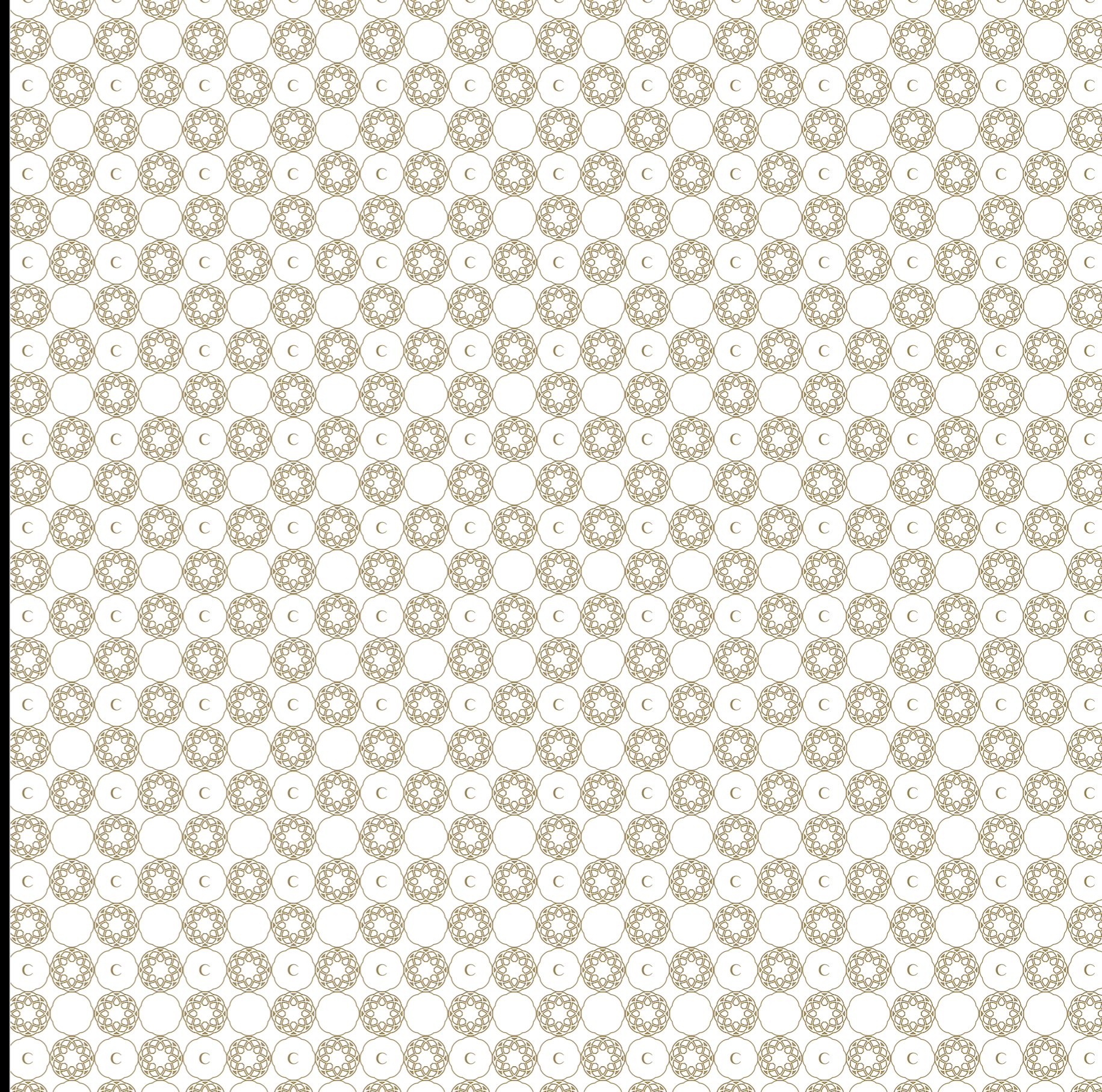


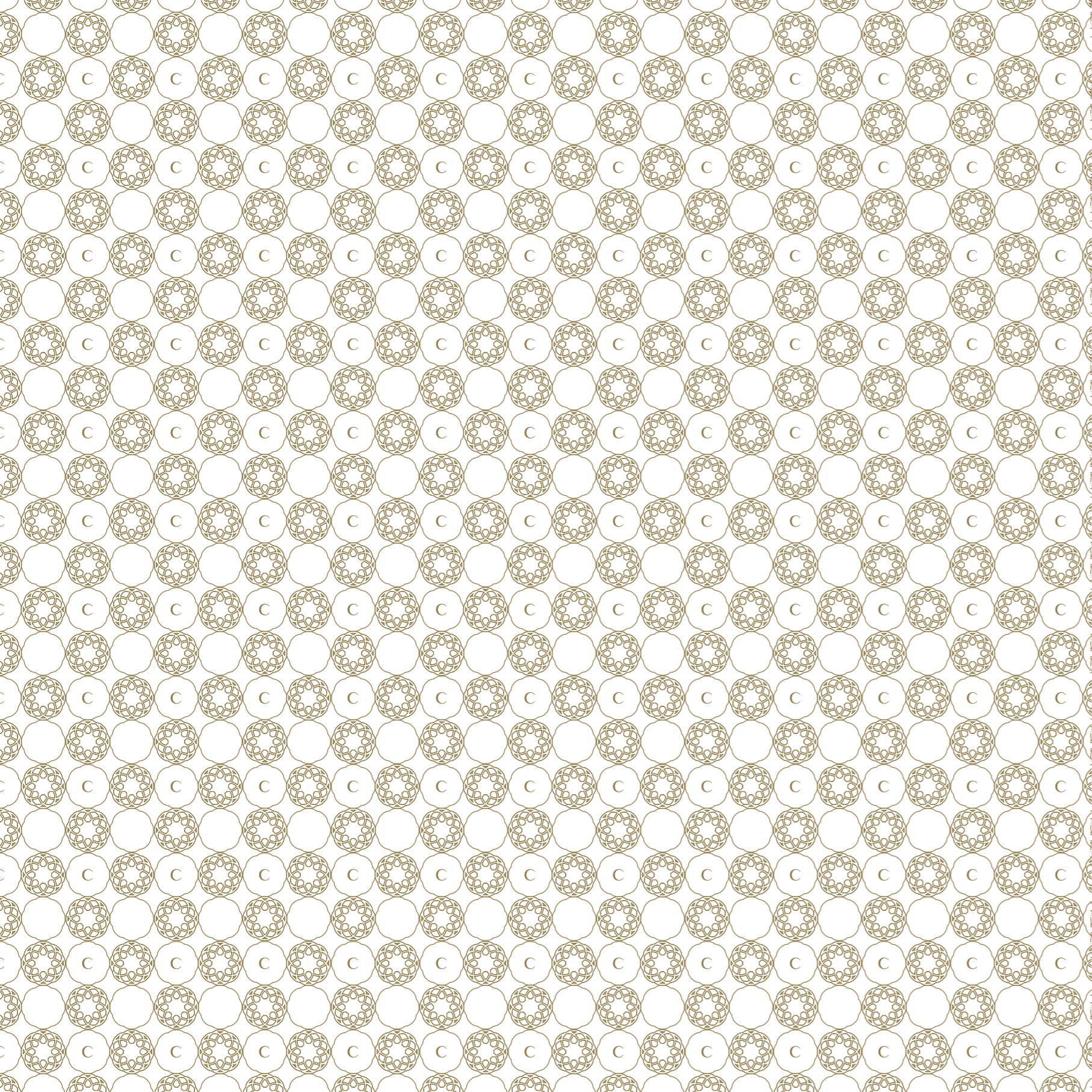


CELESTE

MARBELLA

A PROJECT BY SETUNE





CELESTE

MARBELLA

Celeste Marbella<sup>®</sup> stands out from the rest because it has been created from a concept of quality, pure design, comfort, style and above all, a passion for giving shape to beautiful modern homes.

The result is a select community of contemporary family homes on one of the last undeveloped plots in Nueva Andalucía that is within walking distance of Puerto Banús. Made with loving detail and the finest materials, Celeste Marbella harmonises aesthetics and functionality.

Welcome to Luxury



History Of Setune	06
The Site Plan	10
Design & Features	12
Architecture Plans	14
Quality Specifications	20
About The Project	24
Interior Design	28
The Architect	32
About Marbella	36
Contact Details	42





From left to right – Successful renovation and extension of a historic building project by Setune.  
Circa 1955 – Founder, Kjell Pettersson (in the white hat) and friends. Owner / CEO, Michael Pettersson

