

A modern two-story villa with a large swimming pool and extensive garden area. The villa features large glass windows and a balcony. The pool is surrounded by a white deck and a wooden staircase. The garden is lush with green grass and various plants. In the background, there are palm trees and mountains under a clear blue sky.

12 Independent Villas  
Panoramic Sea Views  
Extensive and flat garden area

CANCELADA - SEA VIEWS

PRICE FROM: 1.200.000€



The perfect place to unwind and indulge. Luxury awaits you in this new development that is comprised of 12 independent villas with a unique and contemporary design.

Plots are from 965m<sup>2</sup> to 1095m<sup>2</sup>. The perfect size for a unique luxury villa.

12 Luxury Villas  
Built Living Area: 286 m<sup>2</sup>  
Plots: Up to 1.095 m<sup>2</sup>



This exclusive development offers maximum accommodation with the opportunity to customize to your personal taste. Choose from 3 different types and sizes, with 4 bedrooms.

Covered Terraces: 134m<sup>2</sup>  
Uncovered Terraces: 108 m<sup>2</sup> Flat  
Garden: 526 m<sup>2</sup>



The villas have been designed using only the highest quality materials and luxury finishes ensuring an air of sophistication throughout. Our in-house interior designers will work together with you to find the best choices in furniture and finishes

Using the latest techniques, these exclusive villas have a functional and sustainable design, thus delivering an ecological and low maintenance building.

South Facing Sea Views  
Eco Design  
Luxury Finishes



With innovative features and cutting - edge technologies, these wonderful properties have contemporary aesthetics for living in the most exclusive luxury.

The villas have been designed using straight lines and open spaces to create continuous spaces throughout.

Modern Essence  
Built- in wardrobes  
Suspended ceiling



Terraces are accessed by sliding floor-to-ceiling glass doors that integrate both living spaces into one, to maximize the abundant natural light and space.

All bathrooms are en-suite and feature luxury finishes and are of the highest quality.

Floor to ceiling glass  
Abundant light and space  
Bathrooms all en-suite



Large open plan living, offering distinct areas with seamless access to large private terraces.  
Infinity pool and a beautiful two-level extensive garden

Infinity pool  
2 level private garden  
Large terraces



These contemporary and modern style villas are designed to enjoy an open, bright and fully integrated environment and the best possible orientation which highlights the panoramic sea views.

Enjoy the Costa del Sol lifestyle and the amazing Mediterranean coast and Gibraltar views from your terrace, accompanied with an average of over 320 days of sunshine.

Contemporary design  
Panoramic sea views  
Over 320 days of sunshine





We have thought of everything one could wish for in these villas, high end appliances, combined with state-of-the-art design.

Features include: Home Domotic system, Aerothermal heating system, underfloor heating, Climalit top of the range glass sliding doors and much more.

Contemporary design  
Jacuzzi and leisure area  
Home domotic system



The villas are distributed on 2 levels, with all bedrooms benefiting from their own individual bathrooms. Each bedroom has access to a private and covered terrace, thus extending the surface of each room with the exterior.

2 level villa  
Private covered terraces  
Designer fixtures



The design is responsible and sustainable, making possible for beauty to flow and merge with the environment. They will be built with the best conditions for thermal insulation, thus achieving a clean and efficient energy consumption.

Aerothermal heating system  
Energy efficient  
Eco design



Your new home enjoys a privileged location, the New Golden Mile, near the beaches and all kinds of services.

Most of all we want you to have peace of mind. That's why these luxurious villas will have with 24-hour security, a place where your home is safe.

Privileged location  
24 hour security  
Peace of mind





Once we have completed your villa, let us handle the details.

Our in-house interior designers will work together with you to find the best choices in furniture finishes and consultancy on the latest trends in home decor.

Aftersales service  
Bespoke interior design  
Latest design trends



Work with Otero and everything is done for you. With our experience and experts in every field, we give better designs, better builds, at a better budget and on time. Otero has been building dreams since 1955 and we have the reputation for keeping promises to our clients.

