

12 Independent Villas
Panoramic Sea Views
Extensive and flat garden area

CANCELADA - SEA VIEWS

PRICE FROM: 1.200.000€



The perfect place to unwind and indulge. Luxury awaits you in this new development that is comprised of 12 independent villas with a unique and contemporary design.

Plots are from 965m² to 1095m². The perfect size for a unique luxury villa.

12 Luxury Villas
Built Living Area: 286 m²
Plots: Up to 1.095 m²



This exclusive development offers maximum accommodation with the opportunity to customize to your personal taste. Choose from 3 different types and sizes, with 4 bedrooms.

Covered Terraces: 134m²
Uncovered Terraces: 108 m² Flat
Garden: 526 m²



The villas have been designed using only the highest quality materials and luxury finishes ensuring an air of sophistication throughout. Our in-house interior designers will work together with you to find the best choices in furniture and finishes

Using the latest techniques, these exclusive villas have a functional and sustainable design, thus delivering an ecological and low maintenance building.

South Facing Sea Views
Eco Design
Luxury Finishes



With innovative features and cutting - edge technologies, these wonderful properties have contemporary aesthetics for living in the most exclusive luxury.

The villas have been designed using straight lines and open spaces to create continuous spaces throughout.

Modern Essence
Built- in wardrobes
Suspended ceiling



Terraces are accessed by sliding floor-to-ceiling glass doors that integrate both living spaces into one, to maximize the abundant natural light and space.

All bathrooms are en-suite and feature luxury finishes and are of the highest quality.

Floor to ceiling glass
Abundant light and space
Bathrooms all en-suite



Large open plan living, offering distinct areas with seamless access to large private terraces.
Infinity pool and a beautiful two-level extensive garden

Infinity pool
2 level private garden
Large terraces



These contemporary and modern style villas are designed to enjoy an open, bright and fully integrated environment and the best possible orientation which highlights the panoramic sea views.

Enjoy the Costa del Sol lifestyle and the amazing Mediterranean coast and Gibraltar views from your terrace, accompanied with an average of over 320 days of sunshine.

Contemporary design
Panoramic sea views
Over 320 days of sunshine



We have thought of everything one could wish for in these villas, high end appliances, combined with state-of-the-art design.

Features include: Home Domotic system, Aerothermal heating system, underfloor heating, Climalit top of the range glass sliding doors and much more.

Contemporary design
Jacuzzi and leisure area
Home domotic system



The villas are distributed on 2 levels, with all bedrooms benefiting from their own individual bathrooms. Each bedroom has access to a private and covered terrace, thus extending the surface of each room with the exterior.

2 level villa
Private covered terraces
Designer fixtures



The design is responsible and sustainable, making possible for beauty to flow and merge with the environment. They will be built with the best conditions for thermal insulation, thus achieving a clean and efficient energy consumption.

Aerothermal heating system
Energy efficient
Eco design



Your new home enjoys a privileged location, the New Golden Mile, near the beaches and all kinds of services.

Most of all we want you to have peace of mind. That's why these luxurious villas will have with 24-hour security, a place where your home is safe.

Privileged location
24 hour security
Peace of mind



THE INTELLECTUAL PROPERTY OF THE DESIGNS HERE REPRODUCED BELONGS TO THE DEVELOPER



Once we have completed your villa, let us handle the details.

Our in-house interior designers will work together with you to find the best choices in furniture finishes and consultancy on the latest trends in home decor.

Aftersales service
Bespoke interior design
Latest design trends



Work with Otero and everything is done for you. With our experience and experts in every field, we give better designs, better builds, at a better budget and on time. Otero has been building dreams since 1955 and we have the reputation for keeping promises to our clients.

