

**ALCALA 4**





## CONTEMPORARY MASTERPIECE

Situated in the famous Golf Valley in Nueva Andalucia just above Puerto Banus, this contemporary masterpiece captures sweeping Mountain and Golf views.





**Beds: 4 | Baths: 5+2 | Plot: 1.475 m<sup>2</sup> | Built: 734 m<sup>2</sup> | Terrace: 355 m<sup>2</sup> | Pool: Private | Parking: 4 cars | Orientation: NE**













## INTERIORS

A sophisticated retreat, the 4 bedroom home seamlessly integrates indoor and outdoor living while showcasing masterful, modern detail. Floor-to-ceiling glass walls surround the living areas with stunning wooden elements throughout and sophisticated furniture pieces.









An exquisite chef's kitchen blends in flawlessly with its surroundings, incorporating an expansive breakfast bar, while the formal dining area overlooks the inviting outdoors.





## BEDROOMS

The elegant master suite boasts of a substantial custom-designed walk-in closet leading into the luxurious marble bathroom, opening up to the magnificent view terrace.









## EXTERIORS

Find yourself within a tropical oasis while stepping into the extensive exteriors. Enjoy all year entertainment with an inviting infinity pool, surrounded by multiple lounge areas for relaxing. An additional outdoor kitchen and dining table is another nod to practical entertainment.





