The Secret Refuge

Villa Ibiza Breeze

La Zagaleta

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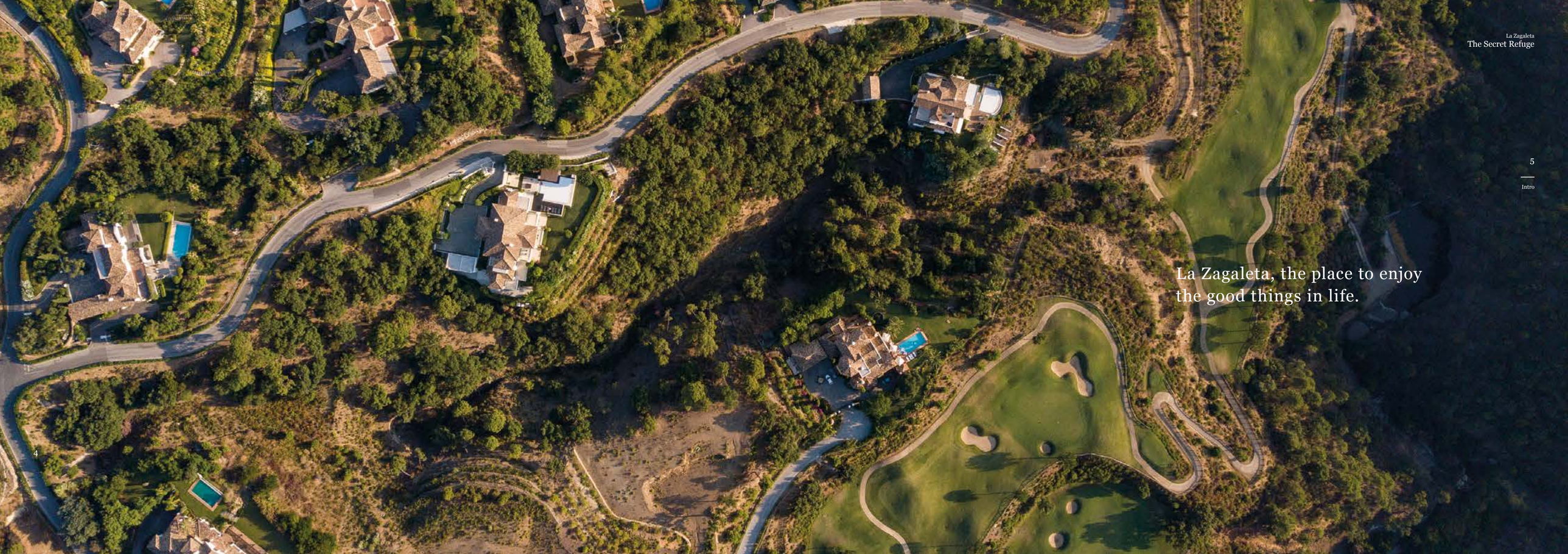
La Zagaleta is the most exclusive residential enclave in Southern Europe.

A place imbued with the beauty of nature, with homes built from the materials that dreams are made of. An environment where architectural simplicity lives in harmony with nature in its purest state.

A true delight for all your senses.