# SINCE 1963

THE STORY OF SETUNE

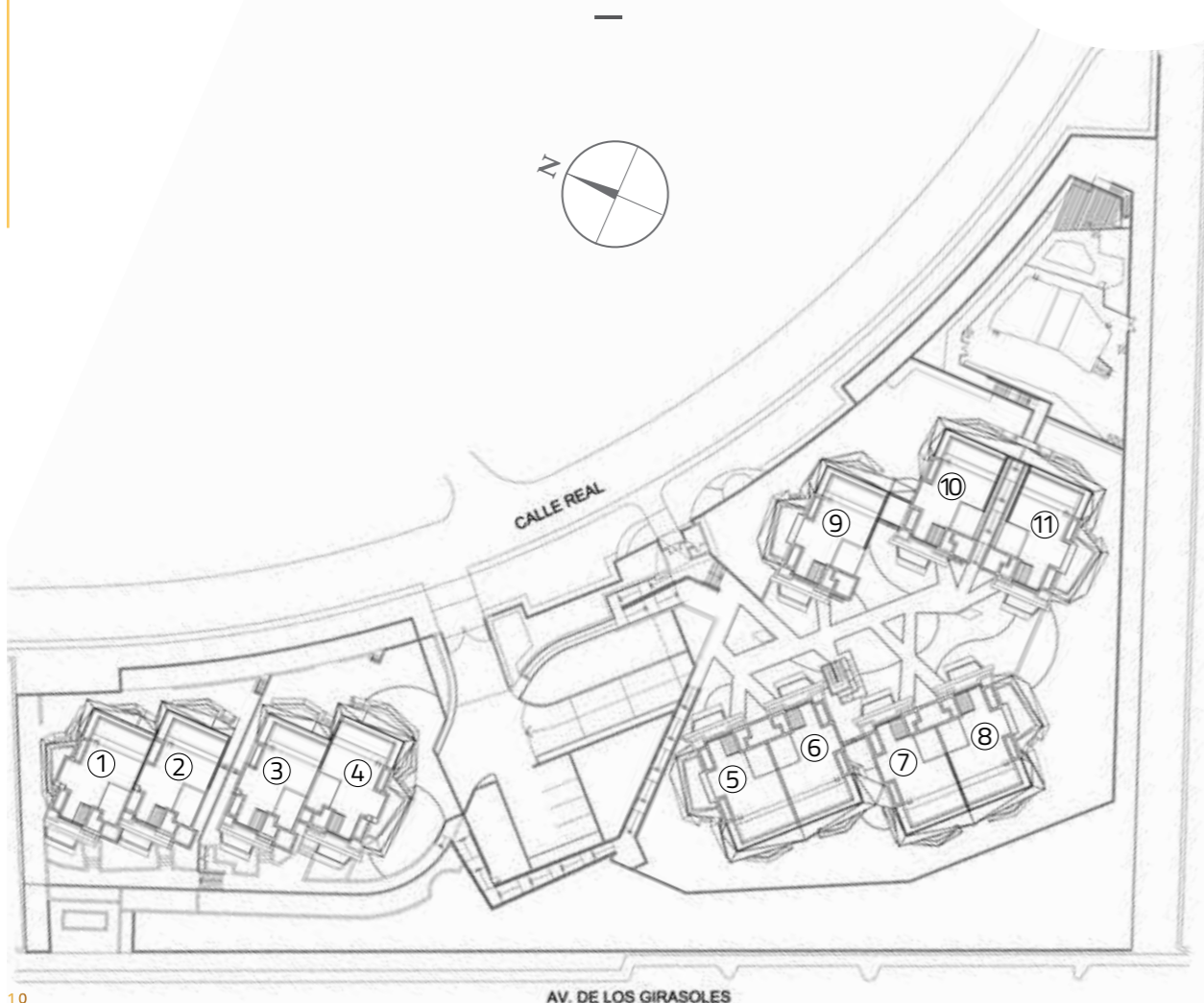
Setune was founded as a sheet metal company by Kjell Pettersson in 1963 and under his son Michael's leadership has grown into one of Sweden's leading privately-owned developers of quality commercial and residential real estate. The present owner and CEO, Michael Pettersson, learned the business from grassroots and now stands at the helm of strong company with a reputation for quality and innovation.

CELESTE MARBELLA



# THE SITE PLAN

CELESTE MARBELLA





# Design & Features

*You can choose from a variety of property types and proportions in spacious, beautifully finished homes with unique features such as stylish modern glass wine cellars – an outstanding design feature between kitchen and living room – and fantastic rooftop terraces with 8x3 metre infinity saltwater pools for the ultimate in Marbella lifestyle.*

## SEMI-DETACHED

The **8 semi-detached** houses are located in the middle of the plot, facing South-West with views to Africa and Gibraltar.

## VILLAS

The **3 villas** are located on the south side of the plot, facing South-East with views to La Concha and the community swimming pool.

