

# VILLA THILIA



THE EPITOME OF  
CLASSIC ELEGANCE







VILLA THILIA



BUILT	1090 M <sup>2</sup>
<hr/>	
PLOT	2011 M <sup>2</sup>
ORIENTATION	SOUTH
BEDROOMS	6
BATHROOMS	7
PARKING	3
PRICE	12.5M





VILLA THILLA

GROUND FLOOR

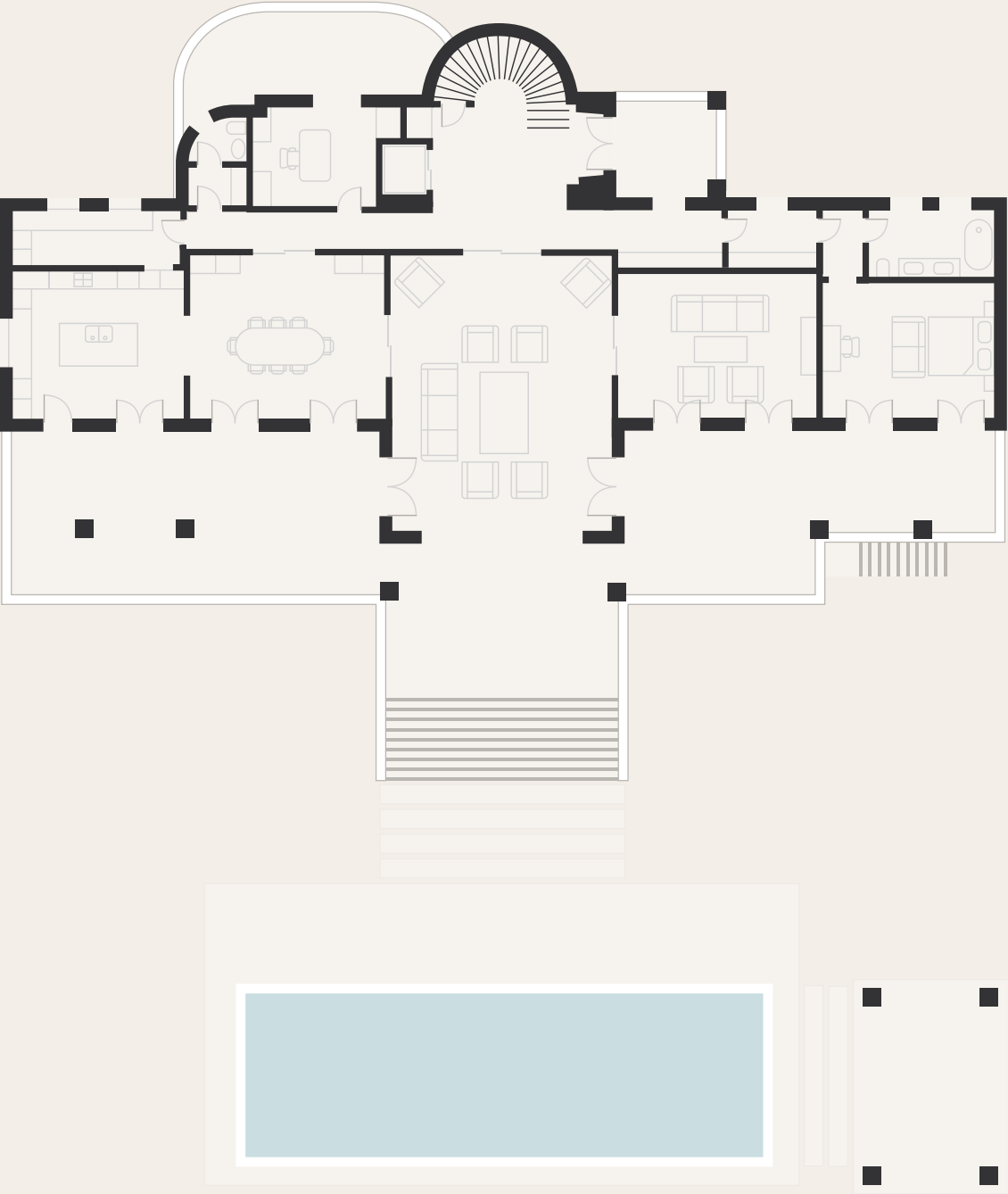








GROUND FLOOR



VILLA THILIA

















VILLA THILIA





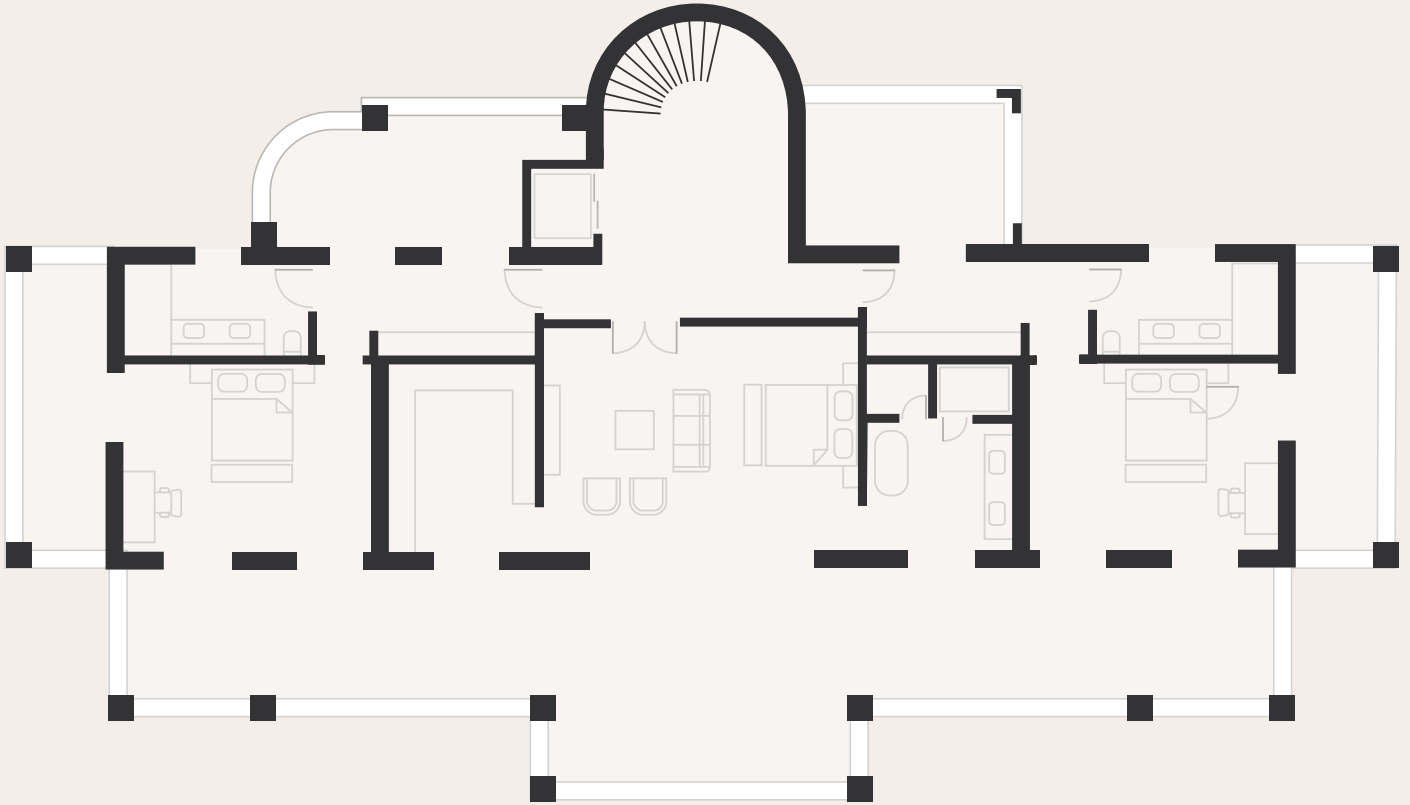
FIRST FLOOR







FIRST FLOOR













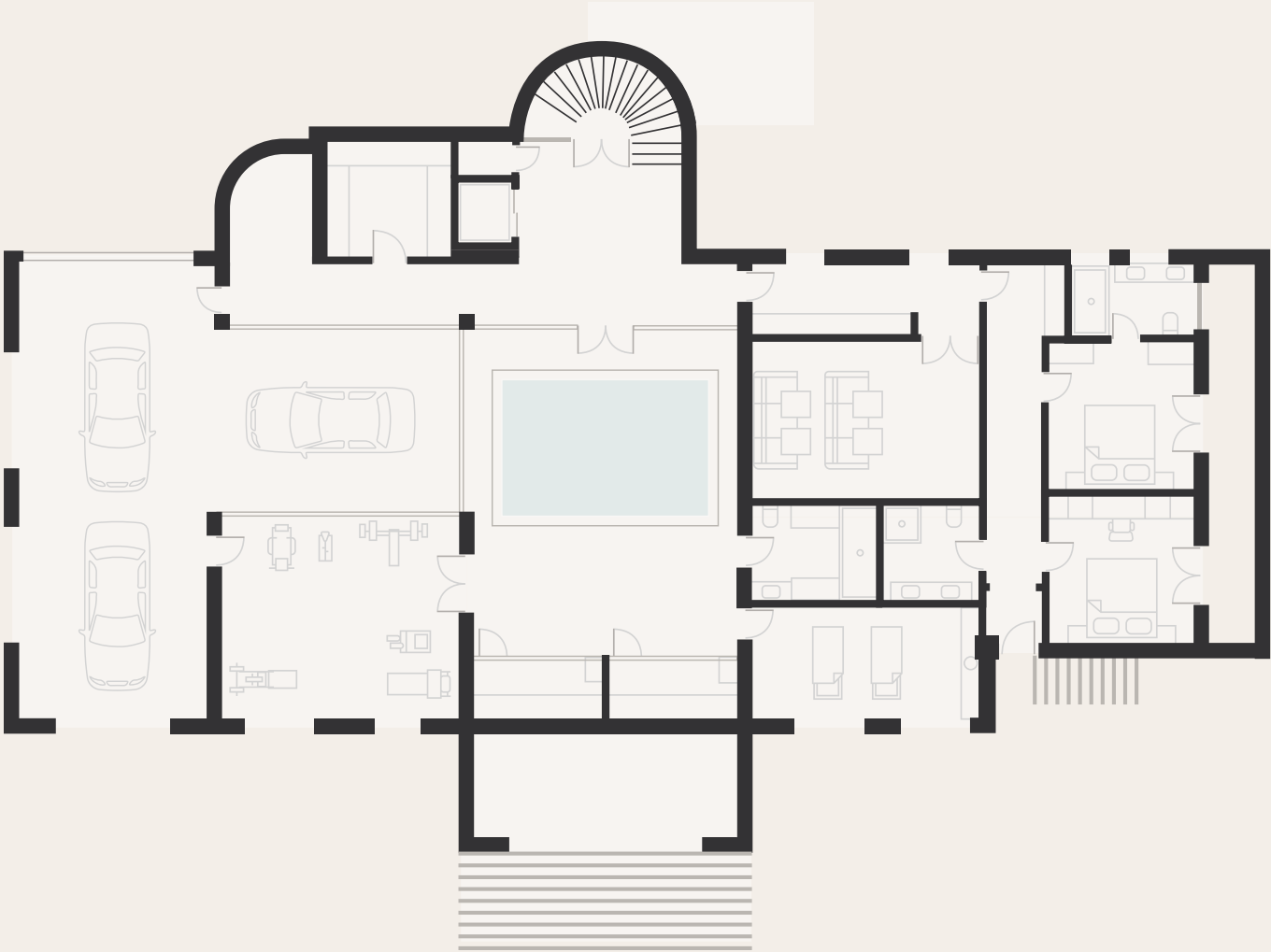








BASEMENT LEVEL







VILLA THILIA







## QUALITY SPECIFICATION

### FLOORING AND CLADDING

- Ground floor and upper floor in dark oak chevron 45 degrees layout made in Italy through Itlas. Skirting board in waterproof MDF, painted in greige
- Staircases in limestone
- Main entrance in limestone
- Guest toilet in limestone
- Gym area floor in natural stone
- Spa area floor in high natural stone
- Basement floor in high natural stone

### PLOT & ENCLOSURE

- High quality ceramic, staggered layout in combination with multiformat layout
- Stepping stones and pool coping in high quality ceramic
- Roadway leading to the villa made with Portuguese stone executed with dry cement mortar, watered and compacted, on concrete slab
- Large pool, salt chlorination system and underwater LED lighting and heating
- Entrance doors made in steel, painted in black
- Entrance doors and entrance gate can be opened through home automation system
- Custom built outdoor barbeque from Hälsing Kitchen
- The Garage can hold 3 cars and has EV charging station
- Landscaped gardens
- Gazebo