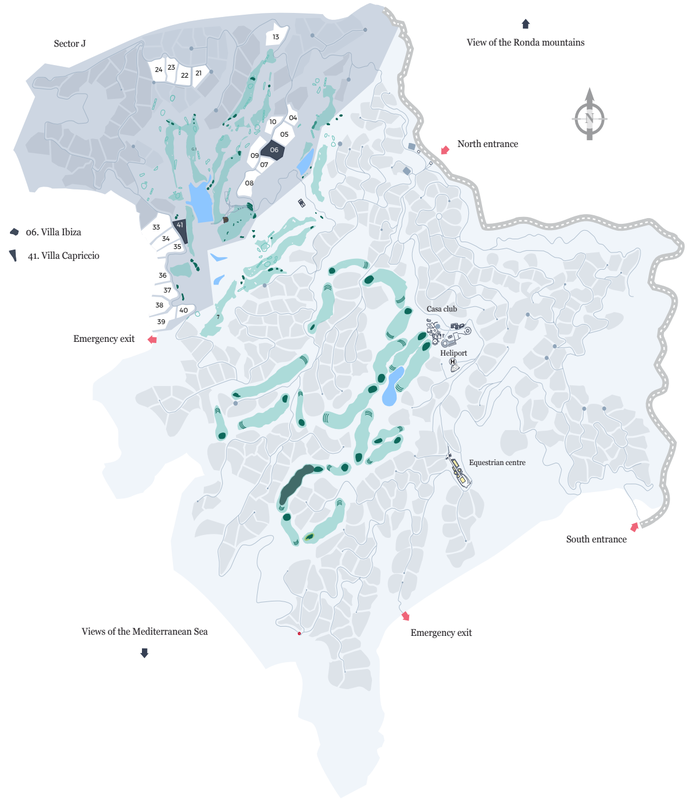


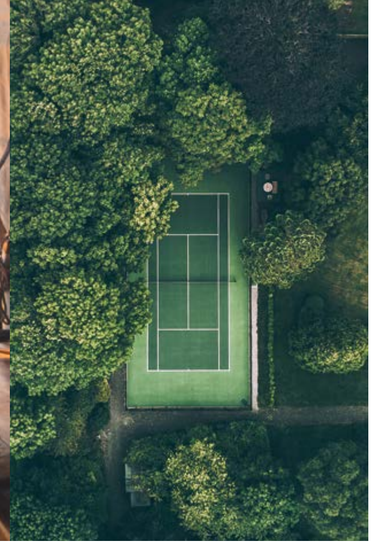
La Zagaleta, the place to enjoy the good things in life.

La Zagaleta. The best kept secret.

A private residential area with luxury villas, created with a revolutionary idea in mind: to integrate homes of extraordinary quality, design and sustainability into an environment of unparalleled natural beauty.

Close to the Málaga international airport, with excellent connections with Europe and the rest of the world.
High-speed train to Madrid and Barcelona. Close to beaches. The Sierra Nevada Ski Resort is 2,5 hours by car.





Stillness at home. Exquisite beaches, Michelin-starred restaurants, Marbella's exciting Nightlife and Puerto Banús, just ten minutes away. Málaga and its emerging cultural offer, less than an hour away. Direct access to the airport.

A special microclimate with close to 300 days of sunshine a year to enjoy. A paradise in the mountains, caressed by the breeze of the Mediterranean Sea.

Discernment, privacy, excellence.

In La Zagaleta, homeowners enjoy completely personalized services that reveal our passion for detail. In 900 hectares of Mediterranean forest, there are two 18-hole golf courses, an equestrian centre, a private heliport, and tennis and padel courts. And at the Club House, a restaurant offering unforgettable dining experiences that will inspire even the most discerning of palates.

Enjoy total peace and quiet while playing your favourite sport.

With 36 Parkland holes, the Old and New golf courses of La Zagaleta are in a privileged location nestled amongst the pine forest from where you can absorb the magnificent views across the Mediterranean Sea.

The Old Golf Course.

Designed in 1991 by Bradford Benz and redesigned in 2016 by Marc Westenborg, this superb 18-hole course is carefully integrated into its natural surroundings, one of the project's primary objectives.

The New Golf Course.

This course was designed with a true challenge in mind. With services and facilities of an unprecedented level, La Zagaleta offers its members this second, exclusive par-70 course.

6

paddocks

23

boxes-suite

Purebreds: feel the connection

The stables of the Equestrian Centre offer 23 boxes-suite and 6 paddocks, where our grooms treat the horses with the utmost care.

Villa Ibiza Breeze

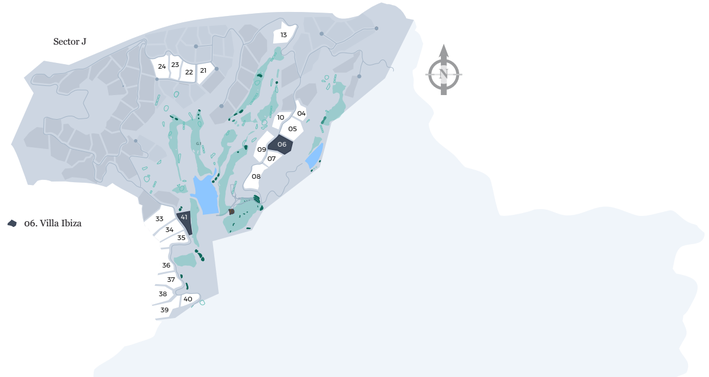
The Secret Refuge

Discover the place where you listen to the silence, the sound of your freedom.

