER BEDROOM: 57,5m²

BATHROOMS: 9

GARDEN: 763m²

GARAGE: 54m²

GAZEEBO: 59m²

TERRACES: COVERED: 58m² UNCOVERED: 102m²

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 (OMEKO 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: | OMEKO 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

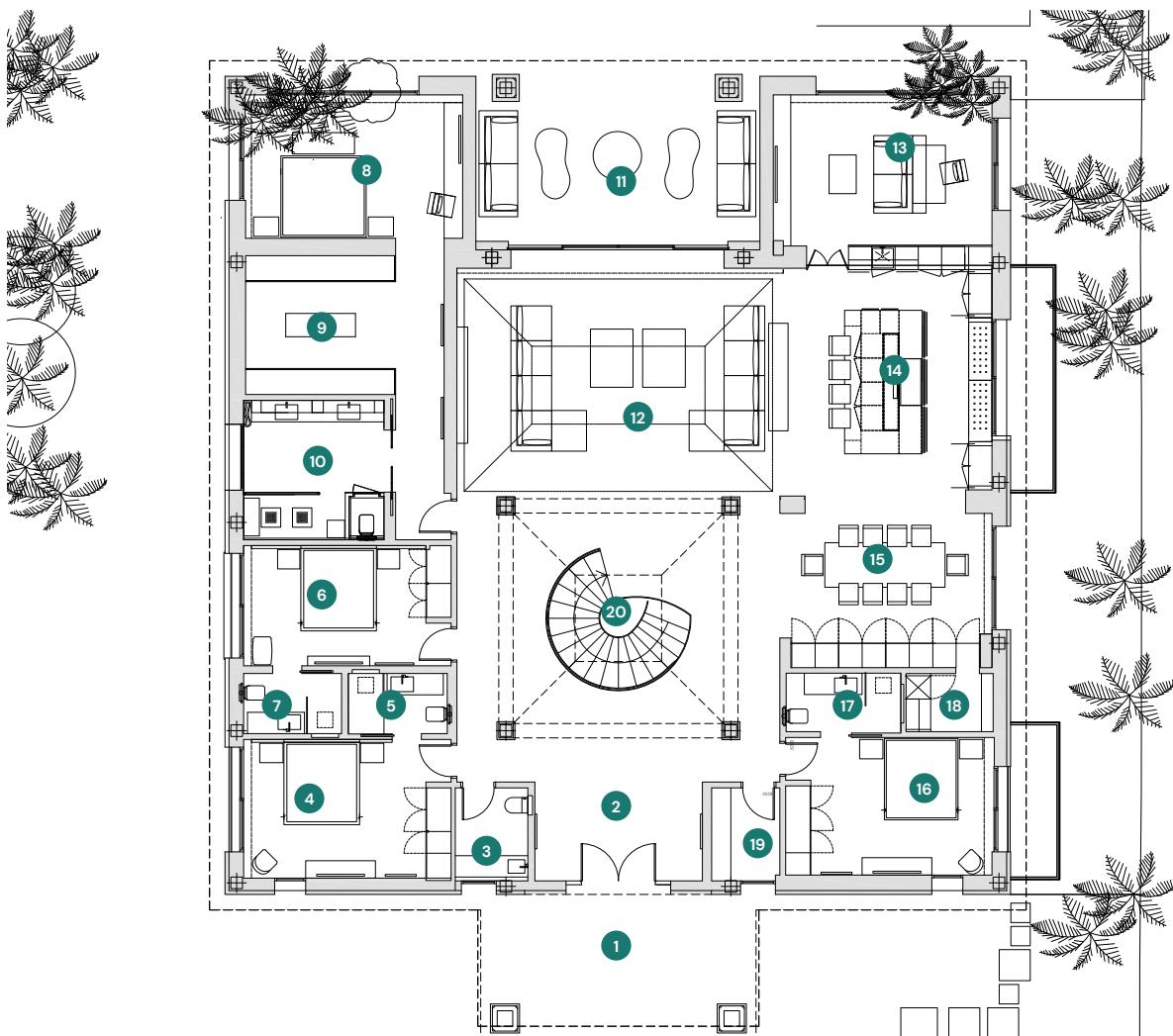


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GROUND FLOOR / DETAILED



- | | | |
|----------------|---------------------------|------------------------------|
| 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

2 BEDROOM 5

3 BATHROOM 5

4 LAUNDRY ROOM

5 STAFF APARTMENT + BATHROOM

6 GARAGE 2 CARS

7 GYM

8 TECHNICAL ROOM

9 HEATED INDOOR POOL

10 SAUNA

11 HAMMAM

12 BATHROOM 7

13 COLD BATH

14 WINE CELLAR & WINE TASTING AREA

XTONE

SIEMENS

cielo

PORCELANOSA®

TWINS
DESIGNER

DEDAR
MILANO

MARK ALEXANDER

James
LOUDSPEAKER

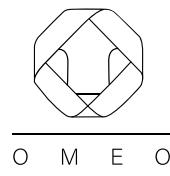
 **DAIKIN**

ELEIKO

SONOS

SONANCE

 **sopena**
SISTEMAS®



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