



For the ultimate Marbella lifestyle, minutes away from all amenities yet surrounded by nature and panoramic views, we have created a boutique villa project that truly embodies the S Signature Projects' philosophy.

is a licensed project and ready for construction, of a total of four fabulous individually conceived turnkey family villas, set in an incredible hilltop location within the privileged residential area. It follows all S Signature Projects' distinctive standards, inspired by the surrounding environment and designed for those who seek privacy and quality of life in an exclusive natural setting.

The beauty of the natural surroundings is honored by the elegance of low-slung contemporary architecture. In respecting nature, we also create a truly pleasant living environment that is all about style, comfort, and well-being.

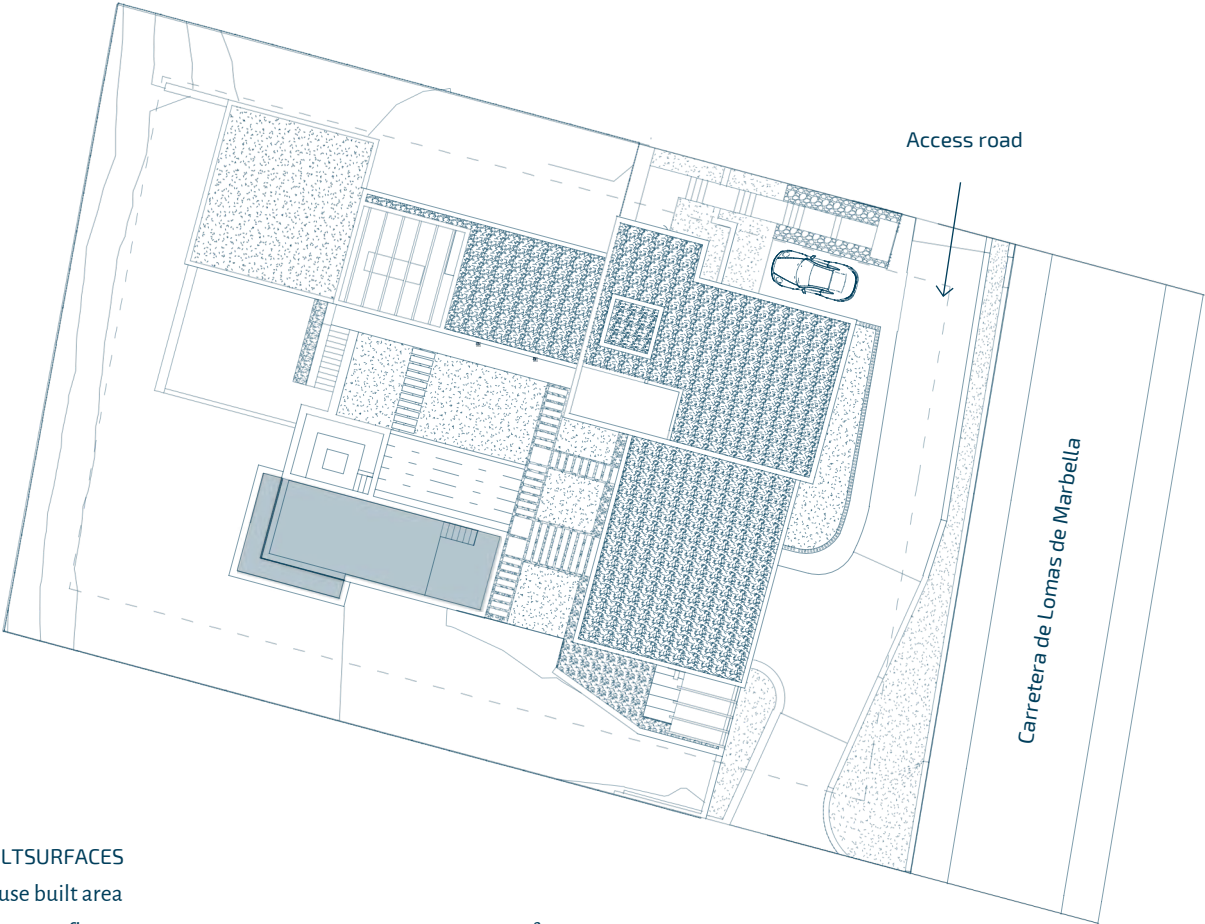




Modernity and tradition are also matched in superb cost-saving energy efficiency, comfortable interior temperatures, exceptional diffusion of natural light, and a seamless indoor-outdoor living experience, ensuring ultimate comfort in all seasons.

Expect all of this as standard in , or add your own personal touches for added inspiration. In addition to the collections we create as a boutique developer, also designs and builds contemporary-style villas entirely to brief – homes made to measure from a blank canvas.