8,612 sq.m

of land and nature

Situated on a dominating hillside with impressive views, contemporary lines give Villa Ibiza its unique character, creating a new paradigm for exclusive homes. Designed for your enjoyment, it is filled with light, views and a sweeping sense of space. Extensive gardens surround the house, framing views of the sea, the golf course and mountains, as well as the leafy green valley of La Zagaleta.



This stunning villa stands on a large plot of 8.612 sq.m and has been built to the highest quality with exquisite attention to detail.

The property stands in a privileged position with south, southwest-facing position. From the house you can enjoy Mediterranean Sea, Africa and Gibraltar views, lake and golf views.

9
Bedrooms

9 + 3
Bathrooms

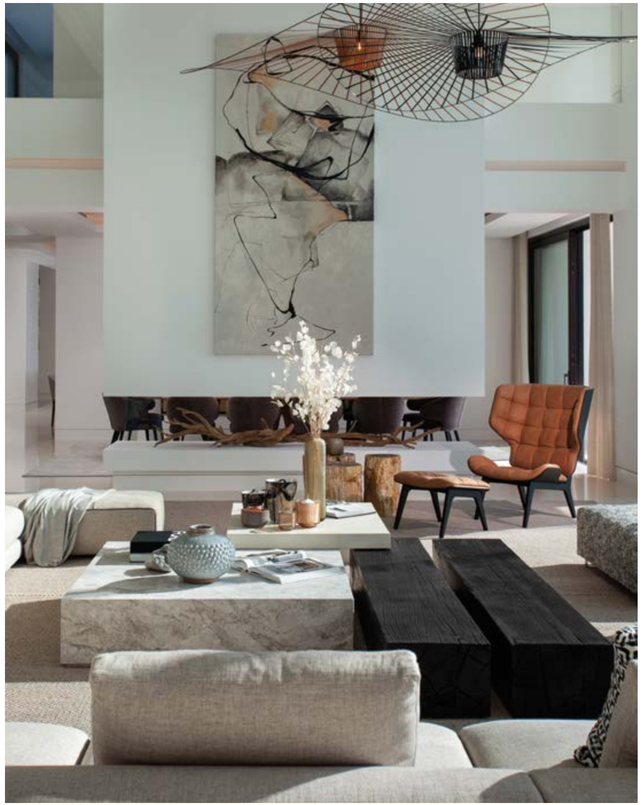
2,515 sq.m
Built

566 sq.m
Terraces & porches

8,612 sq.m
Plot

Quality Specifications

Marble and wooden floors
Iroko carpentry
Double glazed windows
Underfloor heating
Air conditioning
Heated indoor pool
Elevator
Home automation system · KNX
Uncovered carport
Garden with automatic watering system



Outdoor amenities

Infinity swimming pool, large landscaped gardens, open terraces.

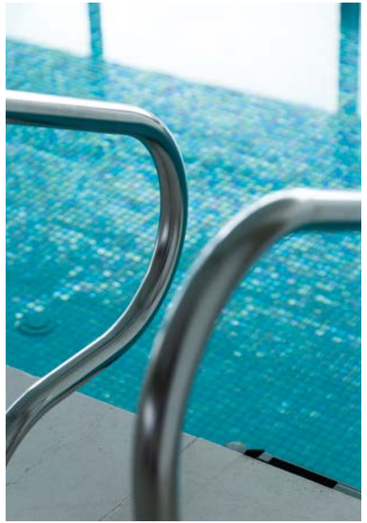
Exquisite decoration by Ambience, specialists in luxury architecture and interior design.

Every space is designed for your pleasure,
for you to disconnect from everything.

A kitchen where light creates an inspiring atmosphere designed by the prestigious architect Zaha Hadid.

Indoor amenities

Master bedroom with bathroom en suite, study and two dressing rooms, multipurpose room (cinema, games room), heated indoor pool, sauna, steam bath, gym area, staff accomodation with separate entrance, elevator, spacious garage for 10 cars.



Relax and keep fit in your private spa area.