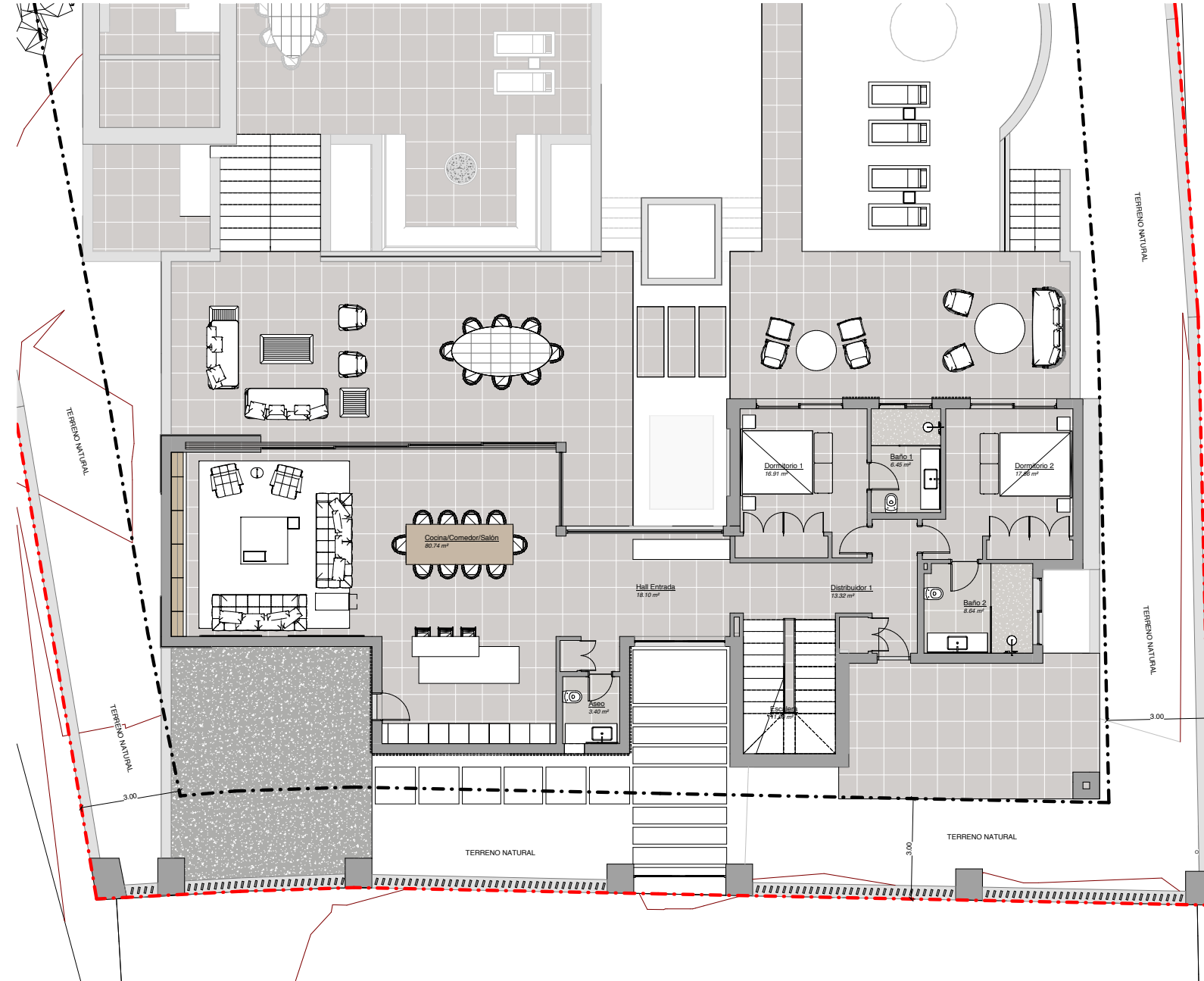




An architectural marvel, this ultra-private retreat is one of Las Brisas most prized properties on the market.