Building since 1955
Better designs
Better build





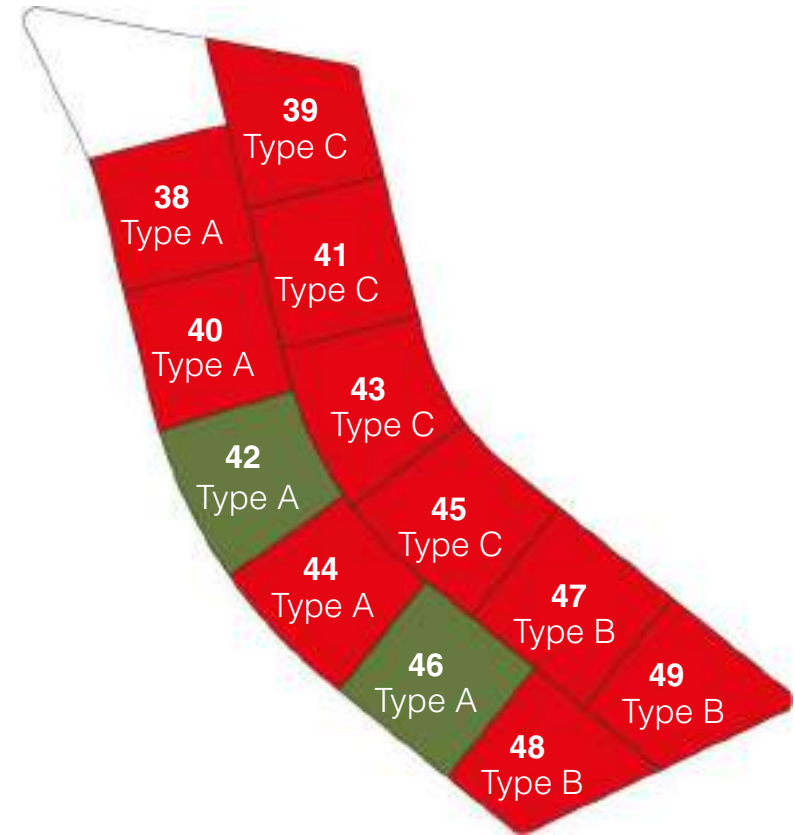


A short walk from the New Golden mile and next to the Flamingos Golf and Resort.

You will also find luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, exquisite restaurants, yachting and world - renowned golf courses.

San Pedro: 8 min
Puerto Banus: 12 min
Marbella: 15 min

Villa	Previous Price	Special Offer	Plot m2	Plot €	Type	Status
42	1.425.000,00€	1.250.000,00€	1028 m ²	597.550,00 €	A	Available
46	1.340.000,00€	1.200.000,00 €	1050 m ²	575.000,00 €	A	Available



- Available
- Not available

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FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to European and Spanish regulations.

ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polystyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

PARTITIONS

- Double hollow ceramic bricks, rendered with cement mortar. Finished with gypsum plaster work and matt paint.

EXTERIOR CARPENTRY

- Thermal break aluminium profiles by Cortizo or similar, high quality.
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track in the floor.

PLOT ENCLOSURE

- Street front-1m height wall + 1m height mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Anti slip Porcelanic tile.

SKIRTING BOARD

- Depending on the type of floor.

BATHROOM WALLS

- Porcelanic tile (different options to choose from)

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull.
- Walk in closets: Without doors.

SWITCHES AND SOCKETS

- New Unica Schneider. (or similar).

◆ QUALITY SPECIFICATIONS

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the living room.

SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

Alarm / Camera / Door station/ Mobile App

KITCHEN

- Low and high units lacquered with finger pull system.
- Silestone worktop and splashback finished with Porcelanic tile.
- Siemens appliances; vitro ceramic hob, oven, microwave, dishwasher, fridge/freezer.
- Ceiling extractor.
- Washing machine / dryer.
- Built-in wine cooler

BATHROOMS

- Sanitary Villeroy and Boch (or similar). Including suspended toilets.
- Resin shower tray .
- Taps: Hansgrohe (or similar).



1 — **Reservation Fee 20.000€**

2 — **Buy the plot**
Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 — **Start building 20%**
Once the license has been granted, construction starts.