### COATINGS

- Plaster ceilings forming false ceilings at different levels, to hide the air conducts, the vents, and the required piping and electricity. Finished with 3 coats of high-quality white plastic paint. Plastered outside surfaces with cement mortar, finished with 3 coats of high quality white plastic paint
- All windows with ledges in limestone, exterior and interior

### EXTERIOR & INTERIOR CARPENTRY

- Carpentry from Roman Windows and doors
- Interior doors lacquered in white color with hidden hinges
- Bespoke closets and wardrobes
- Spa and Gym wood paneling walls in oak and iroko

### BATHROOMS & TOILETS

- Bespoke bathroom furniture in oak
- Wall hung toilets from Villeroy & Boch
- Taps and showers from Dornbracht
- All showers with glass doors

### MAIN KITCHEN & PREP KITCHEN

- Custom made main kitchen from Danespan, with uniquely designed fronts, equipped with Miele and Gaggenau appliances:
- Integrated fridges with PerfectFresh Active, FlexiTray
- Integrated freezer, No frost, 8 drawers
- Steel framed Induction hob with HCFront controle knobs
- Dishwasher
- Multifunction oven
- Coffee-machine
- Oven/Microwave
- Warm drawers
- Large stainless steel sink with waste disposer
- Drinkable water in main tap, GroheBlueHome

### LAUNDRY EQUIPMENT

- Custom made laundry equipped with Miele washing machine, heat pump dryer and large sink.

### SPA AREA

- Heated indoor pool, underwater LED lighting
- Custom built hammam (wet sauna) quality imported ceramic
- Finnish sauna in birch panels
- Fully equipped gym
- Massage room



## QUALITY SPECIFICATION

### ELECTRICAL INSTALLATION

- New high-end electric installation throughout the house
- Installation of energy-saving LEDs, indirect lighting with LED strips. Automatic lighting in cabinets. Protection against permanent and transient overcurrent's
- Access points and fiber optic-based internet in all rooms and exterior areas
- High end sockets and switches from Lithoss in stainless steel
- Wall lights, garden spotlights and spotlights on all terraces
- Home automation
- Domotic: Control 4: Smart home system to automate and control connected devices including lighting, audio, video, climate control, intercom, and security. LCD touch screen display in each room
- Possibility to remotely control the house from any part of the world with internet connection; protected with password

### SOUND SYSTEM

- High-end sound and speakers on all floors and terrace Internet Wi-Fi throughout

### CLIMATE CONTROL

- Air condition, heat boiler and underfloor heating by DAIKIN, market leader in climate control technology. System controlled by a heat pump with the best values of seasonal energy efficiency
- Independent temperature control in each room

### DOMESTIC HOT WATER

- produced by Daikin Altherma Aerothermal machine as support
- Additional electric boiler in case of need

### PLUMBING

- New high-end plumbing installation protected by anti-condensation shells and insulating shells throughout the house

### VENTILATION INSTALLATION

- Forced ventilation and air renovation throughout the house

### SECURITY

- Security system and fire detectors through Paradox with 24/7 guard response. All windows and doors have integrated magnetic contacts in the carpentry connected with fix cable
- Surveillance cameras connected to security company 24/7

### OTHER FEATURES

- Elevator
- 1 gas fireplace
- Wine cellar with independent temperature control
- Cinema room with soundproofing, floor/wall carpets, cinema equipment
- Safe installed
- Fully furnished