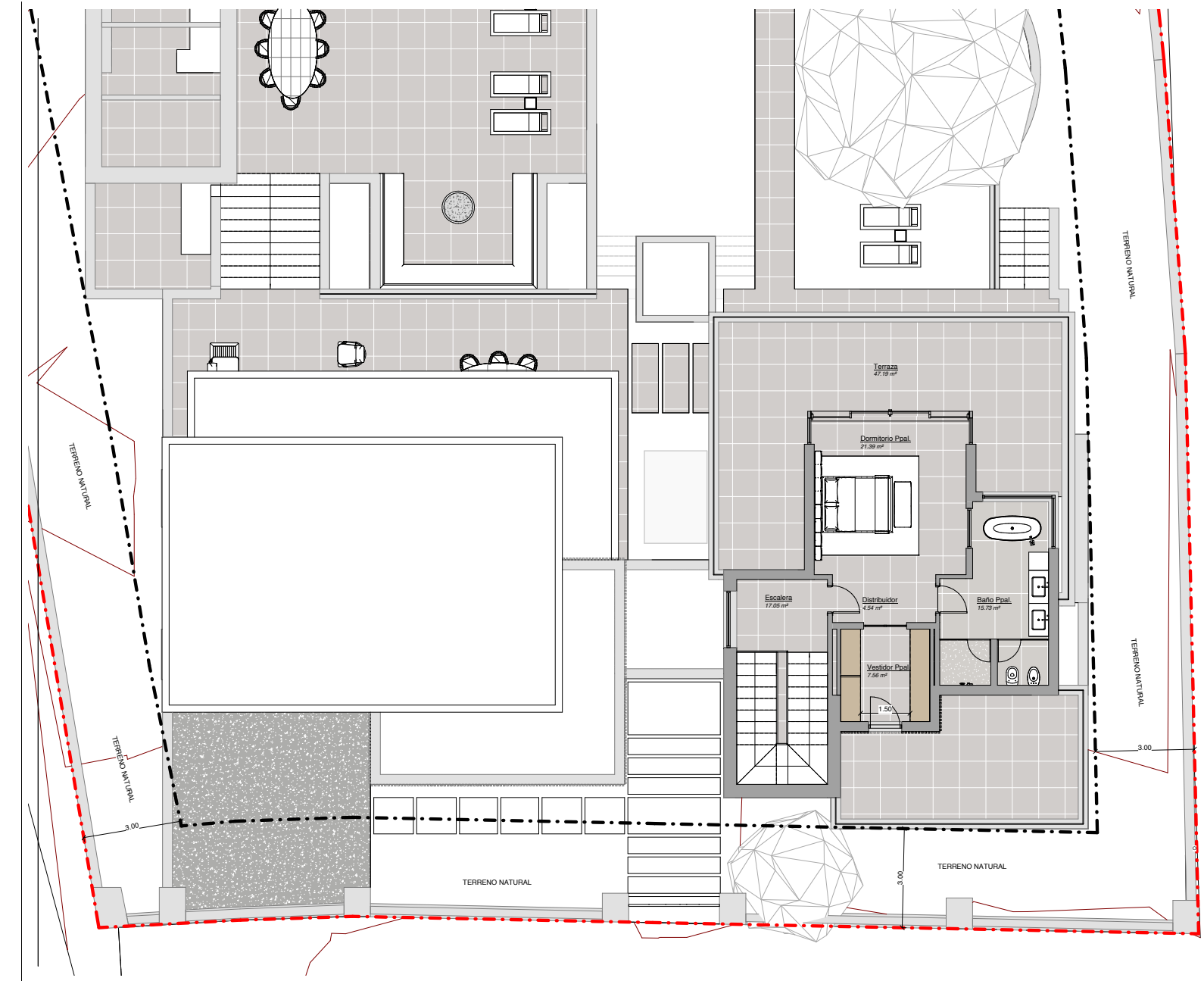


# Ground Floor



Beds: 4 | Baths: 5+2 | Plot: 1.475 m<sup>2</sup> | Built: 734 m<sup>2</sup> | Terrace: 355 m<sup>2</sup> | Pool: Private | Parking: 4 cars | Orientation: NE

# First Floor

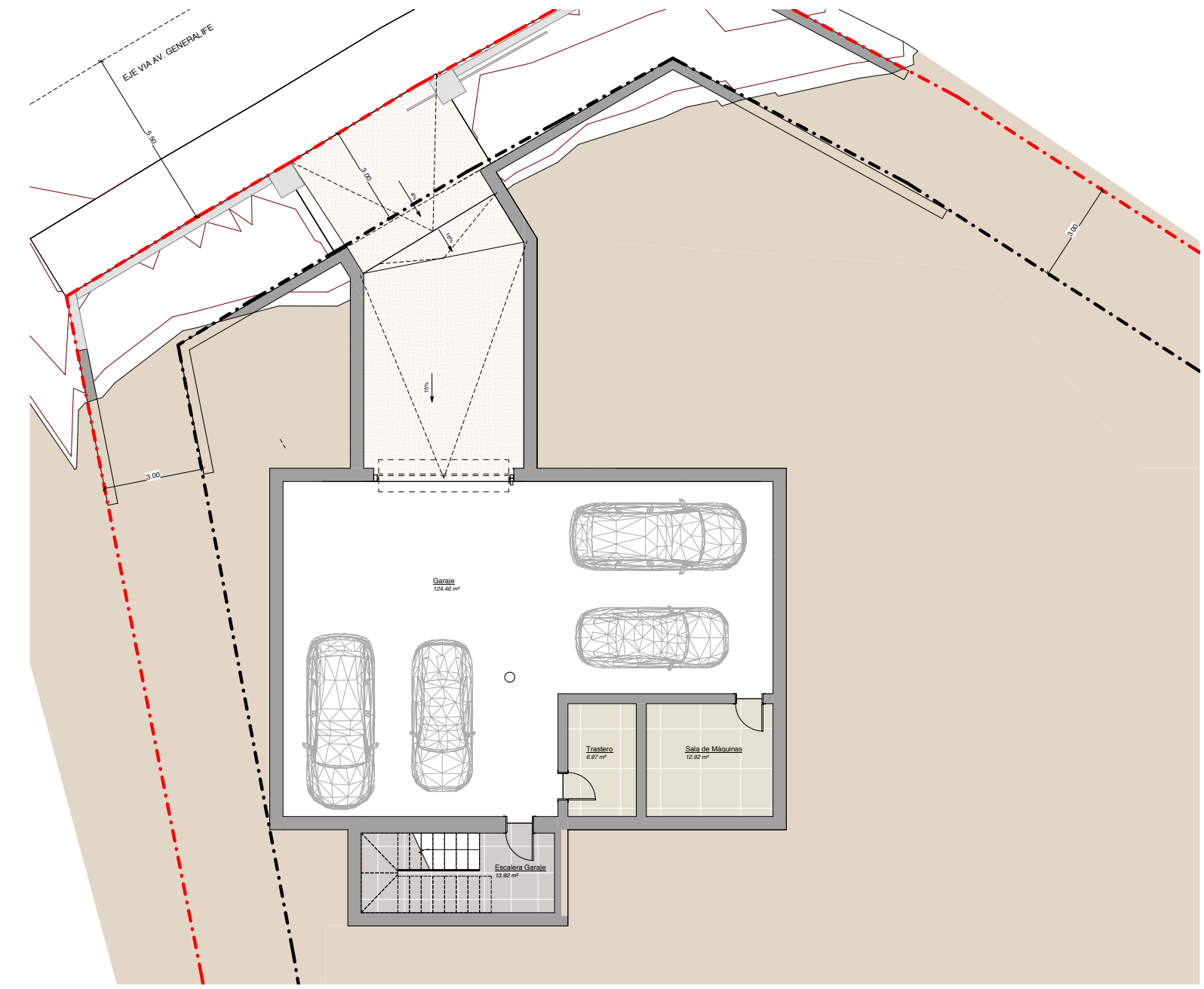


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## Garage



**Beds:** 4 | **Baths:** 5+2 | **Plot:** 1.475 m<sup>2</sup> | **Built:** 734 m<sup>2</sup> | **Terrace:** 355 m<sup>2</sup> | **Pool:** Private | **Parking:** 4 cars | **Orientation:** NE