324 sq.m
of garage

Villa Ibiza Breeze

Plans

Ground floor

611 sq.m

Porches

243 sq.m

Hall.
Walk-in closet.
Elevator.
Guest toilet.
Living room.
Dining room.
TV room.

Left wing

Backstage kitchen with separate entrance.

Fully-fitted kitchen with dining room and terrace.

Right wing

1 bedroom with bathroom en suite, dressing room and terrace.

1 bedroom with bathroom en suite, dressing room and terrace.

First floor

384 sq.m

Terraces

323 sq.m

Hall.
White linen room.

Left wing

Family room.

2 bedrooms with bathroom en suite, dressing rooms and terrace.

Right wing

Master bedroom, study, 2 dressing rooms, bathroom en suite, separate toilet and private terrace.

Basement & semi-basement

—

1,520 sq.m

Hall.
Glass-enclosed wine cellar.
Multipurpose room (cinema, games room).
Storage room.
Machinery room (boiler).

Left wing

Spa area: Sauna.
Shower.
Turkish bath.
Gym area.
Bar.
Heated indoor pool.
Changing room and toilet.
2 guest bedrooms with bathroom en suite, dressing rooms and access to the garden.

Right wing

Laundry area.
Staff apartment: Living room with kitchenette and 2 bedrooms with bathrooms en suite.
2 technical rooms (electricity and home automation).
White linen room.
Storage room.
Garage for 8 – 10 cars.
Machinery rooms.

Villa Ibiza Breeze

Quality Memorandum

Foundations

Micropiles.

Bracing slab, with reinforced concrete.

Walls made with reinforced concrete.

Trenches, struts beams, with reinforced concrete.

Structure

Reinforced concrete pillars.

Bidirectional edge forging, reinforced slabs, as detailed in structure plans.

Roof

Sloping roof tile with slope formation; waterproofing with asphalt fabric; insulation of projected polyurethane.

Flat roofs with slope formation; waterproofing with asphalt fabric; insulation with projected polyurethane and gravel layer with an average thickness of 10 cm.

Masonry

Enclosure of nasturtium facade (perforated brick of ½ foot of thickness, plastered with cement mortar; thermal insulation with projected polyurethane: air chamber and concrete block interior of Double hollow brick of 7 cm).

Interior partitions of double hollow brick of 9 cm, or perforated brick, received with cement mortar.

Finishes

Interiors and ceilings finished in perlesque, or horizontal/ inclined plaster, with decorative trays of the same material. Both vertical and horizontal paraments finished with plastic paint. Indoor pool room ceiling made with water-resistant plasterboard; machineny and boiler rooms with acoustic detachable ceiling. Hydraulic machinery room finished in black paint.

Exteriors plastered with fine mortar with marble.

Floors

Floors in common areas in basement and ground floor, bedrooms and bathrooms in basement, in Real Cream marble Bianco homed in 120x90x2 cm or 60x45x2 cm pieces, first quality. Skirting board of the same material, finished with grey aluminum u pieces.

Floors in common areas and bedrooms first floor: wooden platform, with staves 23 cm wide, series HAREA, from SURCO.

Garage and machinery rooms: porcelain stoneware Mod MIDTOWN GREY.

Laundry flooring: porcelain stoneware 60x60 MOD. Ivory Nile marble.

Windows´ sills in Real Bianco cream marble.

Exterior flooring in Real Bianco Cream Marble 60x45x2 slabs.

Exterior in first floor in Real Bianco Cream Marble, floating slabs, 60x45x3 cm.

Facings

In bathrooms; Real cream Bianco marble with mirrors generally made to measure. Rest with perlite and painting.

In machinery and Llaundry room, matt white tile.

First quality Real Bianco Cream Marble worktops. All according to project and direction of work.

Toilets and taps

Villeroy & Boch, model subway2.0, Sanitary ware with wall-mounted WC and bidet.

Real Bianco Zero Cream Marble shower trays.

Washbasins Loop & Friends and Artis.

Washbasins Stainless Steel Faucets Models T-106, T116 and T178.

Shower stainless steel faucets by Trass.

Bath stainless steel faucets by Trass T171.

Bath by Inbany.

Safety taps by Graff.

Exterior wooden carpentry

Exterior carpentry of top quality laminated Iroko wood, varnished in fabric with Lasur.