Building since 1955  
Better designs  
Better build





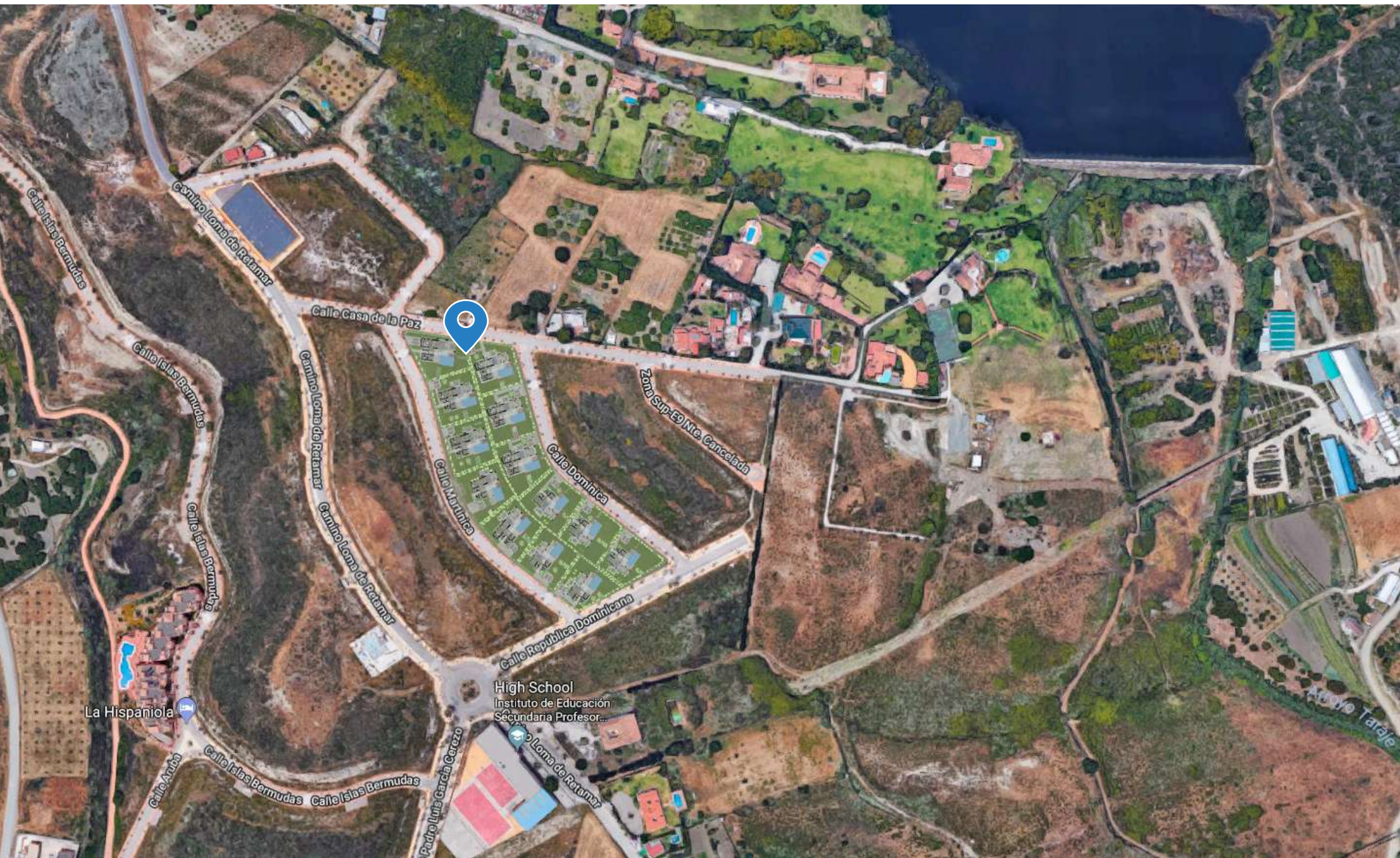




A short walk from the New Golden mile and next to the Flamingos Golf and Resort.

You will also find luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, exquisite restaurants, yachting and world - renowned golf courses.

San Pedro: 8 min  
Puerto Banus: 12 min  
Marbella: 15 min



#### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to European and Spanish regulations.

#### ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

#### EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polystyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

#### PARTITIONS

- Double hollow ceramic bricks, rendered with cement mortar. Finished with gypsum plaster work and matt paint.

#### EXTERIOR CARPENTRY

- Thermal break aluminium profiles by Cortizo or similar, high quality.
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track in the floor.

#### PLOT ENCLOSURE

- Street front-1m height wall + 1m height mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

#### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

#### FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Anti slip Porcelanic tile.

#### SKIRTING BOARD

- Depending on the type of floor.

#### BATHROOM WALLS

- Porcelanic tile (different options to choose from)

#### ACCESS DOOR

- Security entrance door.

#### INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

#### WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull.
- Walk in closets: Without doors.

#### SWITCHES AND SOCKETS

- New Unica Schneider. (or similar).

## ◆ QUALITY SPECIFICATIONS

### LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the living room.

### SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

### GARDEN

- Grass seeds and automated irrigation systems.

### SECURITY SYSTEM

Alarm / Camera / Door station/ Mobile App

### KITCHEN

- Low and high units lacquered with finger pull system.
- Silestone worktop and splashback finished with Porcelanic tile.
- Siemens appliances; vitro ceramic hob, oven, microwave, dishwasher, fridge/freezer.
- Ceiling extractor.
- Washing machine / dryer.
- Built-in wine cooler

### BATHROOMS

- Sanitary Villeroy and Boch (or similar). Including suspended toilets.
- Resin shower tray .
- Taps: Hansgrohe (or similar).

