

# MIRABELLA HILLS

moderndesignhomes





## 01 THE LOCATION OF FANTASIES

The perfect location is secretly cocooned in the hills, yet just a few minutes away from the glitz and the glamour of Marbella town and Puerto Banus.

Mirabella Hills is hidden in the La Alqueria area of Benahavis, surrounded by the best of the Costa del Sol's natural beauty.

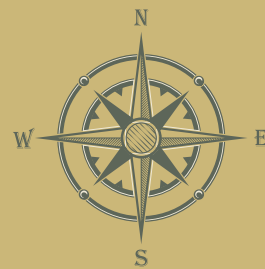
Mirabella Hills has the feeling of total seclusion and privacy.

### Local luxuries:

- Over 60 world class golf courses
- Exceptional bilingual schools rated amongst the top in Spain
- Gourmet and Michelin starred restaurants
- Gold standard nightlife and exclusive beach bars
- Boutique and designer shops
- Luxury sports facilities and renowned health spas in easy reach
- 15 minute drive to Puerto Banus and Marbella town
- 10 minute drive to the beach
- Malaga airport 66km
- Gibraltar airport 63km







## MASTER PLAN



Luxury homes created  
for modern living



## ABOUT MIRABELLA HILLS

Mirabella Hills was one of the coast's best kept secrets, until now.

Venturing inland to the heart of the Costa del Sol, you will discover a prestigious, gated community of only 14 detached five bedroom villas, designed by renowned architect Carlos Lamas.

All 14 of these property treasures will be completed in 2018; you have the chance to own an outstanding finished villa,

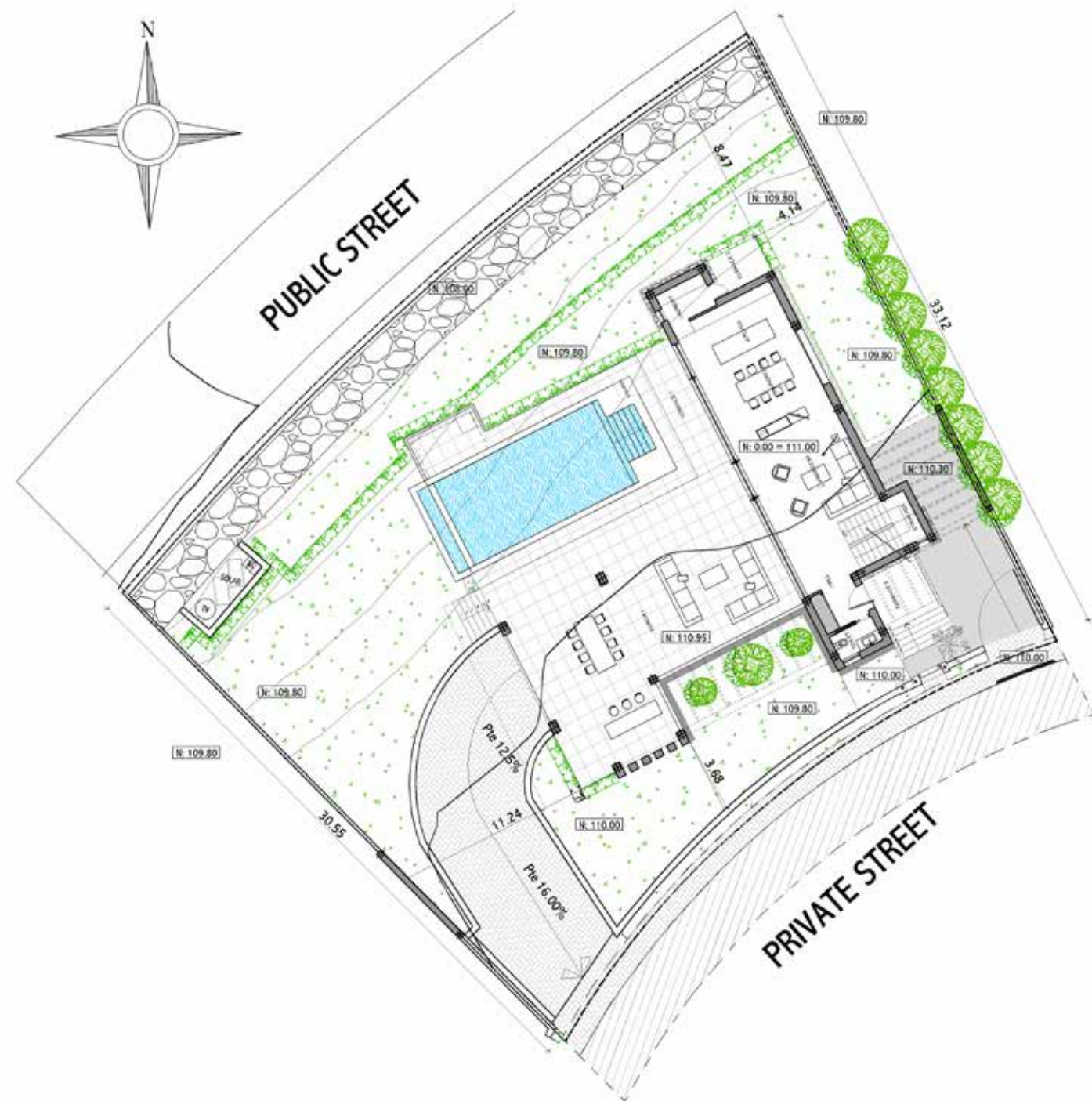
undisturbed by building work and without the stresses associated with purchasing an "off-plan" property.