S e m i - d e t a c h e d

ONE

S e m i - d e t a c h e d

TWO

S e m i - d e t a c h e d

THREE

S e m i - d e t a c h e d

FOUR

S e m i - d e t a c h e d

FIVE

S e m i - d e t a c h e d

SIX

S e m i - d e t a c h e d

SEVEN

S e m i - d e t a c h e d

EIGHT

V i l l a

NINE

V i l l a

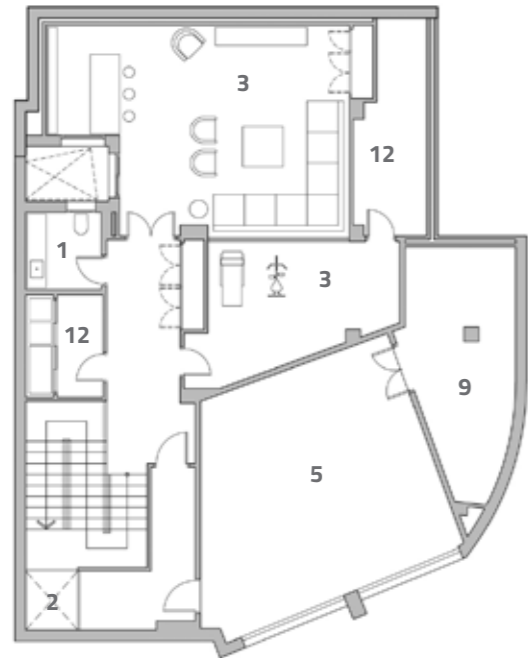
TEN

V i l l a

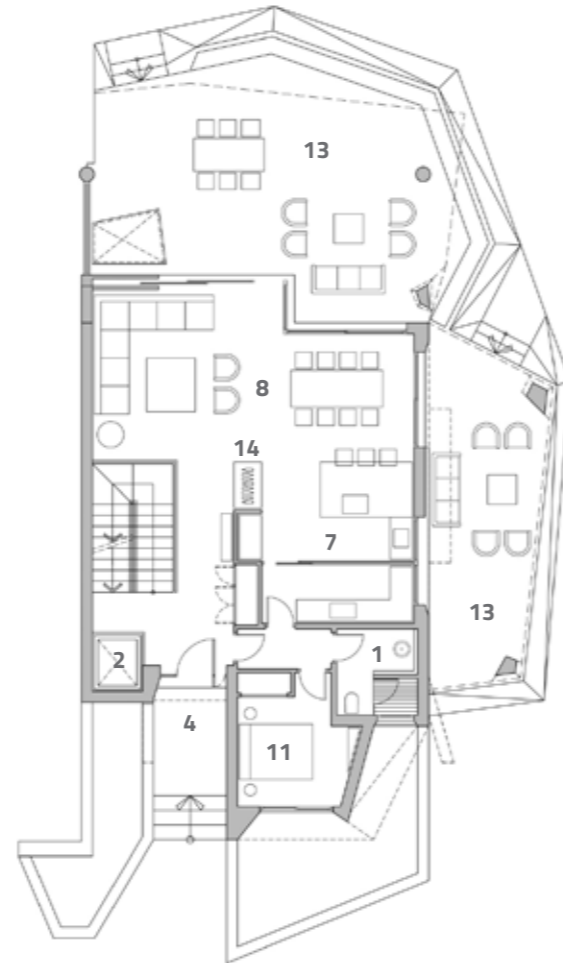
ELEVEN



Basement



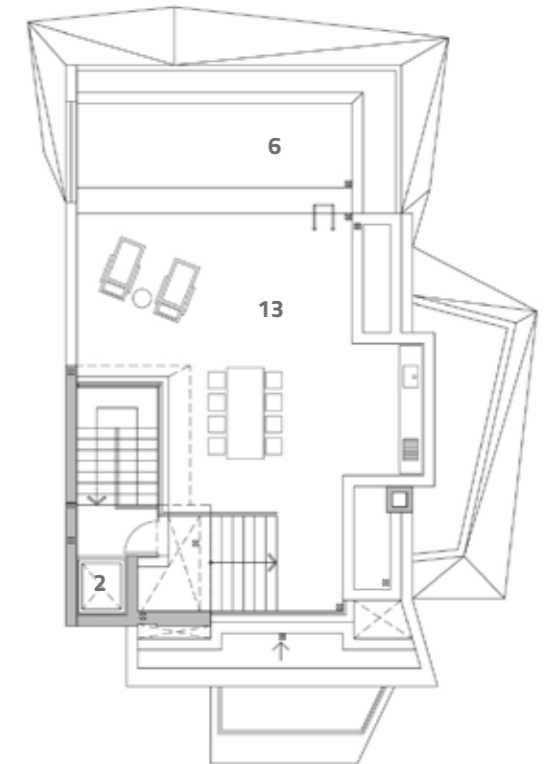
Ground Floor



First Floor



Roof Terrace



CELESTE MARBELLA

Semi-detached  
**FOUR**

**456** M<sup>2</sup>  
BUILT

**236** M<sup>2</sup>  
TERRACE

**199** M<sup>2</sup>  
GARDEN

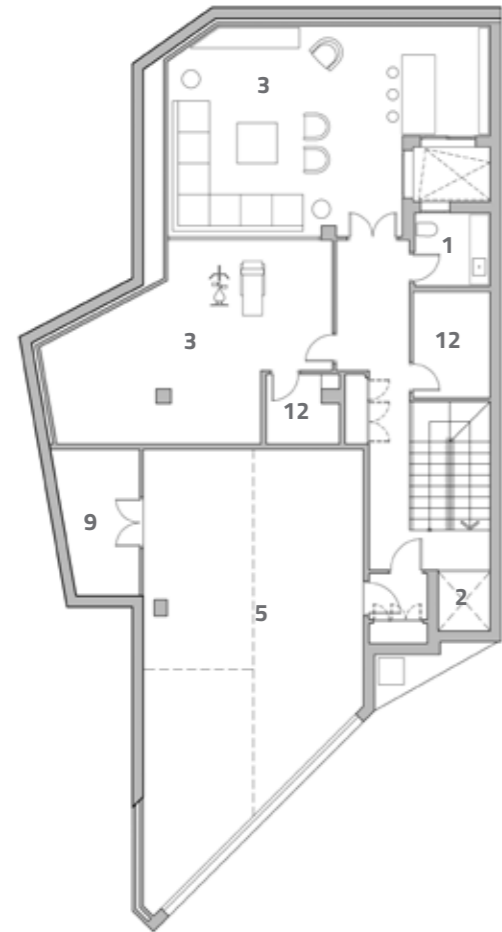
**891** M<sup>2</sup>  
TOTAL



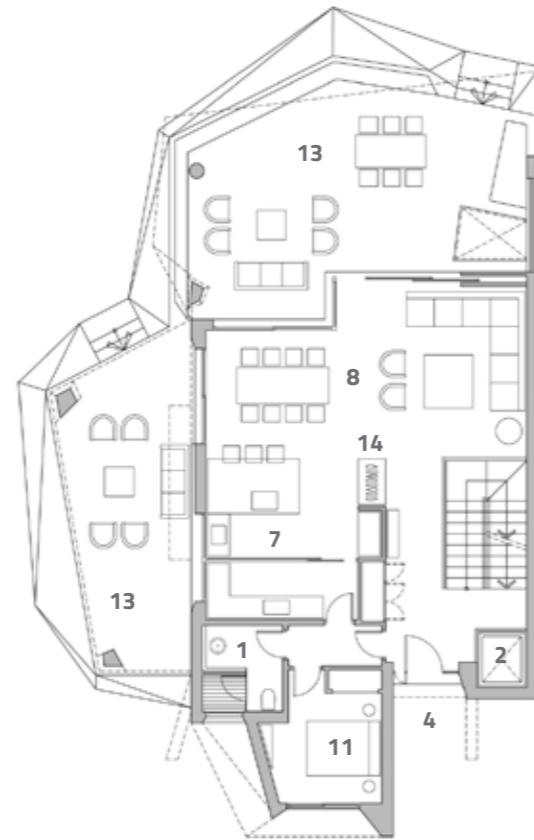
1. Bathroom | 2. Elevator | 3. Entertainment & Leisure | 4. Entrance | 5. Two Car Garage | 6. Infinity Pool  
 7. Kitchen | 8. Living & Dining | 9. Machine Room | 10. Master Bedroom  
 11. Guest Bedroom | 12. Storage | 13. Terrace | 14. Wine Display