4 — **Monthly payment & Finance**
The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.
Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 — **Completion**
Construction completion time of 10-12 months.
Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

TAXES

The obligatory applicable taxes are:

- On the plot: 21% V.A.T.
- On the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes on building costs

NO ADDITIONAL COSTS

There are NO additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation licens
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it 's all included

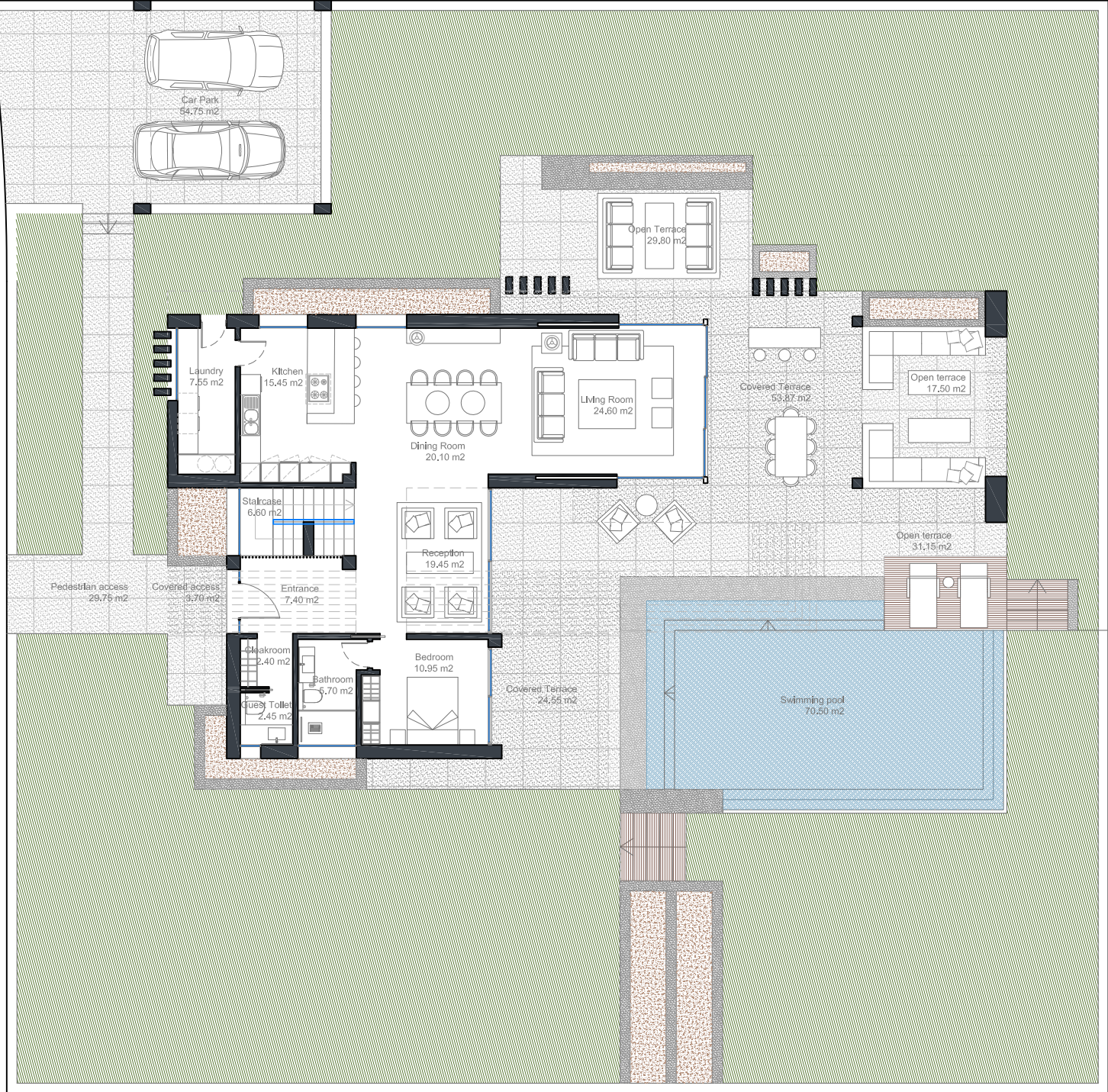
NO COMMUNITY FEES

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

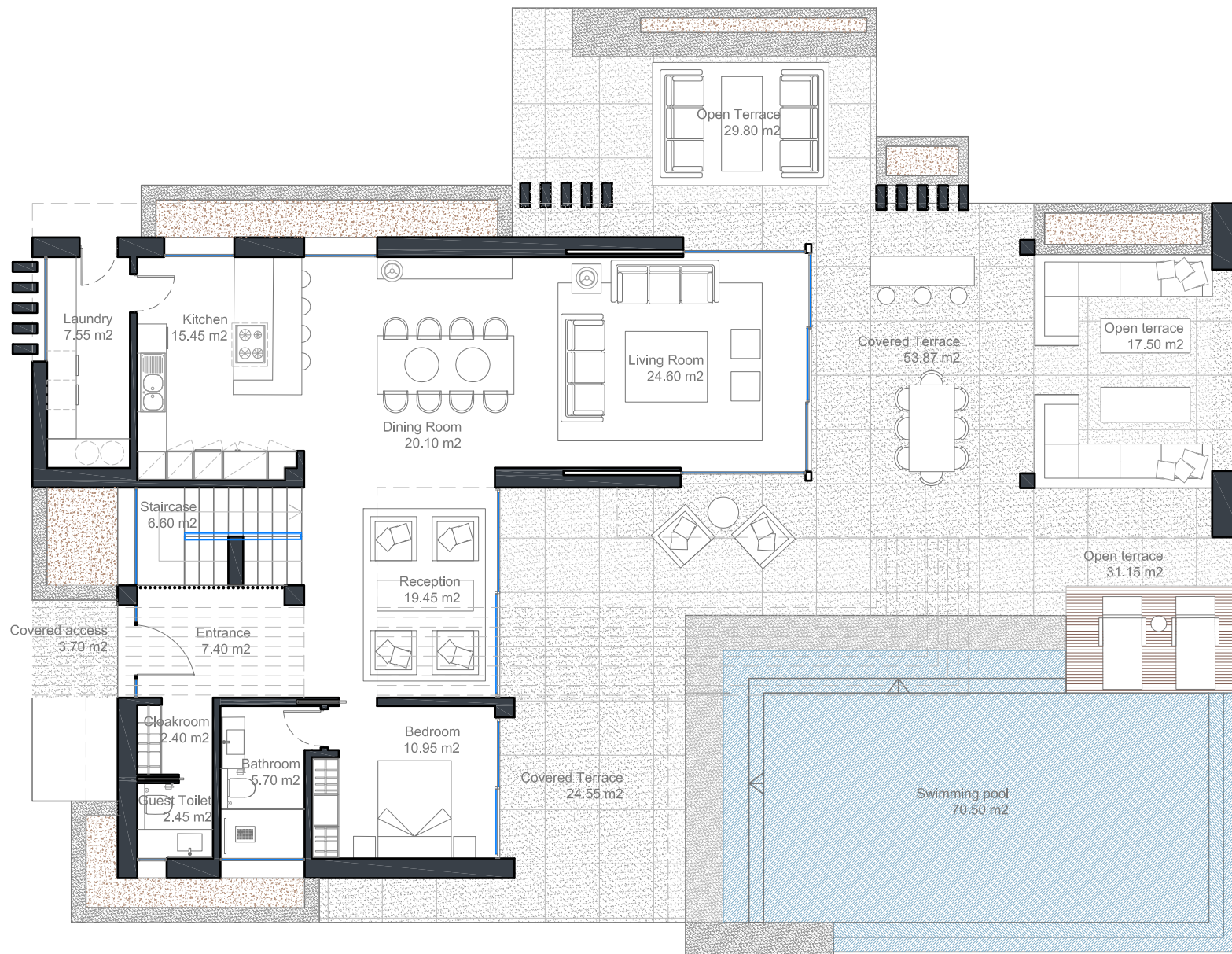
Total price from: 1.200.000 € V.A.T. not included