Mirabella Hills is a reward for the over-worked professional or hectic family. You deserve a slice of Costa del Sol heaven, a place where the sun shines for over 300 days of the year. Mirabella Hills is the perfect solution for those seeking a statement and contemporary home, in a peaceful and private location, just a stone's throw from the coast's luxuries.

**The key to Mirabella Hills is in your hands, will you unlock the treasure?**







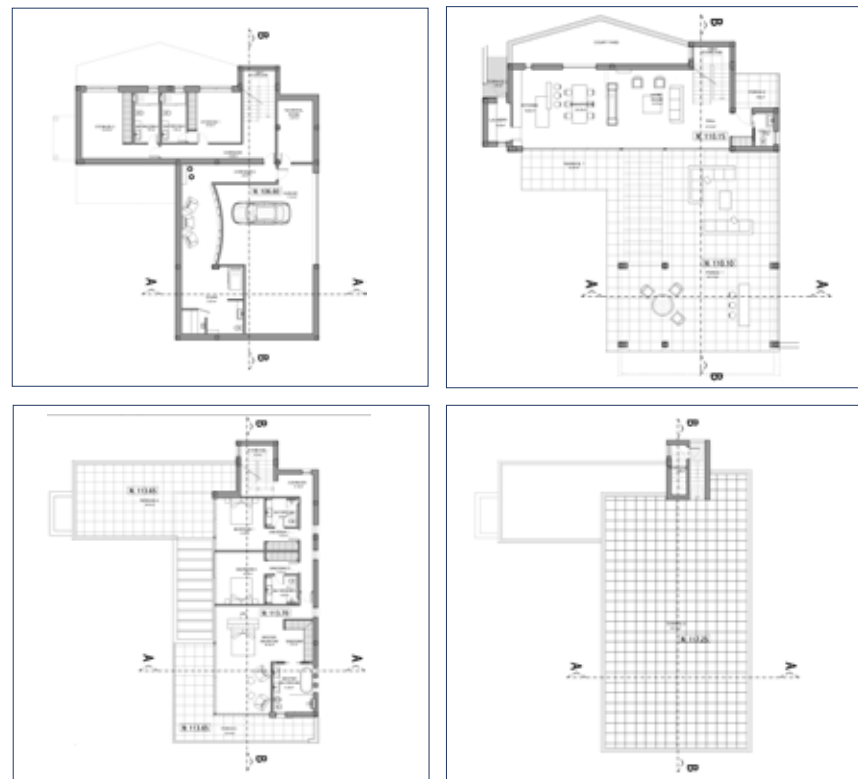
## VILLA TYPE A



Plot Surface	1255.30 m <sup>2</sup>
Built Surface	
<b>BASEMENT FLOOR</b>	
Indoor Area	245.31 m <sup>2</sup>
<b>GROUND FLOOR</b>	
Indoor Area	112.95 m <sup>2</sup>
Terrace+Porche	153.95 m <sup>2</sup>
<b>FIRST FLOOR</b>	
Indoor Area	158.31 m <sup>2</sup>
<b>SOLARIUM FLOOR</b>	
Indoor Area	17.28 m <sup>2</sup>
<b>TOTAL BUILT SURFACE</b>	687.70 m <sup>2</sup>
Swimming Pool	53.69 m <sup>2</sup>
Terrace	315.59 m <sup>2</sup>