*Basement*



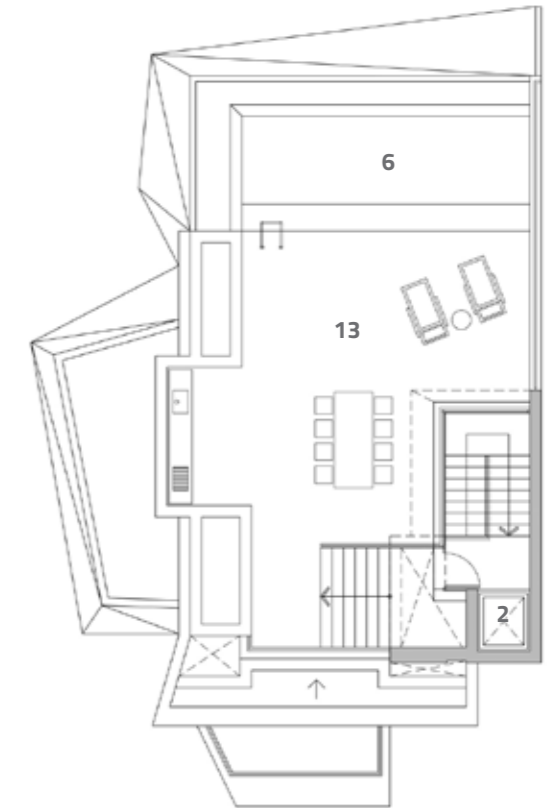
*Ground Floor*



*First Floor*



*Roof Terrace*



CELESTE MARBELLA

Villa  
NINE

474 M<sup>2</sup>  
BUILT

226 M<sup>2</sup>  
TERRACE

239 M<sup>2</sup>  
GARDEN

939 M<sup>2</sup>  
TOTAL



1. Bathroom | 2. Elevator | 3. Entertainment & Leisure | 4. Entrance | 5. Three Car Garage | 6. Infinity Pool  
 7. Kitchen | 8. Living & Dining | 9. Machine Room | 10. Master Bedroom  
 11. Guest Bedroom | 12. Storage | 13. Terrace | 14. Wine Display





FOUNDATION

Designed with reinforced concrete footings or through a foundation slab. There is also the possibility to use deep foundations.

STRUCTURE

The system consist of pillars of reinforced concrete to support the waffle slabs or the solid slab. The retaining walls are made of exposed concrete.

FAÇADES

The exterior façade consists of perforated brick measuring 15.25 cm thick and patched inside and outside with a chamber and insulation in projected polyurethane foam. On the interior side, façades will be made of laminated drywall plaster with rock-wool insulation. The plates leading to humid spaces such as kitchens or bathrooms will have special characteristics to resist moisture.

Some external panels will be covered in natural stone, marble, Dekton, Techlam by Levantina or similar.

PARTITIONING

The inner partitions of the home will be done in drywall though laminated plaster plates on profiles of galvanised steel with thermal and acoustic insulation inside.

PARTY WALLS

The party walls between homes will be built in acoustic-resistant perforated brick (15.25cm) and self-supporting cladding on both sides, made up of a double plate of laminated plaster with acoustic and thermal insulation.

FINISHES

The external finishes will be made with traditional reinforced waterproof mortars, with reinforcements on material changes. Drywall faux ceiling throughout the home.

FLOORING

Floors throughout the home will be in marble-imitation large ceramic slabs, to be chosen. This same flooring will also be used, in its non-slip version, in terraces,

covered porches and the roof garden (in addition to a deck made of synthetic wood).

The stairs will be built using the same material or marble, with glass handrails and an iron structure imitating corten steel. In the basement, porcelain flooring in large slabs will be installed, with the model to be chosen. The vehicle area will feature porcelain flooring, with the model to be chosen.

TILING

Some external panels will be covered in natural stone, marble, Dekton, Techlam by Levantina or similar.

COMMUNAL AREAS

In the external areas, the pool area, loungers, etc, non-slip materials will be installed. The materials to be used will be stone-imitation porcelain, an artificial wood deck, with the colour to be chosen, precast concrete slabs, deactivated concrete made "on site" and river boulders. In pedestrian pathways, precast concrete slabs, deactivated concrete made "on site" and river boulders will

be used. The access road to the basements will be done in cement cobblestone with grey tones and stone or precast concrete slabs.

MAIN BATHROOM

Flooring in large-slab ceramic to be chosen. In the shower, the same non-slip material.