### COMMUNITY

- Security 24h with barrier entrance and a security



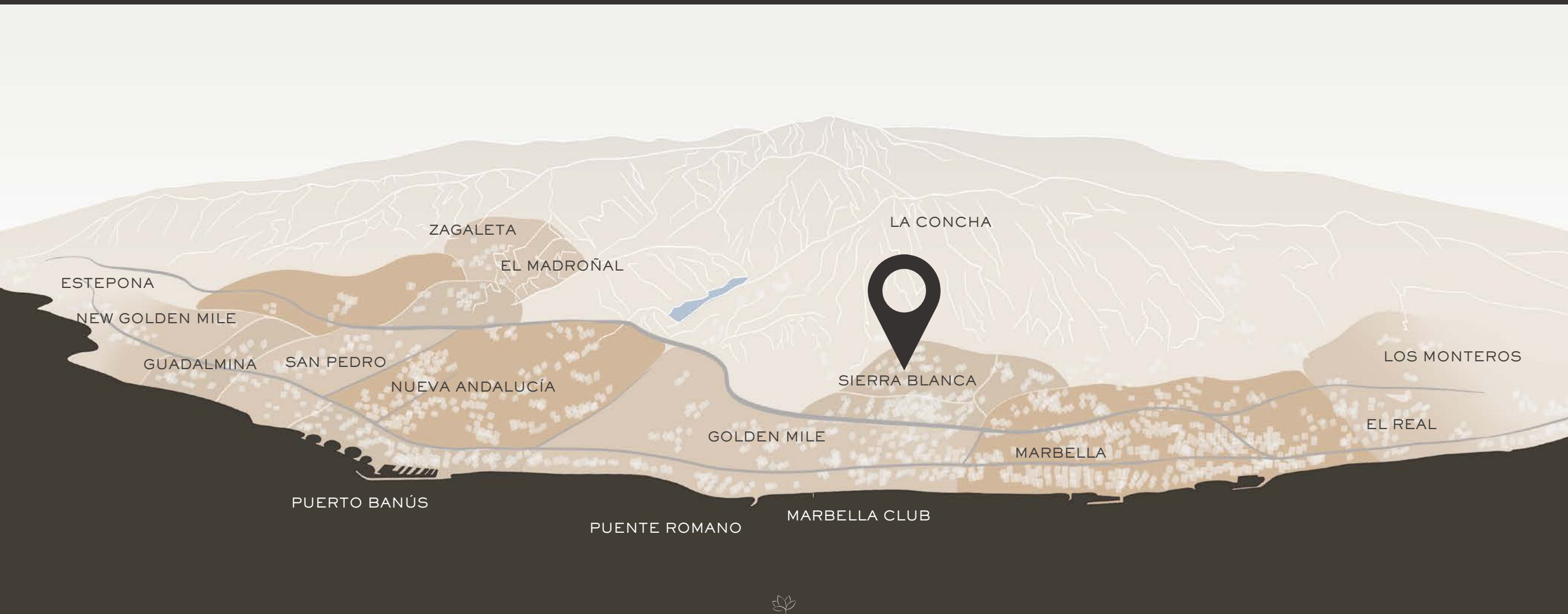
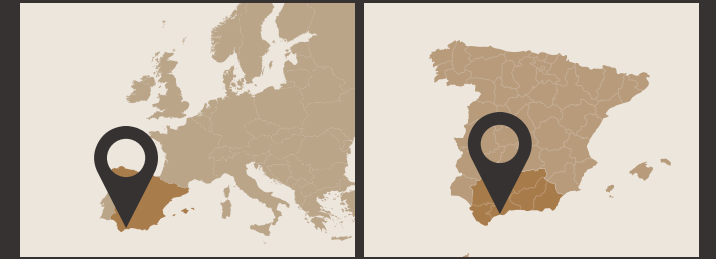