## VILLA TYPE B



Plot Surface 1245.97 m<sup>2</sup>  
Build Surface

### BASEMENT FLOOR

Indoor Area 250.64 m<sup>2</sup>

### GROUND FLOOR

Indoor Area 115.19 m<sup>2</sup>  
Terrace+Porches 191.10 m<sup>2</sup>

### FIRST FLOOR

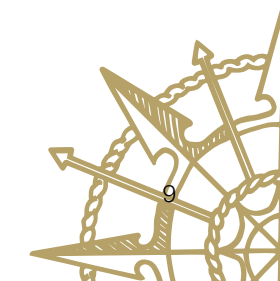
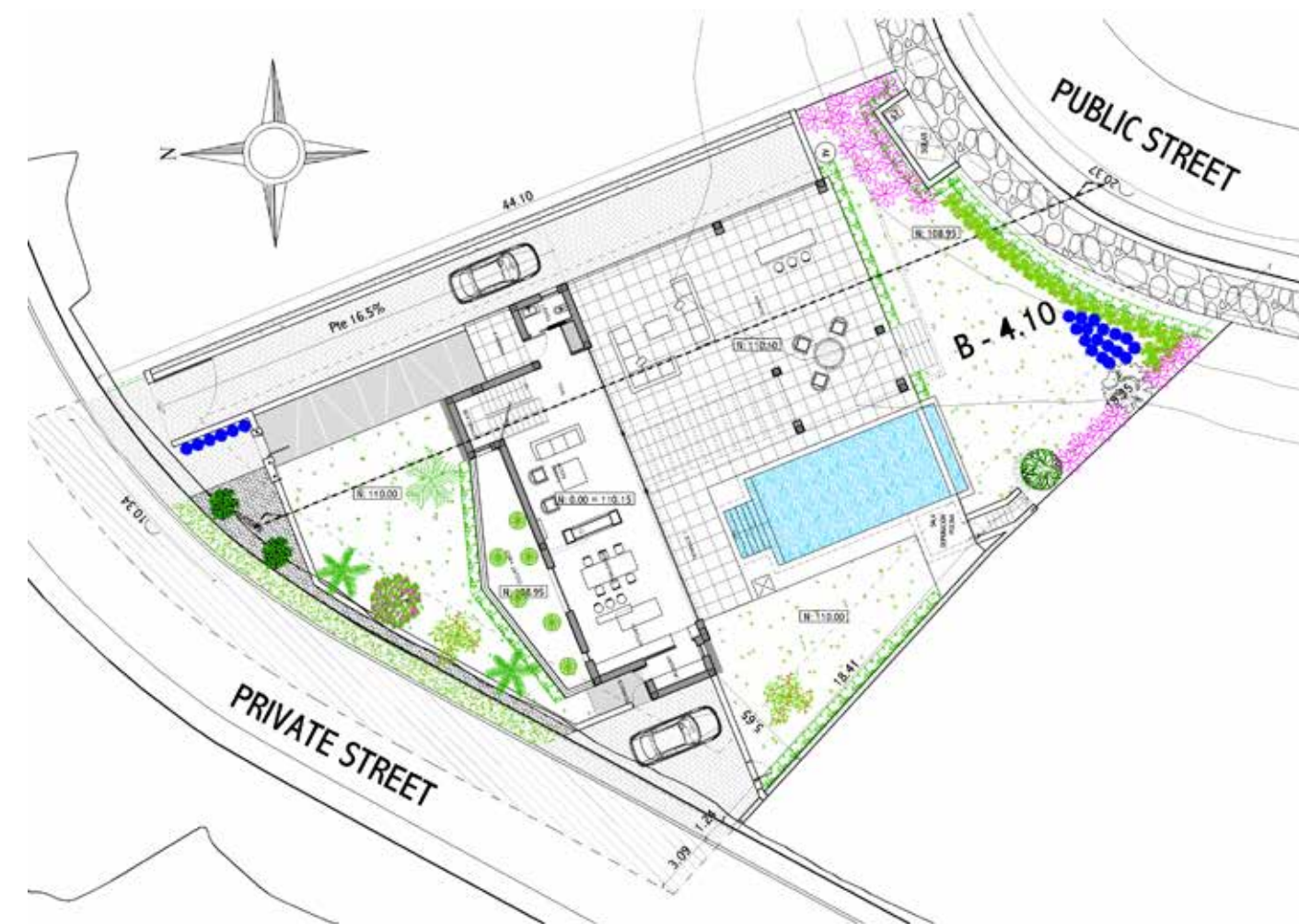
Indoor Area 154.67 m<sup>2</sup>  
Terrace+Porches 93.71 m<sup>2</sup>