Tiling using large ceramic slabs to be chosen, with pieces measuring 220 cm high and separated 2 cm from the wall so they can be backlit from the top. In front of the sink, there will be a decorative marble piece that will include wooden shelves on the back. The rest will be plastered and painted. (Up until reaching the faux ceiling).

SECONDARY BATHROOMS

Ceramic flooring imitating Caracalla marble, in natural finish. In the shower, the same non-slip material.

Ceramic tiling imitating Caracalla marble, in natural finish, up to 240 cm high (or up until reaching the faux ceiling). In showers, ceramic imitating Caracalla marble in natural finish with 3D design.

TOILET

Ceramic flooring in dark colour to be chosen, in slabs measuring 30 x 60 cm. In the shower, the same non-slip material.

Ceramic shower tiling in dark colour to be chosen, in slabs measuring 30 x 60 cm. In the sink area, a dark mirror and backlit pieces of wood will be installed.

BASEMENT BATHROOMS

Ceramic flooring in dark colour to be chosen, in slabs measuring 30 x 60 cm or larger.

Tiling on sink wall in dark colour to be chosen, in slabs measuring 30 x 60 cm or larger, up to 240 cm high (or until reaching the faux ceiling). The rest of the walls covered in wallpaper.

PLUMBING

Done in PEX cross-linked polyethylene inside the home, high-density polyethylene in external networks and polypropylene in basement sections (fire-fighting pipes will be made of steel).

All pipes will be lined with an Armaflex shell (cold and hot water pipes). Recirculation pipes towards the entrance of each unit, with a group and timing clock. General cut-off valves in the connections cabinet inside the home. Cut-off valves for each unit.

There will be a community drinking water service reservoir with 2 m³ per home and a service reservoir for irrigation water with about 3,000 liters, in fibre, as well as a fire-fighting service reservoir with a capacity of 60 m³.

Production of hot water by hydrokit, with a volume of 260 litres, part of the common equipment for the air-conditioning, heating and hot-water system (aerothermal, heat pump).

Fully finished garden irrigation network. Purification of swimming pools with a sand filter, with salt-water chlorinator.

*Design is thinking made visual*  
- SAUL BASS

CELESTE MARBELLA

SANITARY WARES

All sanitary wares will be hung with a built-in tank and push button. All seats will feature a soft-close system. The bathtub in the main bathroom will be detached.

Main and secondary bathrooms will feature the basins incorporated on a glass panel top with a glass chest of drawers under it. The sink for toilets will be in one piece, in natural or artificial stone, freestanding.

In secondary bathrooms, mirrors will be suspended and separated from the wall with an aluminium angle, with a strip of warm LEDs for backlighting. In the main bathroom, they will be supported on the countertop or suspended and, in the toilet, they will be integrated into the wall covering.

TAPS

Taps for sinks will be single-lever over the countertop, from premium brands, in chrome for all bathrooms except the main one, which will feature a special colour. Shower fittings will match those in the sinks. Secondary bathrooms will feature shower columns with

a showerhead of the same brand and the main bathroom will feature a non-built-in thermostatically controlled valve with inverter and showerhead in addition to a square mounted showerhead measuring 30 x 30 mm.

SANITATION

Pipes will be in PVC, Terrain brand, soundproof. The rainwater network will be independent of the sewage network. Collectors with a PVC pipe in brick colour. Drain and safety gargoyles in terraces.

ELECTRICITY

The mechanism will be of a premium brand, in metallic colour. The electrical control panel will be located inside the connections cabinet in the home, with a space reserved for future home automation equipment. The maximum admissible power for the home will be 14,490 W (63Ax230V), in single-phase distribution. Pre-installation of LED strips in living-room and bedroom moulding, as appropriate. Lighting in halls and bathrooms. Outdoor lighting. Pre-installation of blinds in bedrooms if the woodwork features a blind.

AIR CONDITIONING

High-capacity Aerothermal Heat Pump system. Rectangular ducts with internal lining in fibreglass and external covering with an aluminium sheet of the Climaver plus type. Distribution will be through grilles, both for drive and return. Independent thermostats by areas, with Airzone control.

HEATING

Water underfloor heating throughout the home. Preparation for the future installation of underfloor heating in the basement. Production equipment common to the air-conditioning and hot-water system.

TELEPHONY

RJ-45 telephone sockets located in the living and dining room, kitchen and bedrooms, in the same brand as other fittings in the home. RJ-45 data sockets located in the living and dining room and main bedroom, in the same brand as other fittings in the home. Distributors and external networks following the regulation for telecommunications structures.

TELEVISION

Satellite dish. Terrestrial antenna for TV and FM channels. TV Sockets. RF+RI in the living and dining room, kitchen and bedrooms, in the same brand as other fittings in the home.

Broadband coaxial connections in the living and dining room, kitchen and bedrooms, in the same brand as other fittings in the home. Fittings with no connections in secondary bedrooms, kitchen, basement, etc.

VIDEO INTERCOM

With external plate in steel and video terminal inside homes.

HOME & BUILDING AUTOMATION

Pre-installation of home-automation throughout the home.

CCTV

Pre-installation of closed circuit TV system, with cameras on the perimeter of the plot, at the entrance for persons and vehicles and the garage, connected to the guard booth.

ALARM

Pre-installation of a wired alarm in each home.

ELEVATORS

Premium-brand lifts in each home.

