



MAREIN BANÚS  
CORTIJO BLANCO · MARBELLA





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**WE**  
**ARE**  
**NVOGA**

Situated in the heart of the Costa del Sol, and just a 40-min. drive from Malaga International Airport, this exclusive location is a few metres from the beach in San Pedro de Alcantara and offers a wealth of stunning attractions nearby.

Puerto Banus, one of the most famous marinas in Europe, is just 1.5km away and can be easily reached on foot along the seafront promenade. Sandy beaches, fine dining restaurants, championship golf courses and award-winning nightlife are within minutes of Marein Banus in both directions.

Marbella centre is just a 10-minute drive east, and offers a beautiful and historic Old Town, fabulous chiringuitos or beach bars, serving the freshest fish & seafood and a host of designer shops.

One of the most prestigious locations to buy luxurious real estate in Spain, San Pedro de Alcantara and the Costa del Sol boast an average of 320 days of sunshine each year. On a clear day, you can see Gibraltar and North Africa clearly across the Mediterranean.

# LOCATION







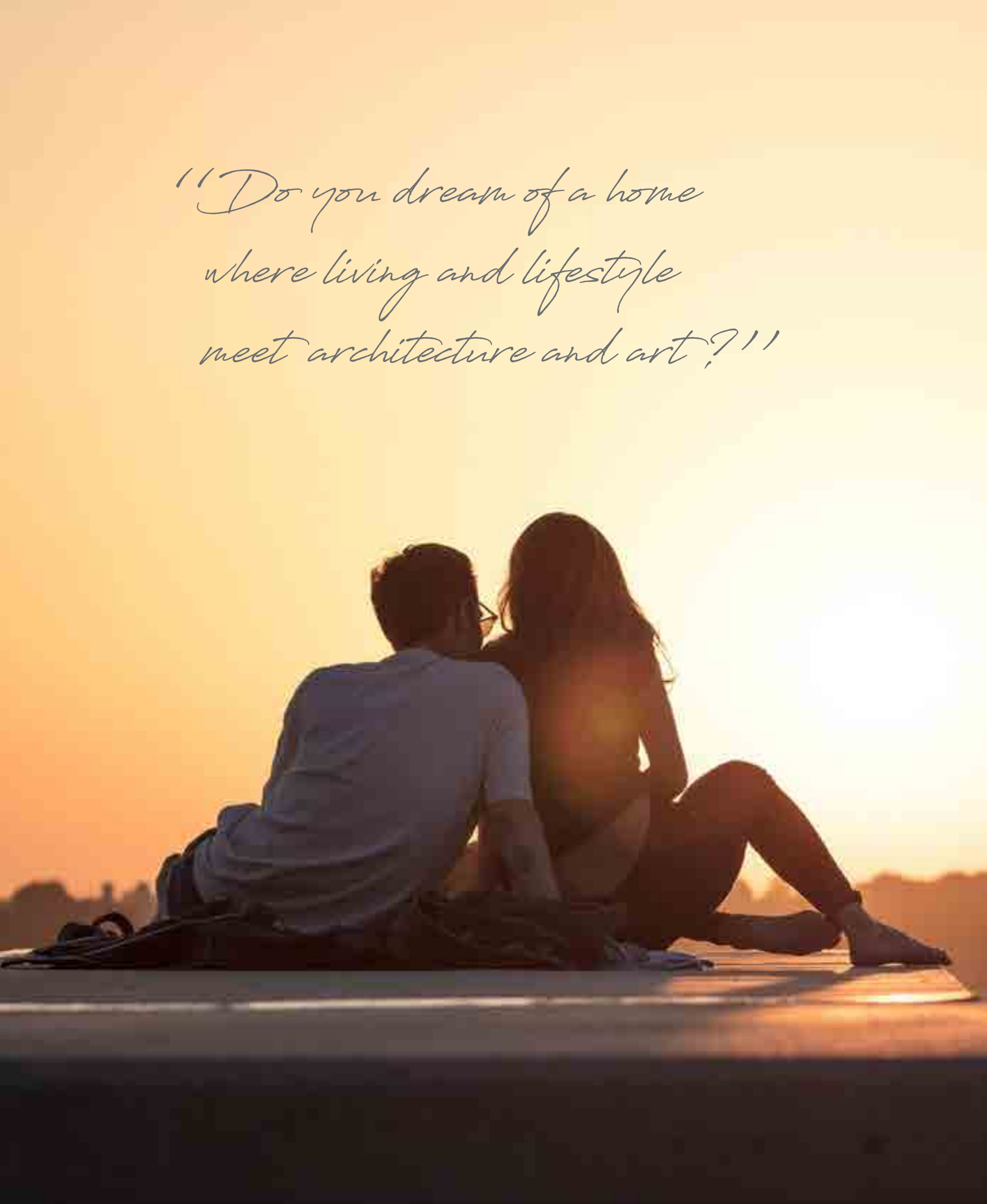
*Marbella*

*Puerto Banus*







A romantic couple is silhouetted against a vibrant sunset sky. They are sitting on a flat rooftop, looking out over a cityscape. The man is on the left, wearing a light-colored t-shirt, and the woman is on the right, wearing a dark top and leggings. The sky is a mix of orange, yellow, and soft blue, with the sun low on the horizon. The city lights are visible in the distance.

*"Do you dream of a home  
where living and lifestyle  
meet architecture and art?"*

Marbella is a way of life – an amazing way of life! Fabulous weather and year-round sunshine promotes well-being and an outdoor lifestyle that you can only dream about in cooler climes. With a wide choice of things to see and do in the open air, including water-sports, swimming, luxury boat charters, yoga, golf and tennis, you will be spoilt for choice in this little piece of paradise on the Costa del Sol.

If soaking up the sun with a cocktail or a glass of champagne is more your style, the luxurious and world-famous Nikki Beach Marbella is just a 20-minute drive away on the beach at the 5\* Don Carlos Hotel.

With plenty of sunshine, fresh sea air and a delicious Mediterranean diet of fresh fish, organic fruit & vegetables and award-winning local olive oil, Marbella encompasses everything that makes Spain such a desirable location.

Lifestyle is all about choice. However you want to live it, you will be well catered for in this part of the Costa del Sol.

# LIFESTYLE





*"Happiness is a long  
walk with a putter"*



Estepona Golf	El Paraíso Golf	Flamingos Golf	Marbella Club Golf Resort	Atalaya Golf & Country Club	Los Arqueros Golf & Country Club	La Quinta Golf & Country Club	Los Naranjos Golf Club	Magna Golf Marbella	Río Real Golf	Santa Clara Golf	Marbella Golf & Country Club	Santa Maria Golf	Miraflores Golf Club
30.0 km	15.5 km	14.5 km	13.5 km	10.0 km	08.0 km	03.0 km	01.0 km	01.5 km	15.0 km	16.5 km	17.0 km	21.5 km	28.5 km

MAREIN BANÚS  
CORTIJO BLANCO · MARBELLA

ESTEPONA

SAN PEDRO  
DE ALCANTARA

PUERTO  
BANUS

MARBELLA

ELVIRIA

GOLF





*“One cannot think well,  
love well, sleep well, if  
one has not dined well”*

With a vast choice of chiringuitos, serving fresh fish plucked daily out of the Mediterranean, tapas bars, serving delicious local dishes in tiny portions, and award-winning gourmet dining restaurants overlooking the sea, San Pedro de Alcantara and Marbella are awesome places to eat out.