# VILLA THILIA

ADDRESS

CALLE VERDI, 70

MARBELLA



# VILLA THILIA

## PAYMENT TERMS

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E 250.000	RESERVATION
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30 %	UPON SIGNING OF PRIVATE PURCHASE CONTRACT
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10 %	ON STARTING WORKS
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10 %	AFTER 6 MONTHS
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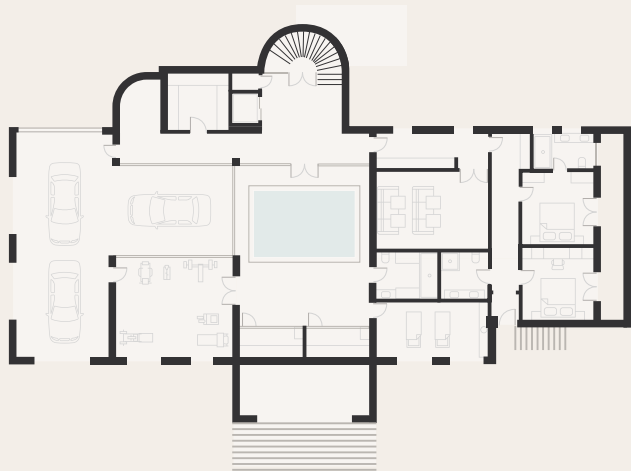
50 %	UPON COMPLETION
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COMPLETION DATE	TBC
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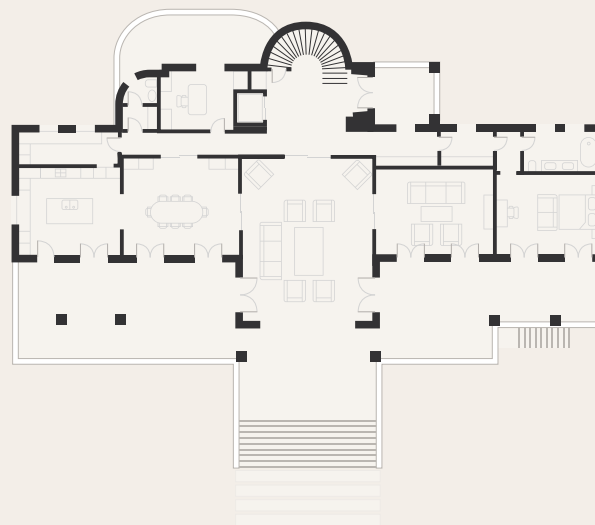






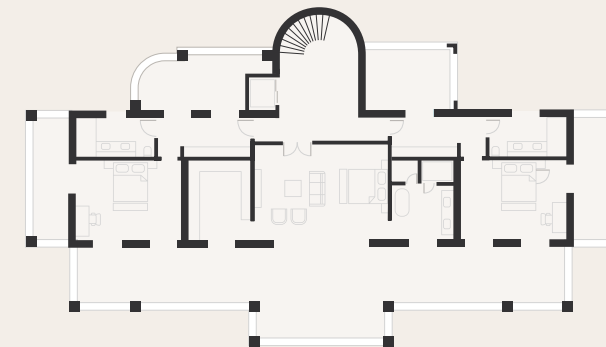
#### BASEMENT FLOOR

GARAGE	89 M <sup>2</sup>
GYMNASIUM	33 M <sup>2</sup>
INDOOR POOL	16,4 M <sup>2</sup>
INDOOR POOL AREA	42,4 M <sup>2</sup>
CHANGING ROOM	8 M <sup>2</sup>
SAUNA	5,6 M <sup>2</sup>
TURKISH BATH	5,6 M <sup>2</sup>
MOVIE ROOM	25 M <sup>2</sup>
MASSAGE ROOM	17,5 M <sup>2</sup>
GUEST BEDROOM 1	15 M <sup>2</sup>
GUEST BATHROOM 1	6 M <sup>2</sup>
GUEST BEDROOM 2	15 M <sup>2</sup>
GUEST BATHROOM 2	6,5 M <sup>2</sup>
LAUNDRY	10 M <sup>2</sup>
STORAGE	1,61 M <sup>2</sup>



#### GROUND FLOOR

HALL	36 M <sup>2</sup>
LIVING	58,3 M <sup>2</sup>
DINING	30,4 M <sup>2</sup>
KITCHEN	27,3 M <sup>2</sup>
KITCHEN 2	9,16 M <sup>2</sup>
WC	4,5 M <sup>2</sup>
OFFICE	12 M <sup>2</sup>
CHANGING ROOM	4,5 M <sup>2</sup>
GUEST BEDROOM	22,7 M <sup>2</sup>
GUEST BATHROOM	8,2 M <sup>2</sup>
TERRACE - PORCH	14,24 M <sup>2</sup>
TERRACES	85 M <sup>2</sup>



#### FIRST FLOOR

MASTER BEDROOM	36 M <sup>2</sup>
MASTER BATHROOM	13 M <sup>2</sup>
DRESSING ROOM	14 M <sup>2</sup>
TERRACE	40 M <sup>2</sup>
BEDROOM 2	23,5 M <sup>2</sup>
BATHROOM 2	8,8 M <sup>2</sup>
TERRACE 2	16,5 M <sup>2</sup>
BEDROOM 3	23,5 M <sup>2</sup>
BATHROOM 3	8,8 M <sup>2</sup>
TERRACE 3	16,5 M <sup>2</sup>





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