### SOLARIUM FLOOR

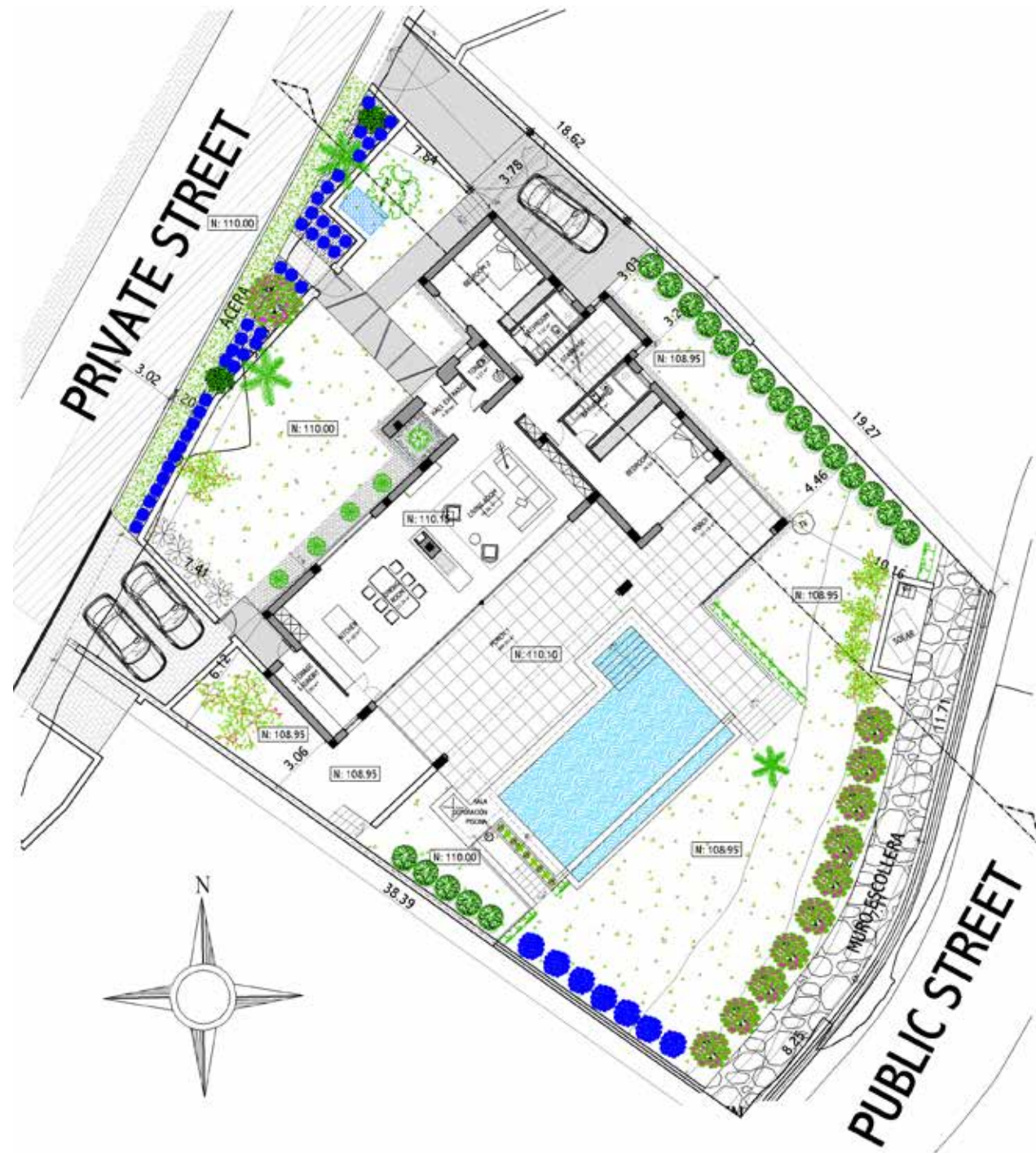
Indoor Area 14.72 m<sup>2</sup>

### TOTAL BUILT SURFACE

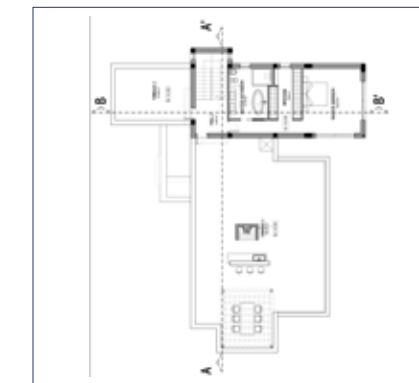
Swimming Pool 49.77 m<sup>2</sup>  
Solarium Terrace 193.11 m<sup>2</sup>





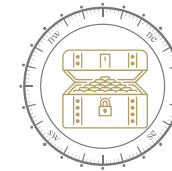


## VILLA TYPE C



Plot Surface	1277.64 m <sup>2</sup>
Build Surface	
<b>BASEMENT FLOOR</b>	
Indoor Area	283.99 m <sup>2</sup>
<b>GROUND FLOOR</b>	
Indoor Area	205.71 m <sup>2</sup>
Terrace+Porches	70.27m <sup>2</sup>
<b>FIRST FLOOR</b>	
Indoor Area	80.79 m <sup>2</sup>
<b>TOTAL BUILT SURFACE</b>	640.76 m <sup>2</sup>
Swimming Pool	59.35 m <sup>2</sup>
Terrace in First Floor	164.10 m <sup>2</sup>





## PROPERTY SPECIFICATIONS

### PANORAMIC VIEWS OF THE COAST

Each of these exceptional villas boasts breath taking 360° panoramic views of the glistening Mediterranean Sea, the Straits of Gibraltar, the African coastline and to the Sierra Blanca mountain range.





## HIGH SPEC COMFORTS

To maximise your comfort, your villa boasts under floor heating throughout the property. To cut energy costs, Mirabella Hills uses solar powered energy systems and circulation hot water pumps. Individual controls operate air conditioning, allowing both hot and cold air.

PROPERTY  
SPECIFICATIONS





## OUTSTANDING FINISHES

At Mirabella Hills, your home is your castle. Enjoy the finest quality finishes that will last for years. High quality, secure, aluminum double glazed windows and patio doors are standard features. Floors are finished with over-sized porcelain tiles adding a sleek, modern look. Internal carpentry contributes to the modern