Offering every type of cuisine imaginable, Marbella is a cosmopolitan town that is home to over 100 different nationalities, which is reflected in its wide choice of delicious food on offer.

The legendary Marbella Club Hotel and the Puente Romano Hotel are less than a 10-minute drive away.

Orange Square, Plaza de Los Naranjos, in the Old Town is the prettiest part of Marbella. Pavement cafes surround the square which is full of Orange trees and tropical plants, which fill the area with a burst of colour and blossom in spring time. Some of Marbella’s oldest and most celebrated restaurants can be found dotted along the alleyways and cobbled streets leading off the square.

## DINING









A shopaholic's paradise, Marbella and Puerto Banus are home to some of the most renowned designer shops, quirky galleries and glamorous boutiques in Spain.

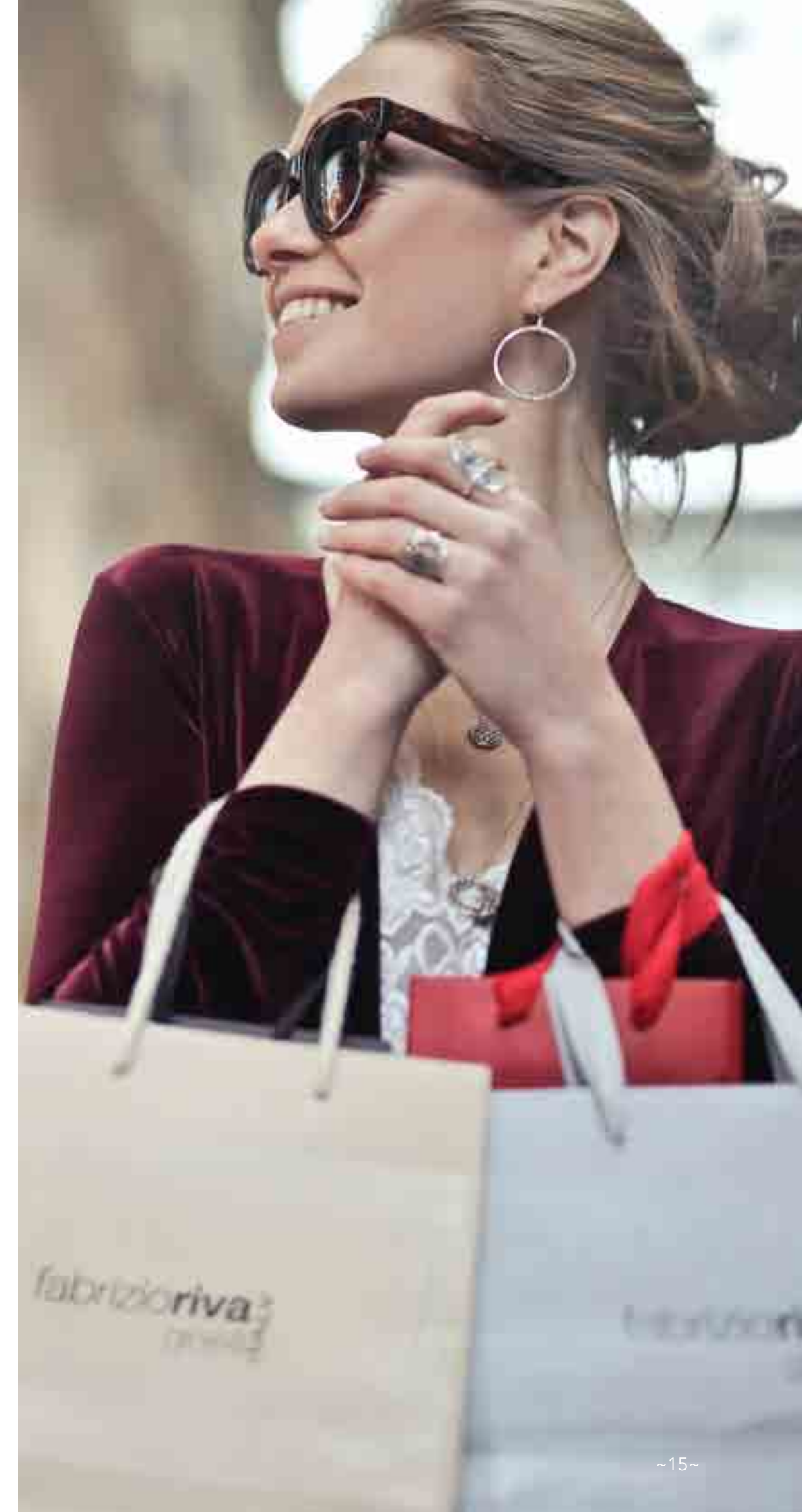
The super shops meet the super yachts in Puerto Banus where you will find a choice of top-end stores, including: Dolce & Gabbana, Prada, Versace, Loewe, Hermes, Lacoste, and Louis Vuitton.

Local malls include Cristamar, which is situated just at the east end of Puerto Banus and Marina Banus Shopping Centre. La Cañada shopping centre, just above the centre of Marbella, is easily accessible from the main A7 road.

The famous El Corte Ingles department store is situated just off the main road entrance to the port behind Antonio Banderas Square, where you can explore five storeys of clothes, shoes, electrical goods and much more.

*“When the going gets tough  
the tough go shopping!”*

# SHOPPING





*"Let your  
dreams set sail"*











*"The home is a sum of its  
spaces and the experiences  
of the people living in it"*

# THE DESIGNER

HEIDI GUBBINS is the creative director and founder of HEIDI GUBBINS INTERIOR DESIGN, a creative interior design atelier, with projects in Spain and on an international level.

Together with her creative and highly skilled team, they approach each project with innovative ideas, finding in their journey a great passion for bespoke architectural elements, aesthetically enticing compositions, that are distinctive and unique.

“We’ve carefully conceptualized the design of each Villa at Cortijo Blanco to evoke a unique story. We’ve played with height and scale, texture and materials, and infused the space with design elements and pieces that bring to life a stylish, contemporary and elegant bespoke home.”

Heidi believes that an inquisitive and intuitive mind is the way to an innovative design. She is inspired by the mélange of contemporary lines and vintage touches. She achieves curated interiors by choosing materials and pieces that contrast and complement each other, thus creating spaces that are distinguished, vibrant and alive.

The team’s stylish approach coupled by their focus, attention to detail and sensitivity to their clients wishes, has given Heidi Gubbins Interior Design the opportunity to continue to transform spaces for private clients and to collaborate with design firms and architects alike, both in Spain and abroad.



*"I like contrast!"*

*The juxtaposition of simplicity  
and grandeur; the infusion  
of something different!*

*Just as with food or music,  
spaces should make you feel  
something you never forget "*





















*"Architecture cannot be conditioned by specific trends. An architectural project must have a timelessness that allows it to confront and overcome specific trends, while maintaining its design and functionality over time"*

# THE ARCHITECT





MAREIN 73 is a highly respected and trustworthy property promotions company whose partners have more than 40 years experience in the real estate sector. We have a large team of professionals who cover all promotional activities, phases and aspects, from the design to the execution of projects in our in-house studio. By having our own construction company we can guarantee that all works are carried out to the topmost quality and on schedule.