## Quality Specifications

### CARPENTRY

#### Exterior Carpentry

- Aluminum Exterior carpentry, Brand Cortizo Industrial COR-80 Series (Tilt-and-turn).

#### Interior carpentry

- Interior wood carpentry.
- Main entrance door to the house with pivoting leaf.
- Wardrobes front with folding leaves with interior equipment

#### Galvanized steel

- Galvanized steel sectional garage door.
- Galvanized steel sliding garage door.
- Pedestrian swing door.

### BATHROOMS

- Wall-hung sanitary Villeroy & Boch, model Subway 2.0.
- Iconic double mechanical push button.
- Iconic wall-mounted sink faucet.
- Dornbracht Just Rain shower panel.
- Freestanding bathtub showcase B18 iconic brand & Iconic foot-mounted bathtub faucets.
- Iconic wall-mounted shower taps chrome finish.
- Iconic wall-mounted shower faucet with thermostatic mixer.
- Sinks Furniture Strato series by Inbani.
- Model Ideal countertop washbasin by Ideal Standard (bathrooms).

### FALSE CEILINGS

- Continuous false ceiling of laminated plasterboard and 4x4 cm grooved.
- Continuous false ceiling of solid oak wood slats.

- Laminated plasterboard curtain rod.
- False accessible ceiling of wooden slats, veneered in oak.

### FLOORING AND TILING

#### Interior

- Tile flooring Marble Cream Premium satin 800x800 & Premium Cream marble steps.
- Tile flooring: Porcelain stoneware ceramic tiles, polished finish. Dimensions 1200x1200 mm.
- Beige Limestone Kerlite model stone flooring - showers: Stone tiles for interiors.
- Sandblasted finish. Dimensions 800x800 mm.

#### Exterior

- Natural stone cobblestone flooring Perla Gray granite pavers.
- Non-slip satin premium cream marble flooring. Dimensions 800x800 mm.
- Non-slip premium cream marble tread, steps.
- Continuous pavement of deactivated concrete, for pedestrian use.
- Surface-treated concrete industrial flooring, suitable for garages.
- Itaca model swimming pool tiles of the Hisbalit brand.
- Porcelain tiling stoneware polished finish, 120x90 cm.

### ELECTRICITY

- Recessed ceiling model Play of the brand LEDS C4.
- Recessed spotlight in sealed ceiling model Dara of the brand Kohl.
- Indoor LED strip 9.6W/M.

- Outdoor LED Strip 9.6W/M IP65
- Recessed floor lamp Model GEA of the brand LEDS C4.
- Outdoor luminaire model Hubble GU 10 Aluminum of the brand LEDS C4.
- Surface luminaire model ECOFIT of the brand LEDS C4.
- Emergency luminaire model HIDRA flush with ceiling of the DAISALUX brand.
- DAISALUX brand waterproof NOVA ceiling-mounted emergency luminaire.
- Jung mechanisms brand simple model WG800.
- COMELIT IP video door entry system: Color module.

### HOME AUTOMATION

- KNX sensor brand BES: KNX movement sensor model SIFKNX of the brand BES.
- Supply iPad 9.7 Apple: iPad Retina Display Wi-Fi 16GB - Apple.

### AIR-CONDITIONING

- VRV-IV outdoor unit with R-410<sup>a</sup>gas, Daikin brand: Model HXHD125A8.
- Centralized control TouchManager mod. DCM601A51.

### UNDERFLOOR HEATING

- Daikin brand outdoor unit: Model HXHD125A8: Underfloor heating by low temperature water and Domestic Hot Water.
- Daikin brand Hydrobox indoor unit: model HXHD200A8.
- Domestic hot water storage tank 500L EKHWP500PB, brand: SAMSUNG.
- 300L INOX340 buffer tank for underfloor heating Mecalía.