Extensive and flat garden with
Panoramic Sea Views
400-510 m²

**MASTERPLAN
VILLA TYPE A**



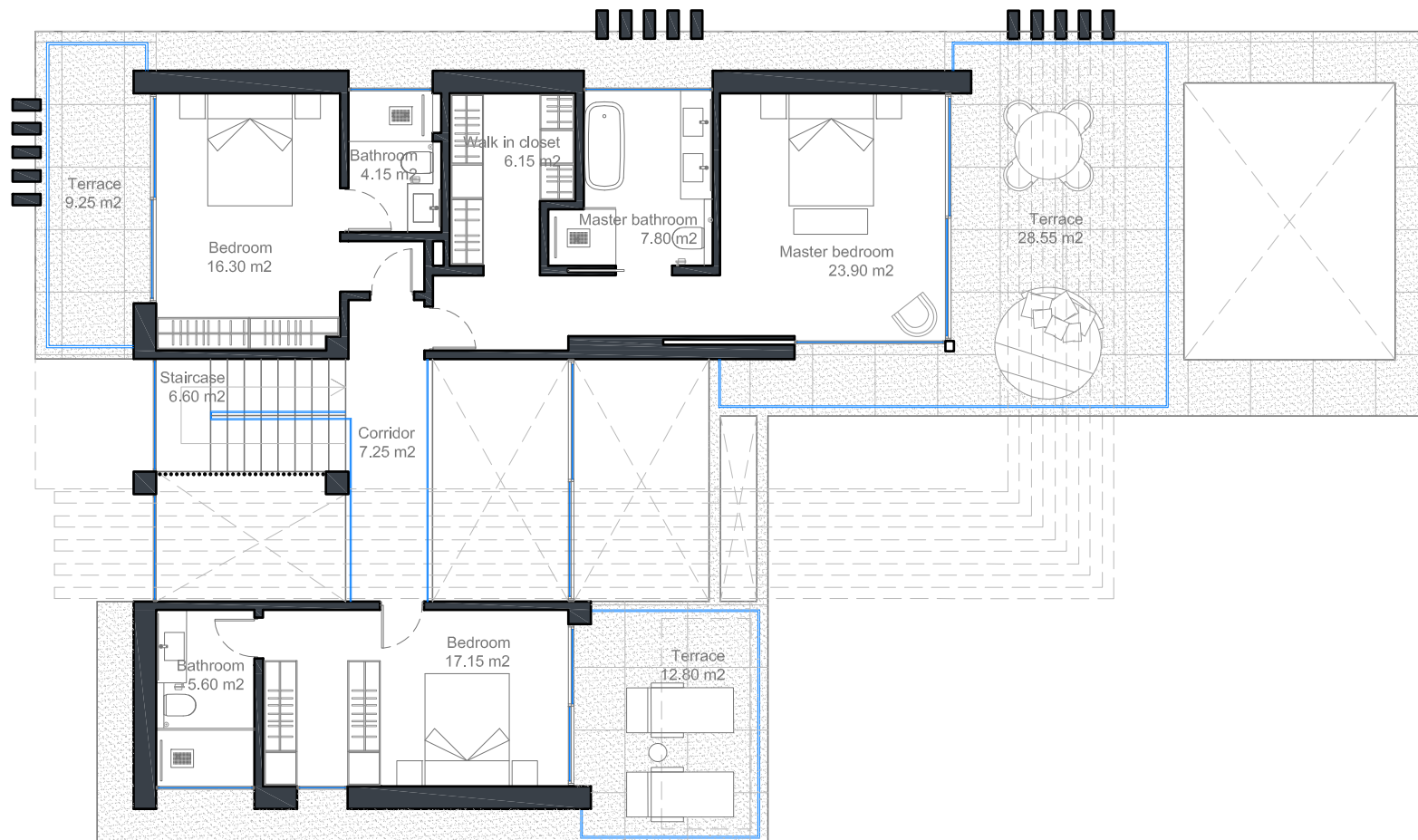
Built Living Area: 147 m²

Covered Terraces: 83 m²

Uncovered Terraces: 108 m²

Swimming Pool: 70 m²

GROUND FLOOR VILLA TYPE A



Built Living Area: 139 m²

Covered Terraces: 51 m²

FIRST FLOOR VILLA TYPE A

BASEMENT OPTIONAL



Built Living Area: 144 m²