THE  
PROMOTER
























A modern villa at night with a swimming pool and palm trees. The villa has large glass windows and a balcony. The pool is illuminated with blue lights. The sky is dark blue.

# COMFORT STYLE SECURITY LUXURY SPACE LIGHT

MAREIN BANUS is an exclusive project of 3 luxury contemporary style villas.

These exceptional villas enjoy a privileged situation just 50 meters from the beach and a short distance from Puerto Banús and Marbella.

The elegant and modern design of the houses is complemented by the latest technology and the highest standards of quality and finishes.

They consist of 4 bedrooms and 4 bathrooms, Siemens kitchens equipped with the latest generation of furniture and NEFF appliances, large dressing room in master bedroom, private pool in the garden and solarium that will enjoy stunning sea views.



Each villa is unique and has been designed from the large experience of Marein 73 Group, a promoter specialized in the construction of independent villas, thinking about every detail and every corner of the house, seeking the comfort of a home and getting the houses to enjoy a high privacy.

Exterior areas include luscious mature gardens, creating sense of oasis feeling.

The design principle for this contemporary project is based on in harmony with nature, while making the most of Marbella's micro-climate and its proximity to the sea.

















*The exteriors and interiors  
are designed using only  
the best quality materials  
to ensure that the Marcin  
Banus homeowners have  
the utmost comfort*









*Our mission is to make  
life easier for you, take  
care of the trivial so  
that you have time to  
dedicate to the really  
important things.*

# CONCIERGE

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TAKE ADVANTAGE OF OUR  
PROJECT MANAGEMENT SERVICE





## YOUR FAMILY

Birthday event organisation  
Children's entertainment  
Transport  
Welcoming guests  
Applications for school admissions  
Decoration services and floral decor  
Pet care  
Furniture Removals  
Laundry, delivery and pick up of laundry  
Errand services  
Delivery and collection of mail and packages  
Care of elderly people  
Collection and delivery of meal orders  
Personal security

## YOUR LIFESTYLE

Recommending places to go, restaurants, nightlife etc.  
Reservations  
Personal shopper  
Management of private flights  
VIP tickets to cultural, sports events, etc.  
Personal home services  
Beach club bookings  
Organisation of private events  
Entertainment services  
Hotel and resort bookings  
Destination information  
Airport pick up and transport  
Gastronomy tours  
Vehicle rentals

## YOUR HOME

Rental services  
General property maintenance  
Gardening services  
Security services  
House insurance  
Decoration and interior design  
Holding keys  
Swimming pool maintenance  
Landscaping  
Laundry and ironing services  
Hiring household staff  
Postal mail management

## LEGALITIES

Management of the maintenance expenses for your Nvoga property

Unification of bill payments

Legal services

Insurance management

Residency and NIE procedures (Foreigners Identity Number)