INTERIOR WOODWORK

Main entrance door in medium density, with wood veneering as designed. Inside doors and wardrobe doors in medium density, with plastic wood veneer. Wardrobes will have interiors lined in plastic (with lining inside the wardrobe, lined, with a suitcase shelf, hanging rail and drawers).

EXTERIOR WOODWORK

All the exterior woodwork of the home will be in anodised aluminium, in colour, with thermal breaks, of premium brands (series according to the system and size). Blinds only in bedrooms, with motors. (Except corner windows).

PAINT

Indoors, acrylic paint in vertical and horizontal walls.

Enamel paint on metal fittings, after minimum priming. Plastic paint on the ceilings of humid locations.

GLASS

PLANITHERM glass (Climalit type), with thickness depending on size. 8+8 or 10+10 safety guardrails (according to size) mounted to the brickwork.

*Everything you can imagine is real.*

- PICASSO

ROOF GARDEN POOLS

Heat-retention covers (recessed under the artificial wood deck), with motor.

Finish in tile, colour to be chosen, or using the same flooring as the terrace.

CELESTE MARBELLA

# CELESTE MARBELLA

ABOUT THE PROJECT

Celeste Marbella properties are designed with lifestyle in mind, making them ideal for comfortable, luxurious family life as well as stylish, sophisticated entertaining in a uniquely beautiful setting.

These properties are designed with special features you won't find anywhere else in this price range, offering the ideal blend of refinement within a secure, 24-hour gated community that is private yet close to all amenities.





Celeste Marbella distinguishes itself from the rest because we don't follow, but design homes that are unique – working harder to source materials, details and decorative elements as well as practical solutions that offer more.







## INTERIOR DESIGN

### SPECIFICATIONS

The perfectionism and attention to detail that characterises the concept, architectural design, landscaping and layout of Celeste Marbella is also evident in the interior styling of these beautiful contemporary homes.

The materials, details, features and also decorative elements chosen stand out because they come from the same philosophy – the desire to create stylish, sophisticated homes that are modern yet also warm and comfortable.



---

*“ The difference between  
something good  
and something great  
is attention to detail ”*

— CHARLES R. SWINDOLL —



# THE ARCHITECT

RODOLFO AMIEVA JACOBSON

Known for his ability to produce timeless forms, Rodolfo Jacobson harmonises the sleek, fluid contours of a sophisticated villa with the practical requirements of a family home.

In conceiving the styling of Celeste Marbella, he drew inspiration from the natural and cultural setting as well as the unique vision and passion for detail of Michael Pettersson to create something truly special.



# THE INTERVIEW

RODOLFO AMIEVA JACOBSON

What were the main challenges of this project?

*To give shape to a very different kind of home than is the norm here – a modern architectural villa with a timeless quality that is in sync with the natural environment and anticipates market trends, not follows them.*

*From a practical perspective it was certainly a challenge to design eleven generously proportioned homes in which each would enjoy optimal views, privacy and independence, albeit within an exclusive community. The complexity of the plot added to this, and the solution lay in setting the properties out in the form of a spine.*



Hand sketch by Rodolfo Jacobsen that inspired a practical solution



What makes Celeste Marbella different from other projects in Marbella, and how does it stand out?

*In architectural terms Celeste Marbella goes beyond the now-common contemporary styling to find a more unique evolution, yet without any unnecessary extravagance or over-indulgence. We've left the straight lines and right angles behind to create a more angular, more interesting architecture in which function and proportions remain well balanced. The result, I think, is a timeless design that I personally am very proud of.*

*A project like this has its own DNA, an own identity that comes from Michael Pettersson's philosophy, and we've worked hard to represent that in every little detail, both indoors and outdoors. An example of this are the ceilings, which instead of being level, are inclined in line with the terraces. This is also true of the pathways and even such details as taps, allowing for a very pleasing continuity and cohesion.*

What did you like most about this project and what did you like the least?

*I like everything, and I cannot find a single weakness in it.*

Is Michael Pettersson the ideal client for an architect?

*Michael wanted a contemporary design but he has the vision to demand something unique and timeless. He is an experienced property developer, but the overriding factor is his passion, a passion for design, detail and perfection, and while he is demanding of us, this artistic, humanist trait makes him a plea*

*sure to work with. He gave us the freedom to exceed his very clear expectations, and this inferred a great deal of responsibility upon us, which makes you surpass yourself.*

What is your strongest asset as an architect?

*My imagination and ability to envisage designs and solutions. It is from this sketching process that the original concepts are often drawn.*

What are your sources of inspiration?

*While working the inspiration comes. It's as Picasso said: "Don't believe in muses...but if they come let me be working." Experience and imagination together produce inspiration, and of course you have to expose your senses to new and wonderful things all the time.*

How would you describe your style?

*What defines us and could be seen as an invisible red line through our work is the desire to always find the right balance of proportions, space, distribution, light and ambience. In this we consider every detail and its contribution to the whole.*

Is there an architect you admire?

*Frank Lloyd Wright, a great American architect who, at the age of 60, began to design his ground-breaking masterpieces at the end of the Great Depression.*

## SHORT BIOGRAPHY

Rodolfo Amieva Jacobson was born in Ciudad de Mexico. He graduated at the University of Monterrey, followed by postgraduate studies in Social Architecture at the Fundación Rafael Leoz, in Madrid. After moving to Marbella he quickly established a name for himself as a skilled architect and not long after became a partner in **González & Jacobson Arquitectura**.