BUILTSURFACES

House built area

Basement floor: 268.7 m²

Ground floor: 240.9 m²

Total house: 509.6 m²

Covered terraces

Basement floor: 18.9 m²

Ground floor: 67.5 m²

Total covered terraces: 86.4 m²

Open pool area: 52.7 m²

TOTAL BUILT AREA

596.0 m²

URBAN PLANNING CONDITIONS

Plot number: P.18

Minimum plot size: 800 m²

Buildability: 0.3 m²/m²

Plot occupation: 25%

Number of floors: GF+1

Maximum height: 7.50 meters

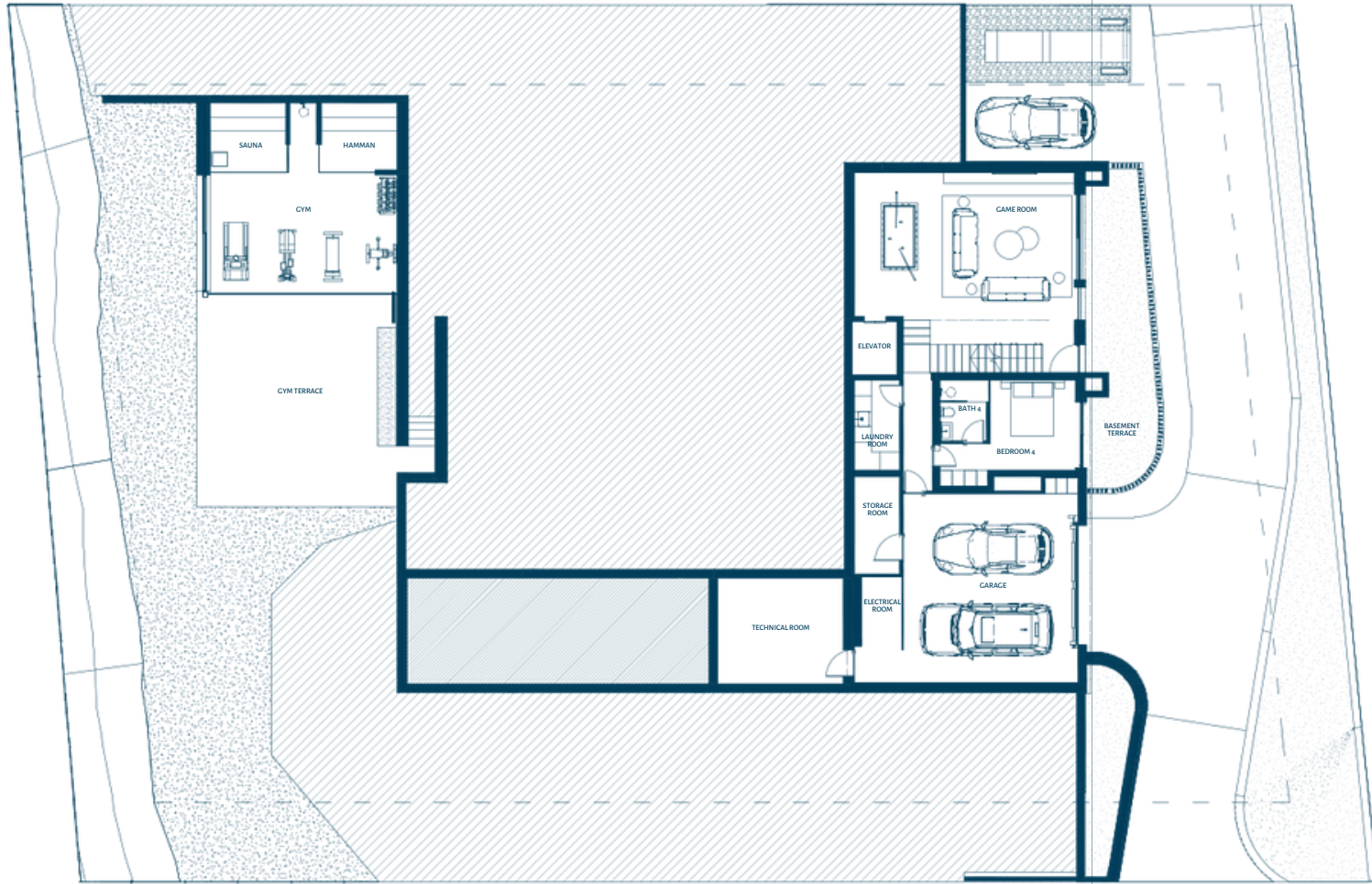
Setback from public boundary: 3 m

Setback from private boundary: 3 m

TOTAL PLOT AREA

1,600.41 m²

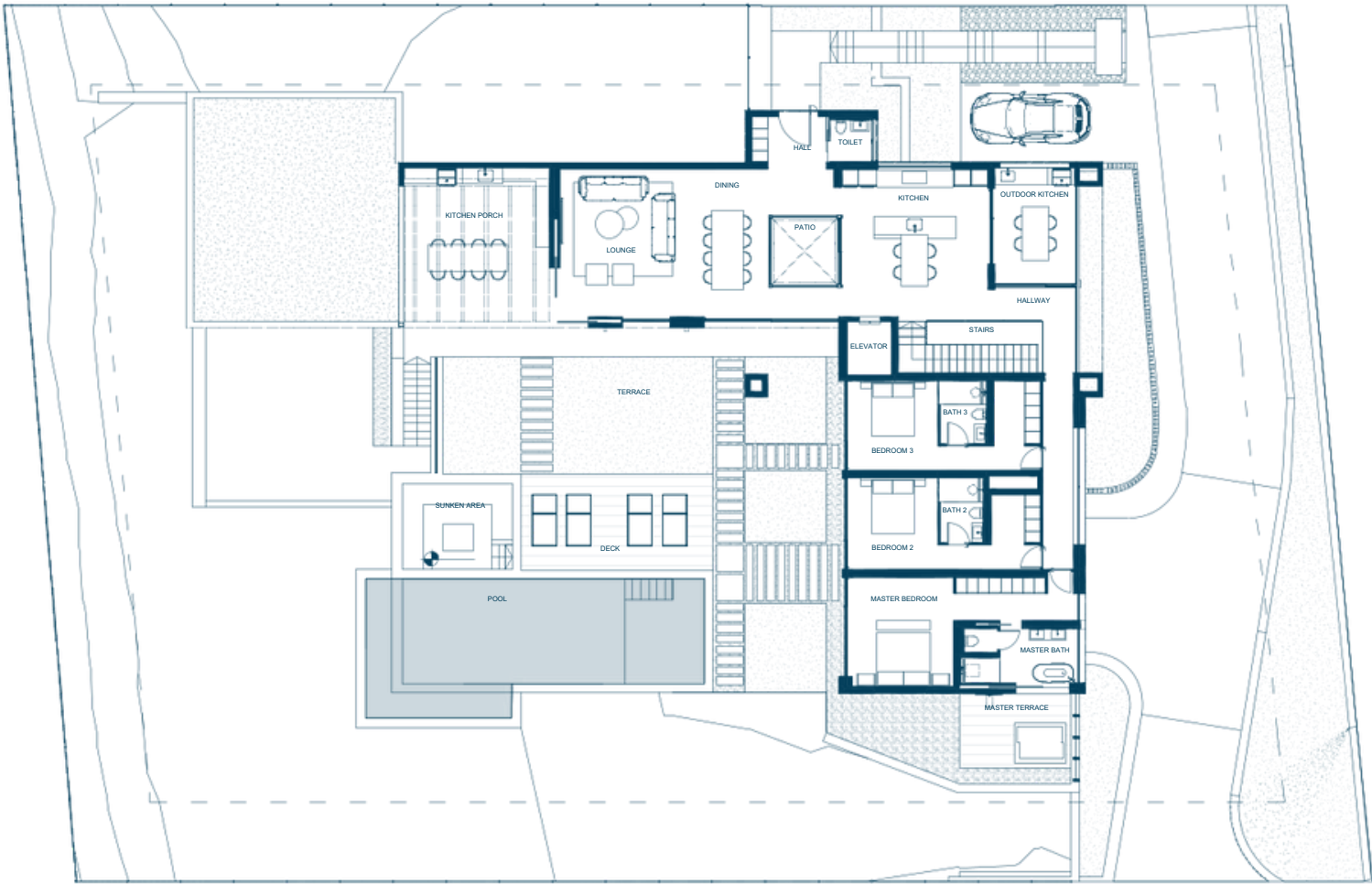




BASEMENT 287.6 m²

SURFACES BY ROOMS

Game room	63.5 m ²	Storage	6.4 m ²	Gym	34.6 m ²
Elevator	3.3 m ²	Electrical room	7.1 m ²	Sauna	7.5 m ²
Laundry room	5.8 m ²	Garage	47.6 m ²	Hamman	7.5 m ²
Bathroom 4	4.0 m ²	Technical room	18.7 m ²	Gym terrace	55.1 m ²
Bedroom 4	13.8 m ²	Basement terrace	27.4 m ²		



MAIN FLOOR

SURFACES BY ROOMS

Master bedroom	22.9 m ²	Bedroom 3	14.3 m ²	Living	25.7 m ²	Stairs	10.7 m ²
Master bathroom	8.3 m ²	Bathroom 3	4.1 m ²	Dining	25.1 m ²	Sunken area	13.8 m ²
Master terrace	25.8 m ²	Patio	5.3 m ²	Kitchen	31.1 m ²	Deck	32.2 m ²
Bedroom 2	14.5 m ²	Hall	5.3 m ²	Outdoor kitchen	13.8 m ²	Pool	40.3 m ²
Bathroom 2	4.0 m ²	Guest toilet	2.4 m ²	Hallway	14.4 m ²	Open terrace	126.0 m ²

completion, ensuring full responsibility for your project. Adhering to Northern European standards, we use top-quality materials and offer a turnkey delivery model with extensive warranties. Each construction phase is certified by external quality surveyors OCA.

You'll collaborate with our team to establish your project brief and budget. Our architects will assist in exploring locations and designs, presenting a tailored preliminary design once a plot is selected.

After finalizing the design, you'll sign the order for construction. We'll create a detailed project plan with 3D renders and a cost estimate. Upon approval, we'll apply for the building license and coordinate with authorities.





Developers to build your dream home enables you to have creative control over the design of your turnkey villa, but without the hassles of managing the whole development to process yourself. This, after all, is how our company was founded, and it continues to be a mainstay of how we work.

Having the freedom to realise your own vision with the full support of efficiently coordinated teams of professionals,