National and foreigner tax returns

Property taxes and utilities

Help in managing bank accounts and payments

Translation and interpreter services

Advice in your search for the best professional in each area

Assistance at notary offices

## YOUR HEALTH & WELLBEING

Bookings in health and sports clubs

Personal trainer

Bookings in spas and beauty salons

Massages and treatments at home

Management of medical appointments

Medical assistance at home

Arranging beauty treatments

Spiritual retreats

Sports retreats

Fasting retreats

Health retreats

## SPORTS

Golf

Water sports

Riding

Hunting and fishing

Adventure sports

Private guides

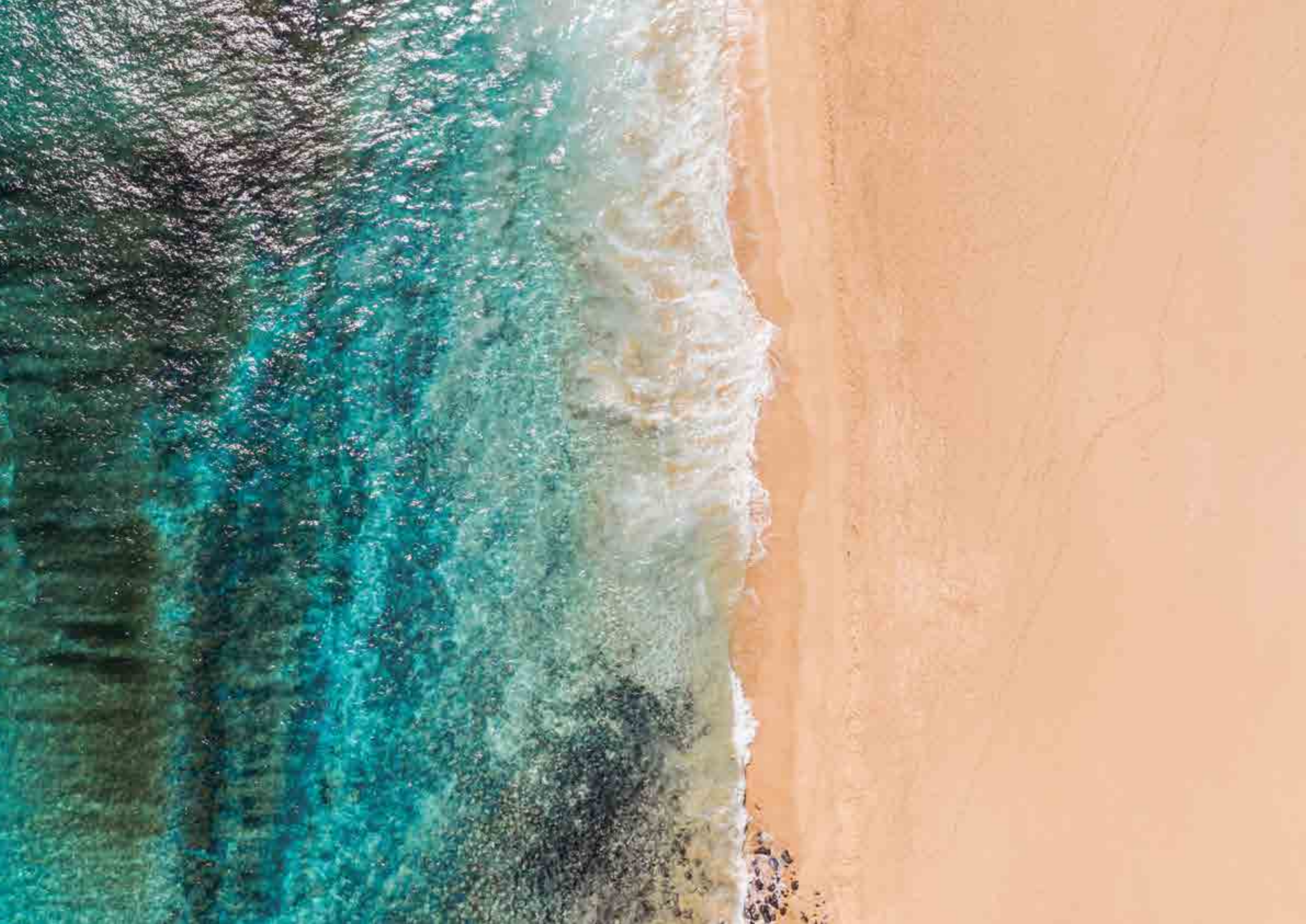
Ski trips

Nautical sports

Polo







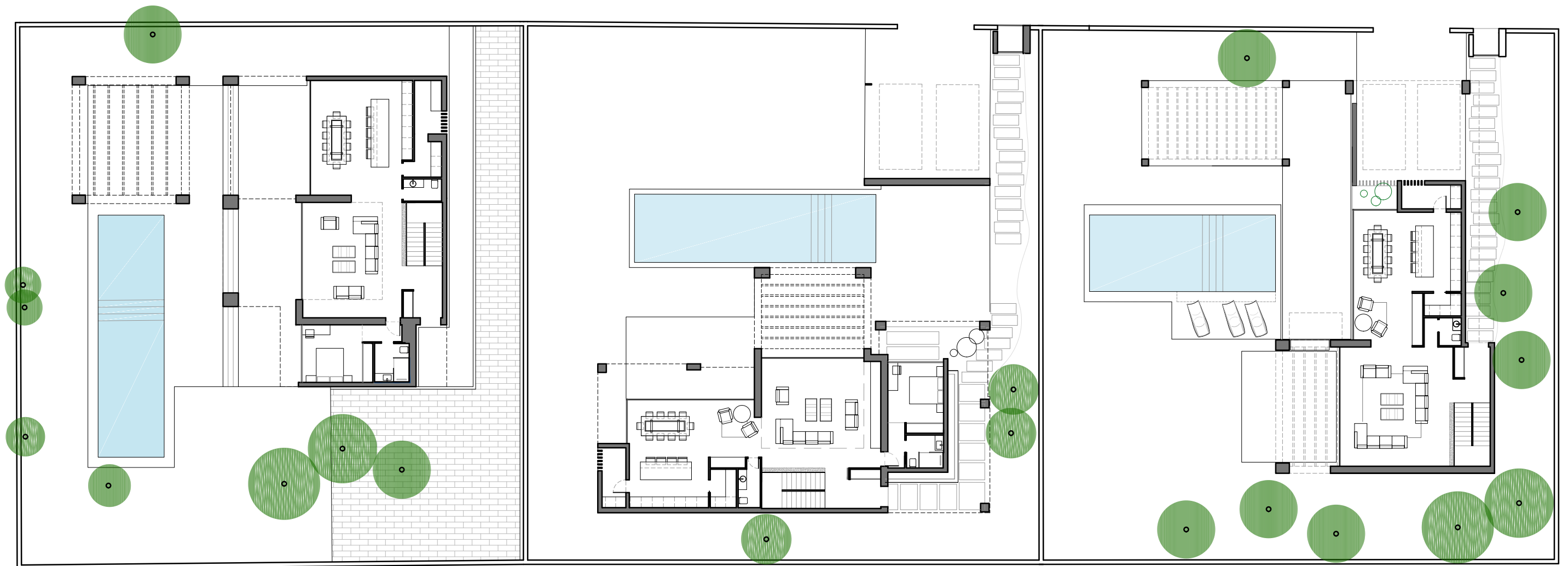
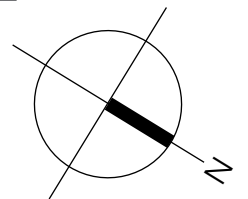


# VILLAS

**THREE** 954,65m<sup>2</sup>

**TWO** 954,45m<sup>2</sup>

**ONE** 956,60m<sup>2</sup>



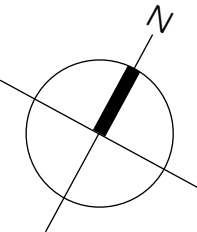


# VILLA THREE

## GROUND FLOOR



FIRST FLOOR



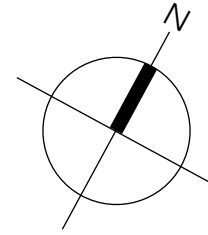


# VILLA THREE

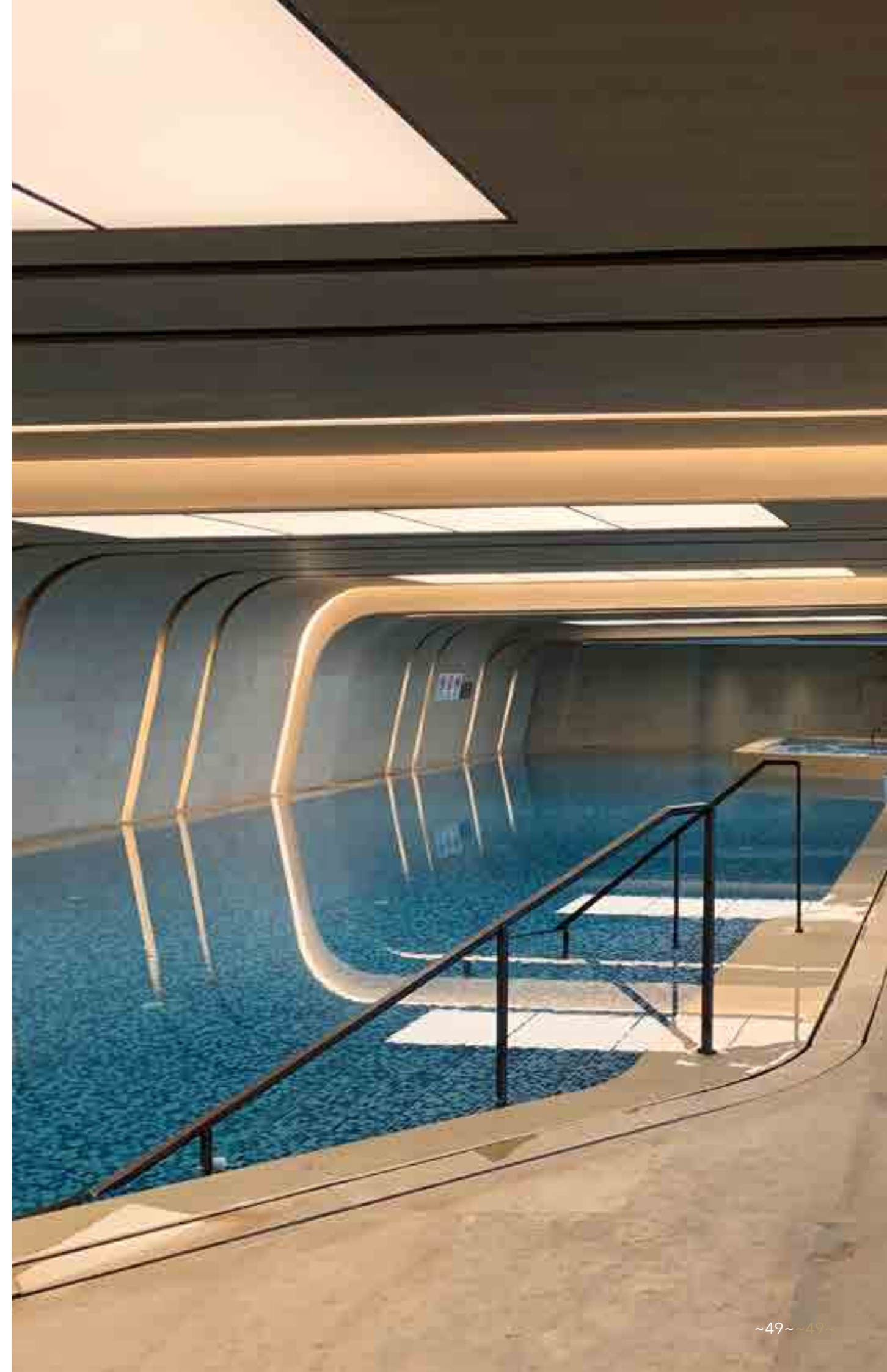
## ROOF TERRACE



## BASEMENT (OPTIONAL)



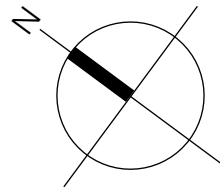
BASEMENT  
BUILT S.: 215.75m<sup>2</sup>  
USEFUL S.: 195.55m<sup>2</sup>