feel of the space, with wardrobes fitted with hidden hinges, soft closing mechanisms and seamless joints. Bathroom and kitchen fittings are supplied by high quality European manufacturers and the final finishes can be selected by you, to your personal taste. Each of the villas boasts an impressive five bedrooms making Mirabella Hills the perfect family home.

### PROPERTY SPECIFICATIONS





## PERSONALISE YOUR HOME

Mirabella Hills offers home buyers an unusual opportunity – the privilege to stand inside their new home and make decisions about finishing touches. Each villa has a large open basement, which can be styled to your personal taste. You can choose to preserve an open plan entertaining room for guests, or to transform this space into a cozy cinema area or expansive playroom for the children. The choice is yours..

## HIGH SPEC SECURITY

Home owners can rely on complete privacy and security. 24-hour security guards are stationed at the entrance and perimeter wall. Each villa is personally protected with home intelligent systems, which enable future upgrades to your personal requirements.

## ENVIABLE GARDENS


Mirabella Hills features individual salt water swimming pools and beautifully manicured gardens. The gardens are carefully kept with automatic irrigation and ambient lighting, perfect for entertaining or peacefully making the most of the quiet with a glass of champagne on the terrace.

PROPERTY  
SPECIFICATIONS





# MIRABELLA HILLS



modern design homes

+34 951 033 196

[info@mirabellahills.com](mailto:info@mirabellahills.com)

[www.mirabellahills.com](http://www.mirabellahills.com)