Double glazing with 6+6/12/6+6 mm glass, or 4+4.1/12/4+4.1 10 mm, with light control.

Interior wooden carpentry

Interior carpentry veneered in oak wood. Foldable type with concealed hinges. Sliding type embedded in wall.

Wardrobe fronts with folding doors veneered in oak wood and concealed hinges. Interiors fully coated and finished.

All carpentry elements will include the necessary hardware for its safety and operation, first quality brass and stainless-steel finish handles.

In bathroomS, under sinks chest of drawers and/or shelves.

Paint

In exteriors, smooth elastic paint.

Indoors, smooth plastic paint.

Sanitation

Network of downspouts and interior of drains in PVC pipe with acoustic insulation.

Diameter according to technical code.

Plumbing

Cold and hot water distribution with cross-linked polyethylene pipe with standardized diameters. The entire water system will have insulating coquills and premium PVC drains.

Softener equipment citit BA Eco biodata 228.

Solar energy

6 high performance Vaillant solar panels to support hot water production and indoor pool heating.

Electrical installation

Electrical installation with home automation and mechanisms of first quality, according to low voltage bylaw and complementary rules.

Switches by Schuko, Schneider Elegance series.

Automatic illumination in transit zones by means of presence detectors.

Home automation system

KNX home automation system. Touch control equipment to control lighting, air conditioning and radiant floor heating, from an Ipad.

Heating and air conditioning

Heating and air conditioning by fancoils by sectors. Outside unit hidden with plants and shrubs.

Radiating floor heating with hot water produced by diesel fuel powered boiler.

Individual thermostatic controls per-sector.

Lighting

Spotlights embedded in plaster roofs.

Halogen ring IP44 Ecoluz in wet rooms.

Led Strips in plastered roofs.

Preinstallation for illumination of façade.

Exterior lighting.

Security system

Preinstallation of alarm system.

Wifi

Wireless coverage throughout the house.

Indoor pool

70 sq.m

Made in reinforced Concrete, finished in 25x25 cm Pearl Iris tile.

Filtering equipment, air conditioning, lighting and dehumidification.

Roll-up cover.

Bromine+PH redox filtering system.

Gymnasium

Gym room with wooden floor, staves 23 cm wide, by Surco, Harea Series. Electrical installations to support different apparatus, TV, TF, cold and hot air conditioning.

Sauna

Finnish Sauna, wood paneled, fully equipped.

Turkish bath · Hamman

Turkish bath finished in micro cement and tiles. Equipped with top quality machinery.

Lift

Thyssen lift, with stainless steel door. 450 Kg nominal load for a maximum of 6 people, and three stops, according to European regulations.

Outdoor swimming pool

152 sq.m

Overflowing on two sides swimming pool, in reinforced concrete, finished in Iris Pearl 25x25 mm tiles by EZARRI.

Filtering and lighting equipment.

Bromine+PH redox filtering system.

Preinstallation for heating.

Preinstallation for foldable cover.

Garden

Garden design with variety of plants, shrubs and trees.

Lighting installation.

Irrigation system.

Entry to plot

Entrance road in 5x5x5 cm Portuguese type pavement.

House and garage entrance in 40x40x4 cm antislip granite slabs.

Entrance gate

Entrance gates to plot and garage, automatic with remote control opening.

Luxury with all the guarantees.

We are a property development company exclusively dedicated to create and build up housing projects of both first and second homes.

AEDAS Homes is a leading Spanish residential development company, with presence in the most sought-after areas of Madrid, Barcelona, Alicante, Valencia, Malaga, Seville and Palma de Mallorca. Our team of highly qualified professionals, all of whom have extensive experience and an excellent reputation in the residential development sector, know that buying a home is a deeply personal decision. When you buy a house, you are not just choosing a location and a space, but a place for your most special moments. And this a responsibility that AEDAS Homes takes very seriously.

This is why we offer our clients residential projects designed by noted architects whose focus is on modern, rational design. We strive to create homes in our own signature style and pay sharp attention to every detail. We are committed to sustainable development and to the well-being of our clients, so that you can enjoy each moment in your new home to the fullest.

We know that you are looking for a home that reflects you.

A home to fill with stories, your stories.

A unique home in an unparalleled location that fulfils your every expectation, and more.

AEDAS Homes. Your home, at last.

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