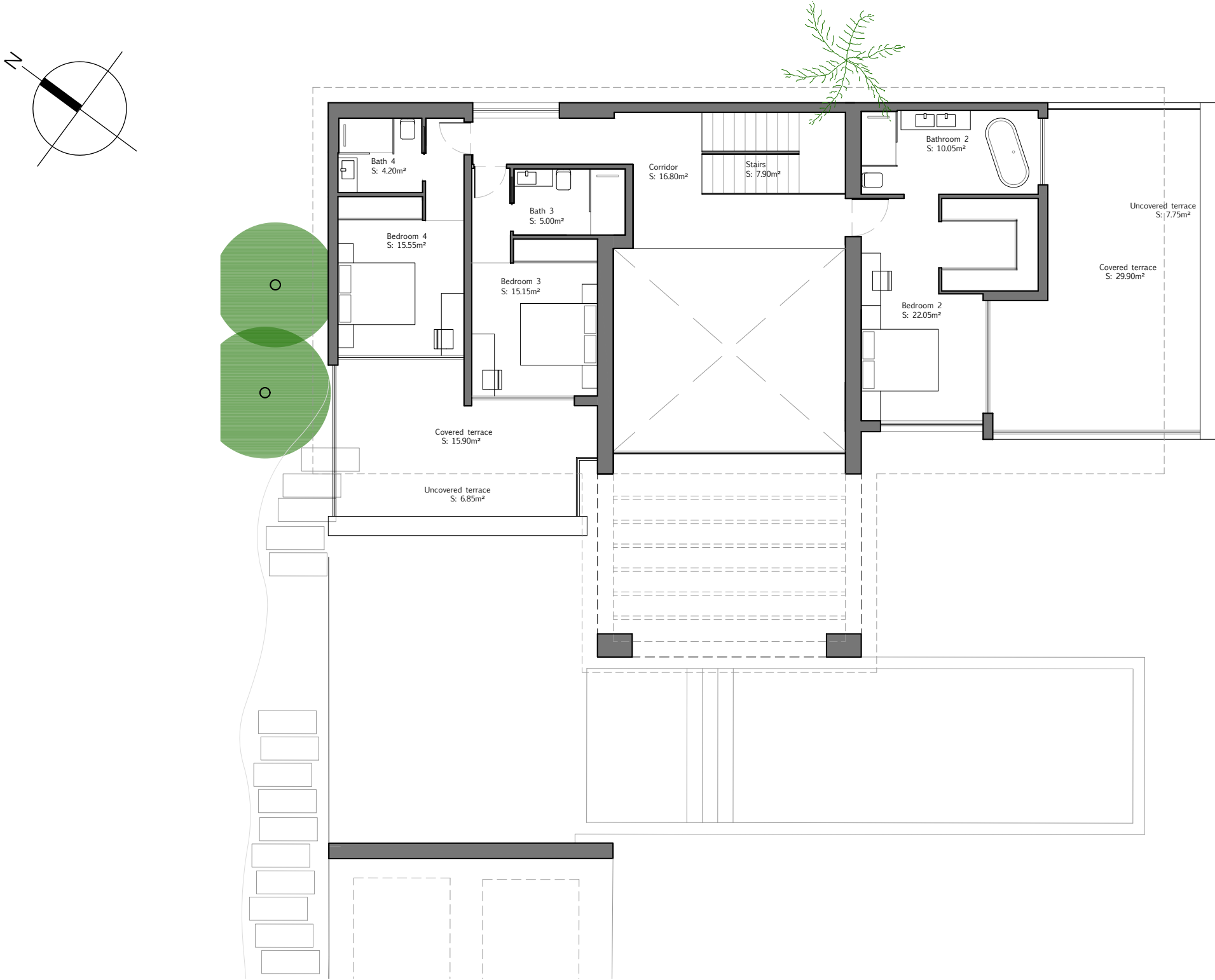


# VILLA TWO

## GROUND FLOOR



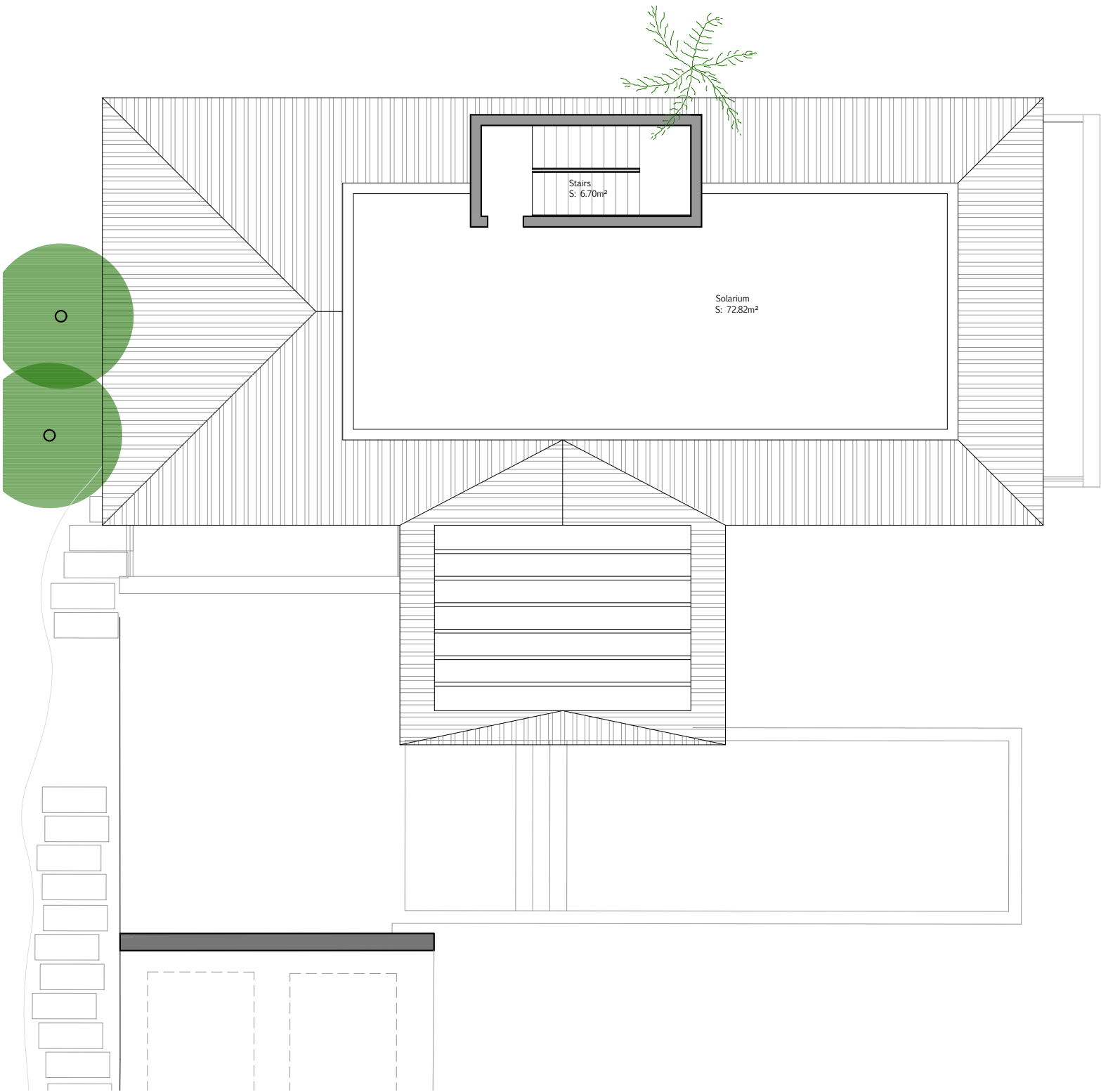
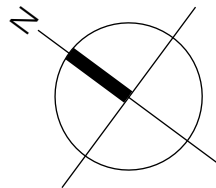
FIRST FLOOR