What is the best thing about being an architect on the Costa del Sol?

*The budgets and projects tend to be higher and more interesting than in most of Spain, the setting, light and views are beautiful elements to work with and we're blessed with a cosmopolitan clientele that is very open to innovation.*

Do you have a saying?

*"God is in the details" The direct translation of a quote from Mies van der Rohe, one of the greatest masters of architecture.*



IMAGE ABOVE | Rodolfo and the team at González & Jacobson Arquitectura



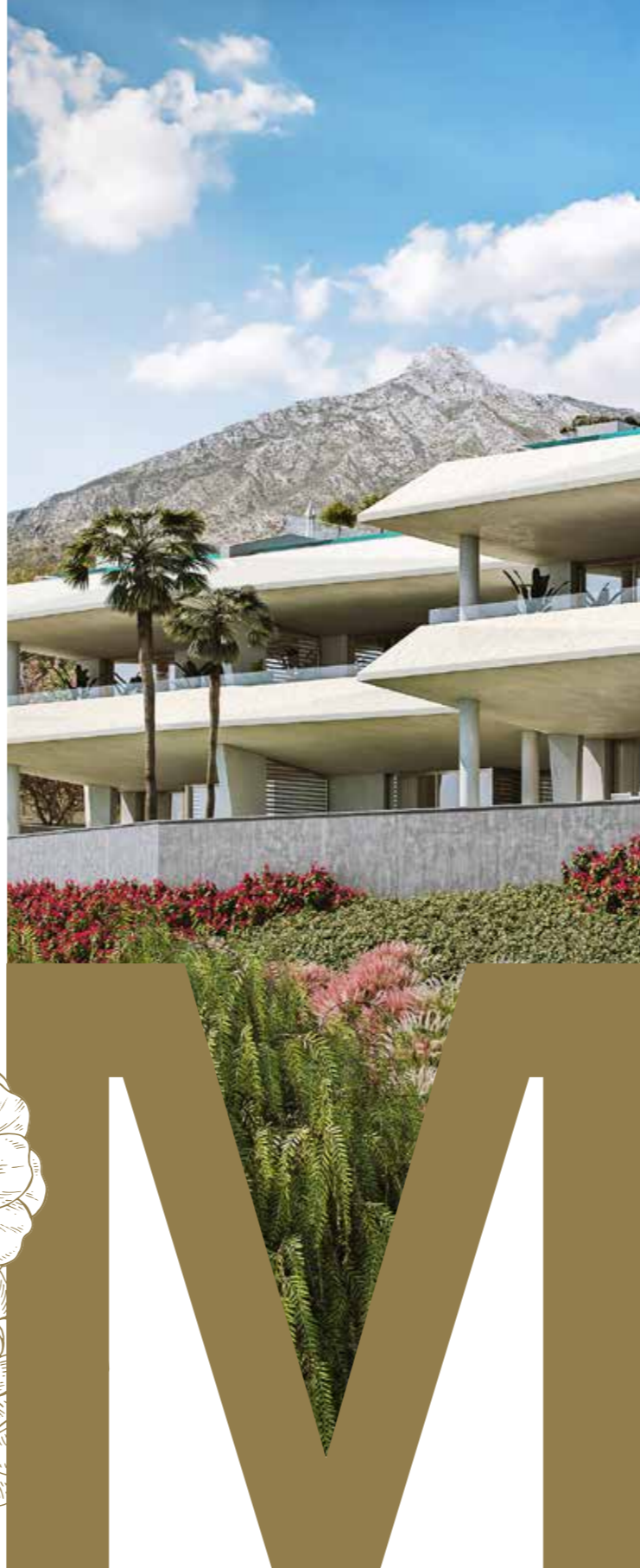


# MARBELLA

A QUALITY OF LIFE

Marbella continues to appeal to people from across Northern Europe and beyond because it offers a unique quality of life in a beautiful setting on the Mediterranean Sea that is surrounded by mountains and lush greenery.

The climate, often regarded as the best in Europe, makes possible a highly sociable, healthy outdoor lifestyle marked by fantastic sports and leisure facilities in an exciting, cosmopolitan resort town that excels in providing luxury services.



## Welcome to Luxury



The latter are offered in an increasingly modern context, with luxury international brands readily available along with Marbella classics, and new venues such as **Nobu** and the **Four Seasons** adding to local landmarks such as Michelin-star ★★ chef **Dani García's** establishments.

In addition to the golf courses and marinas that dot the coastline the area also offers skiing in the nearby **Sierra Nevada**, a hip surfer's paradise in **Tarifa**, beautiful natural scenery just inland and a great number of historic towns and villages to explore. For those who can choose from a very wide range of options, Marbella offers a uniquely rich lifestyle.



*"For me, every project we create is like a child. I nurture and development it, take time to understand and improve it, and am critical and demanding but also very proud when the finished product is completed. This is why we take the time to consider every detail carefully and make sure that a villa in Celeste Marbella really is an outstanding home."*

MICHAEL PETTERSSON

Owner • CEO | Setune





---

All images & plans used are for illustrative purposes. Please check with your Sales Adviser in respect of individual properties. All images, photographs, dimensions and specifications are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