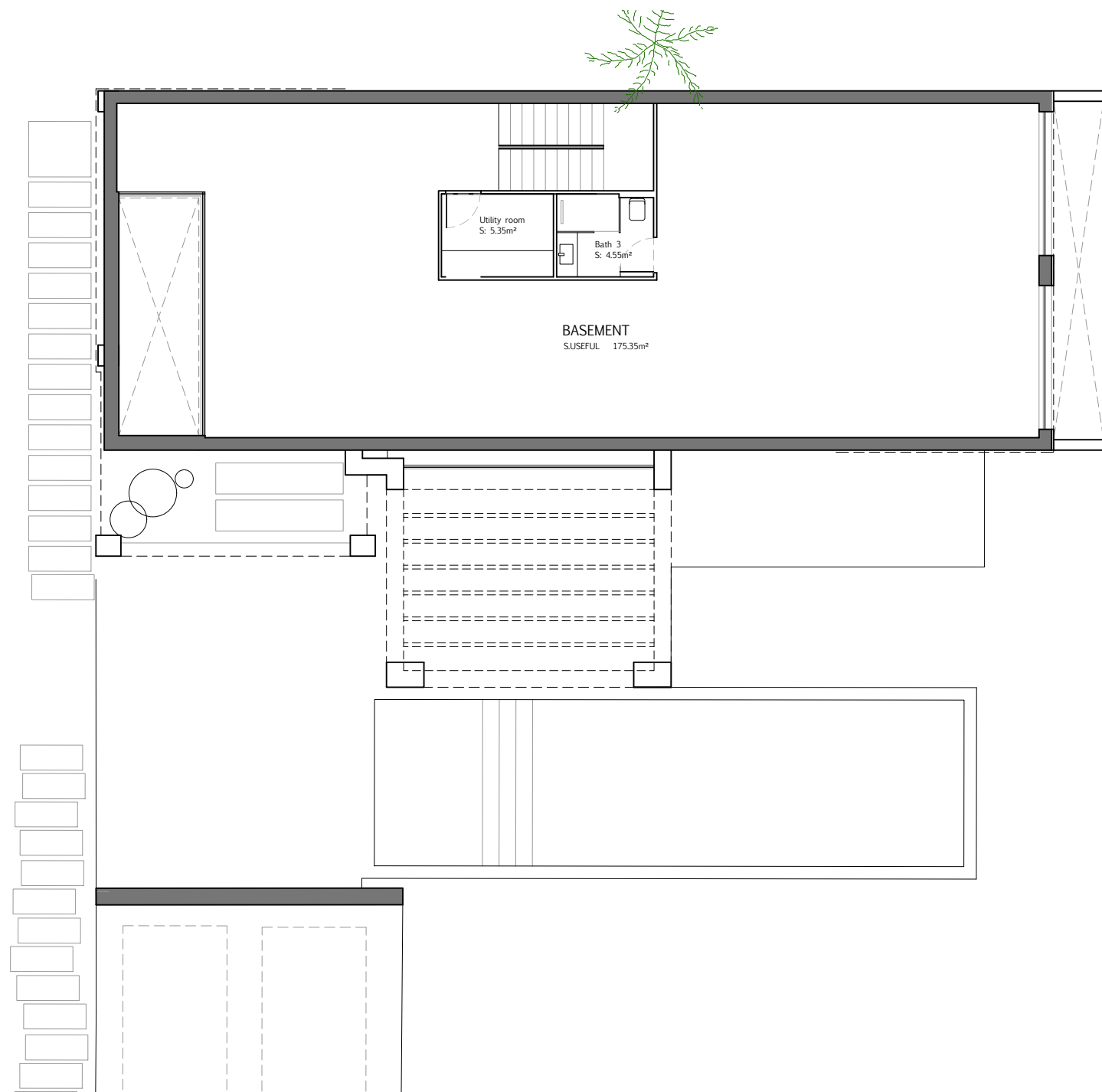
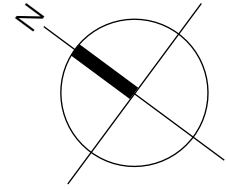


VILLA TWO

ROOF TERRACE



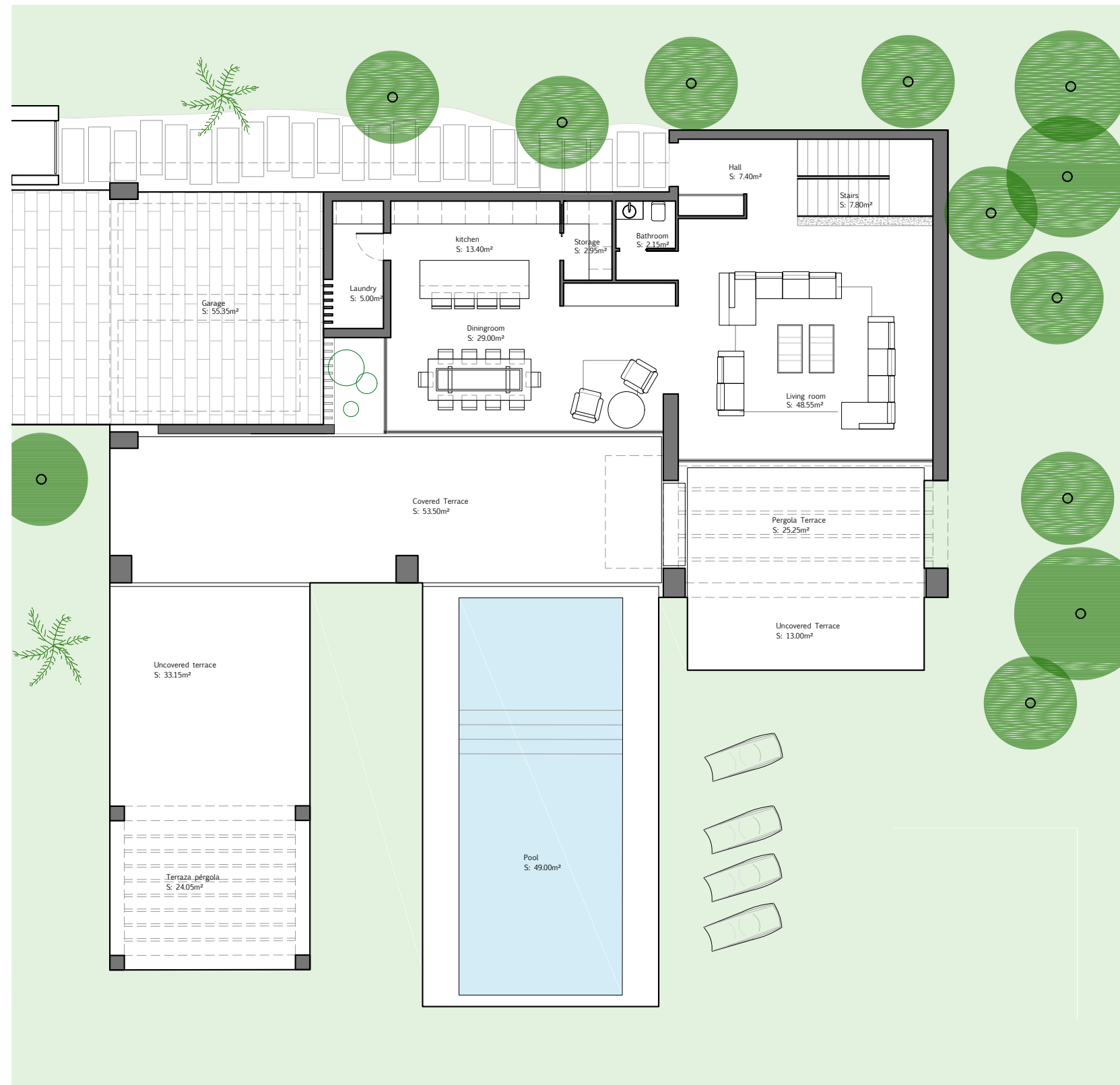
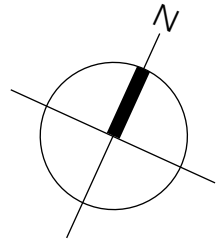
## BASEMENT (OPTIONAL)



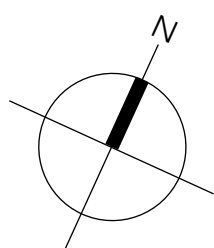


# VILLA ONE

## GROUND FLOOR



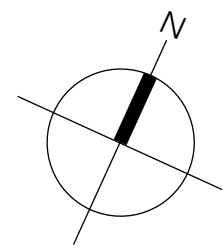
FIRST FLOOR



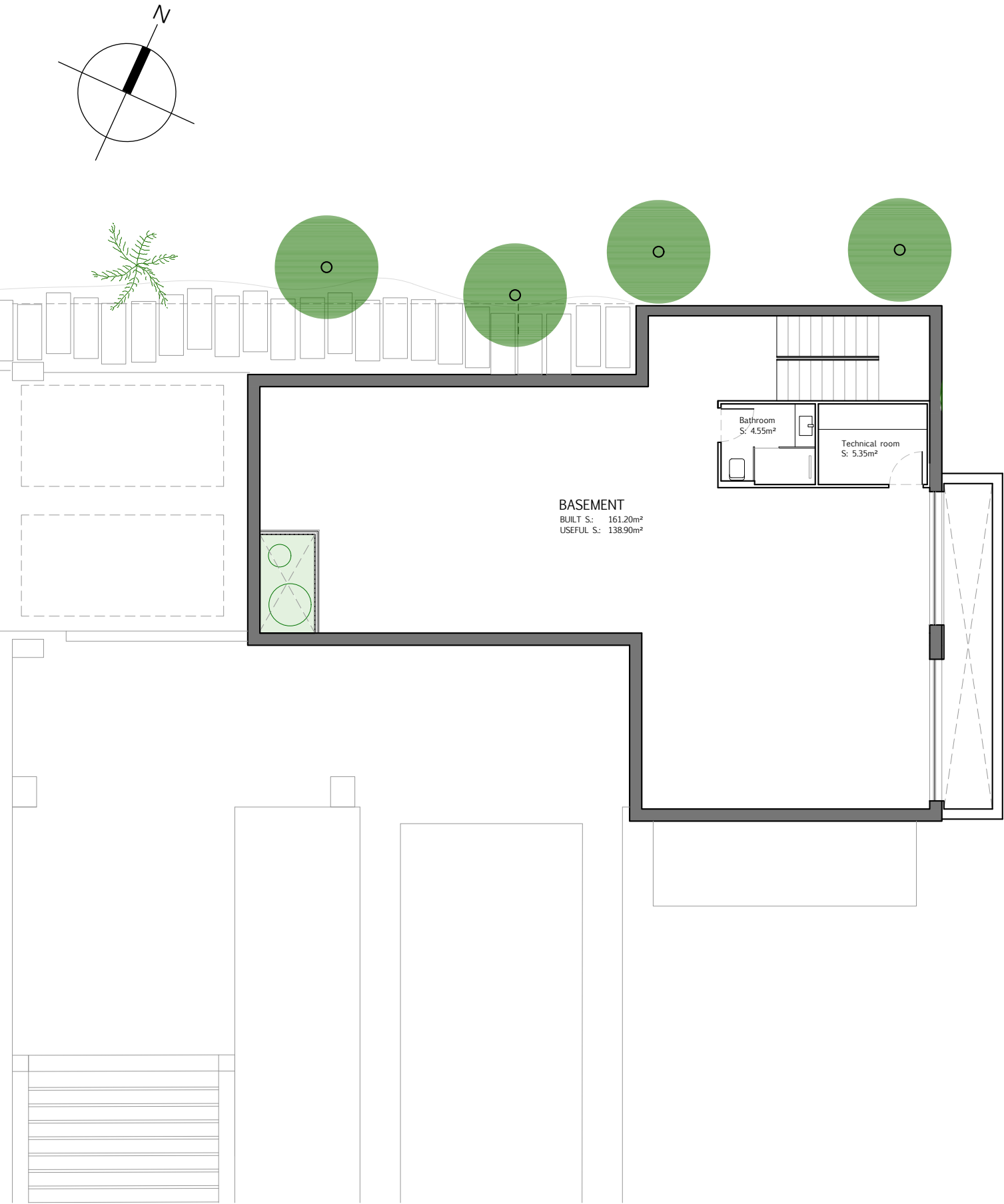


# VILLA ONE

## ROOF TERRACE



BASEMENT (OPTIONAL)







QUALITIES

**SieMatic**



## QUALITY SPECIFICATIONS

### FOUNDATIONS AND STRUCTURE

Foundation using reinforced concrete slab, according to data from the geo-technical study, complying with CTE-DB-SE-C regulation specification. Where needed, concrete walls in the basement walls. Structure using bidirectional slabs and reinforced concrete slabs. All under compliance with current DB-SE and EHE standards.

### ROOF

Waterproofed and thermally insulated solarium tiled with 120x60 cm slip resistant texture rectified porcelain as the rest of the terraces. Perimetral brick fence partially glazed surrounded by roof tile sloped gable.

### WATERPROOFING

Roofs and terraces are waterproofed by welded asphalt sheet installed in compliance with DB-HS standard building regulation.

Basement walls, where existing, will be externally waterproofed and fitted with perimetral drainage.

### COATINGS

Exterior: Smooth finish and painted, mortar render with ceramic decorative inclusions.

Interior: Taped, joined and painted plasterboard panels on walls and ceilings.

### BIOCLIMATIC PERGOLA

Bioclimatic pergola with slats at pool area, which adapts to the climatic conditions of each season.

The system is built with adjustable slats that allow sun protection and temperature regulation naturally. The movement of the slats is controlled by remote control.

It has lighting by LED strip in structure

### ISOLATION

Thermal and acoustic insulation by rigid pieces of extruded polystyrene, type Roofmate, on roofs. Thermal and acoustic insulation by semi-rigid rock wool in façade wall cavities. Additionally, acoustic insulation is fitted between the house rooms, by adding rock wool to the house partitions. In compliance with current DB-HE and DB-HR.

### FAÇADES

Cavity walls formed by external sheet of perforated bricks rough rendered inside with hydrophobic mortar, air cavity and self-supporting plasterboard system formed by 15 mm plaster boards on galvanized metal frames, with rock wool as thermal / acoustic insulation according to CTE-DB-HE Energy saving and CTE-DB-HS Health as Safety regulations.

### PARTITIONS

Plasterboard system partition formed by galvanized steel frame on which a 15mm thick plasterboard plate are screwed on both sides, placing a Rock Wool acoustic insulation inside, water-repellent plasterboard panels are used in wet rooms. Made according to the guidelines of the CTE-DB-HE regulations. Energy saving; UNE 102040 IN, assembly of plasterboard partitions with metal structure.

## QUALITIES

### FLOOR AND WALL TILES: RECTIFIED PORCELAIN

Interior, 120x120 cm natural stone look rectified porcelain tiles. C3 slip resistant category in bathrooms. White aluminum baseboard integrated in partition walls.

Outdoors, Raised access floor with textured rectified porcelain non-slip 120x60 cm tiles to avoid slopes on the terraces.

Main bathroom tiled with 2.50x1.00 large format, Calacatta marble look rectified porcelain tile on toilet and basin walls, continuing to cover all shower walls.

Secondary baths are tiled using the same porcelain tile as for the flooring, on toilet and basin walls, continuing to cover all shower walls.

### GLASSES

Double glazing in all exterior joinery. Laminated safety glass on the ground floor. Sliding glass screens in showers.

Standoff glass railing system on stairs.

Recessed U profile system for exterior glass railing.

### JOINERY

Interior: 2.40 m high plain wooden doors, white lacquered or oak finish, fitted with hidden hinges, magnetic latch and stainless-steel 1st quality handle. Entrance door made of steel core and noble wood skin weather resistant treated, with lock and safety handle.

Fully distributed walk in closet at master bedroom with LED lighting. Built-in closet with floor-toceiling doors in the rest of the bedrooms, internally organized with a functional distribution of shelves, hanging bars and drawers.

Exterior: Technal, high-quality extruded aluminum with thermal breaks joinery. With the most advanced technologies in the sector and having numerous tests and certificates guaranteeing it.

Offering the highest standards on safety and reliability. It will be provided with air intake openings for ventilation.

## BATHROOMS & TOILETS

The distribution, fittings, taps and bathroom furniture has been chosen out with the support of interior designer, so that it is not just a sum of pieces or elements, but a space thought as a whole.

### FITTINGS AND FAUCETS

Master bathroom: Solid vanity top with integrated sink, on American Walnut wood Unibaño cabinet. Hansgrohe brushed bronze wall mounted water taps. Built-in wall mounted shower tap,

with rain system. Bathtub, two sided tiled fronts, with same as flooring material.

Secondary bathrooms: Table mounted basin on ground floor toilet. Solid vanity top with integrated sink, on American Walnut wood Unibaño cabinet. Hansgrohe brushed bronze monobloc taps.

All bathrooms: Backlit mirrors. Fanti-slip floor integrated shower tray. Full size sliding shower screen. Wall mounted toilet, concealed in wall tank, dual-flush actuator medium and complete discharge. Soft close toilet seat.



# KITCHEN

## KITCHEN FURNITURE

Fully designed kitchen, SieMatic brand equipped with Neff and Bora appliances.

The laminated fronts of SieMatic are extremely resistant, very easy to clean and hygienic.

They have an impeccable appearance and the chosen Larice Terra finish wood looking, has a surprisingly natural appearance.

We have made a combination between, wood looking finish, grey stone countertop and glass cabinets, a striking element, thanks to its matt black frame, parsol grey glass, Larice Terra interior and interior illumination.

The natural stone countertop: the true charm of countertops of this type lies in its surface irregularities, which clearly differentiates them from industrial products, providing exclusivity and elegance.

## APPLIANCES

Neff, German brand of household appliances, experts in the sector and with a high quality customer service.

Integrated side by side refrigerator – freezer unit and dishwasher.

Oven and microwave column.

Induction cooking hob Bora Pure with integrated surface extractor - Bora, German brand, innovative hobs with surface extraction. A unique effectiveness, quietness, easy to clean and an elegant design.

Blanco kitchen sink and pull-out tap, in stainless steel.

# EQUIPMENT

## ELECTRICAL INSTALLATION

Electrical network planned according to the installed power, with top quality mechanisms with a nacar white shell.

Telephone and television points in all bedrooms, living room and kitchen.

Installation of video intercom.

## CLIMATIZATION AND COMFORT

Aerothermal air conditioning with cold-heat duct system, thermostat and independent air conditioning control in each room of the house (Airzone type).

Underfloor heating in all house rooms, by water system, except for master and secondary bathrooms that will be electrical system.

## DOMOTICS

Home automation installation with Crestron system one of the world leaders in control systems and home automation, or similar. The home automation system will be controlled through an Apple iPad-Wi-Fi 32GB, will have control over curtain / blind motors, lighting and alarm integration, ready to be expanded with upgrade function packages according to customer preferences.

Sound installation controlling 4 audio zones: kitchen-dining room, lounge, guest toilet and terrace on the ground floor, with Excite 2 speakers indoors and Saros 6.5 '' outdoors or similar.

## SWIMMING POOL

55 m<sup>2</sup> water surface with shallow area for possible placement of terrace furniture and deep swimming area. Interior, light blue or white, ceramic tile finish (Gresite) to be chosen between the models proposed to the client. Saltwater pool with LED spotlights.

## FENCING

Street fence 1.30 m wall made of concrete blocks rendered and painted in white. Over it and up to 2.00 m height metal fence according to design.

Boundaries with other plots, 1.80 m wall made of concrete blocks rendered and painted in white.

## GARDENING

Landscaped areas with use of existing large trees, automatic irrigation installation with diffusers for lawn areas, as well as pre-installation of garden lighting so that the client can customize it in the future.

## BASEMENT (OPTIONAL)

The basement option will be finished "raw", that is, without terminations or finishes except for the toilet, stairs and utility room that will be finished. It will have the necessary pre-installations for the electricity, water and air conditioning supply. The basement has natural lighting and ventilation.

## INTERIOR DESIGN (OPTIONAL)

The client has the option of hiring an interior designer of recognized prestige in Marbella, specialized in residential projects. Its versatility and innate style will give each space of the villa a unique touch. It is accompanied by the present report of qualities proposed for interior design, which is reflected in the interior images of this villa.











