



CASABLANCA ... an oasis right on the beach

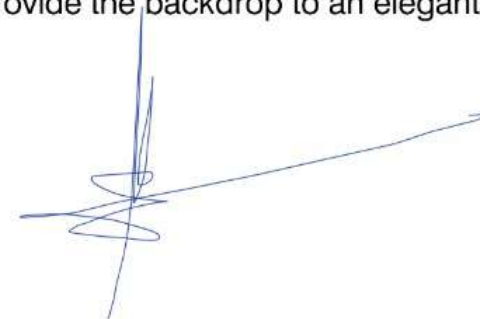
Although the classic film with the same name starring Bogart and Bergman took place in Morocco, the movie's elegant and intimate feel is almost better reflected in this area of Marbella than in the great North African city. Little-known by outsiders, this small but exclusive residential area is located a short walk from the centre of Marbella but at the same time, it offers privacy and tranquillity, thanks to the fact that it is a closely guarded secret.

Many people are aware of the elegant surroundings of the Marbella Club, Puente Romano and the Golden Mile, but for those who know it, Casablanca is an even more idyllic enclave, at the heart of everything, but also private and isolated. In fact, it couldn't offer a better location. Offering a selection of luxury and private properties which make up a privileged area next to the beach, just a short stroll from the Golden Mile, Marbella Club, the Puente Romano tennis club and the centre of Marbella.

This means that luxury shops, restaurants and night-life spots can be found a short distance from the villas, which thanks to their central location, can offer a wide range of entertainment and conveniences. Another noticeable feature of this haven stands out for is the position of its luxury properties, just a few metres from the beach, built on plots offering privacy which range from smaller sizes to more extensive ones. Several of the villas have direct access to the beach and boast wonderful views of the sea. This type of location on offer is difficult to find nowadays.

As a result, this residential place, which dates back to the golden years of Marbella, is an extremely sought-after area, particularly by international buyers and tenants. The latter provide a lucrative source of income for investors who have purchased some of the best properties in Casablanca. During the summer months and throughout the golf season, which runs from autumn to spring, those who wish to be close to everything but at the same time enjoy total comfort and privacy, rent villas here.

The benefits of Casablanca include the close proximity to the road to Puerto Banus, the possibility of going for a short stroll down to the beach and enjoying time at a select beach club, bar or beach restaurant, not to mention trendy night-life spots, all of which are a few minutes away. This place is visited by tourists from all over Europe. There are always stunning yachts on view which provide the backdrop to an elegant lifestyle, in a private area with gated security.















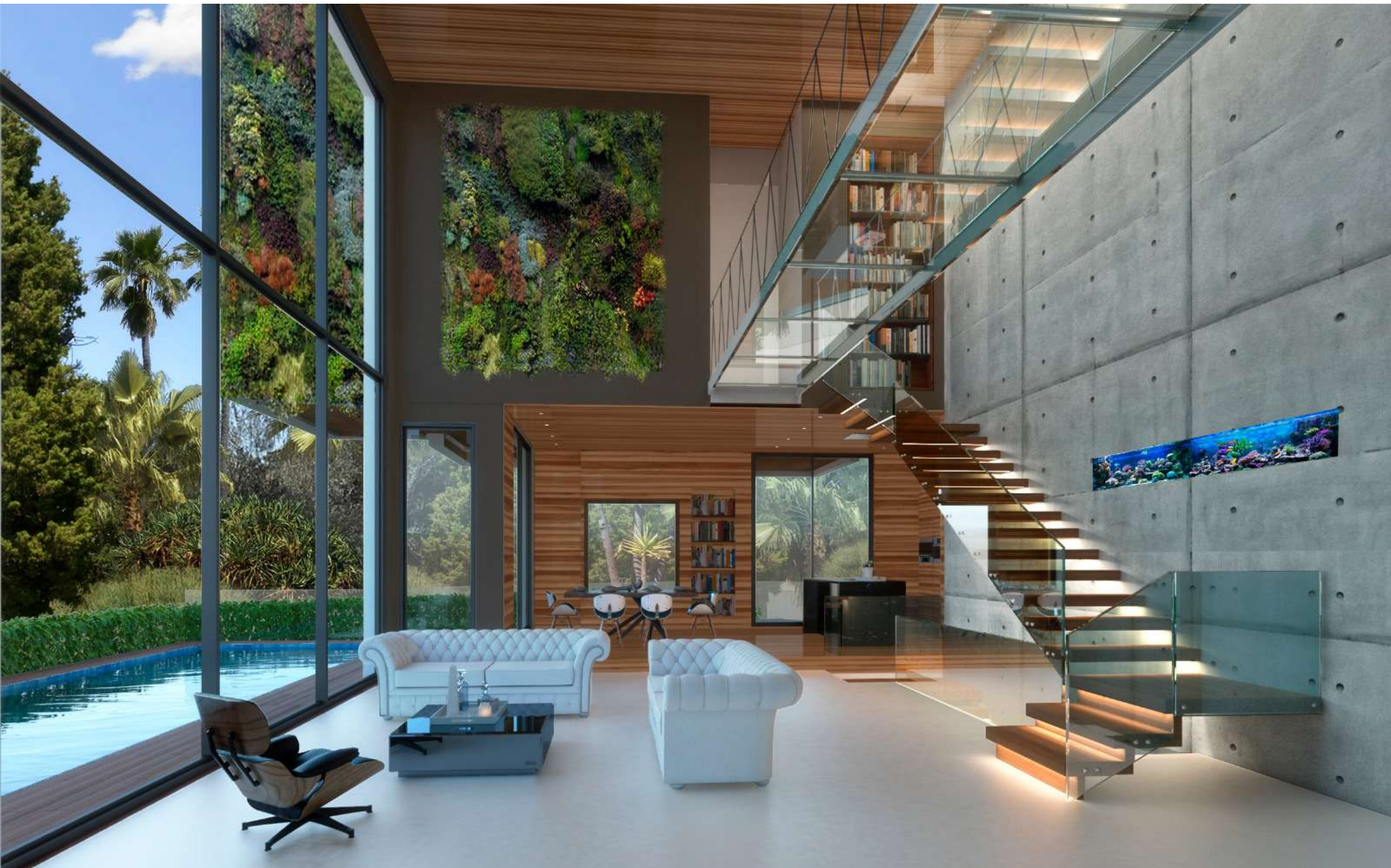


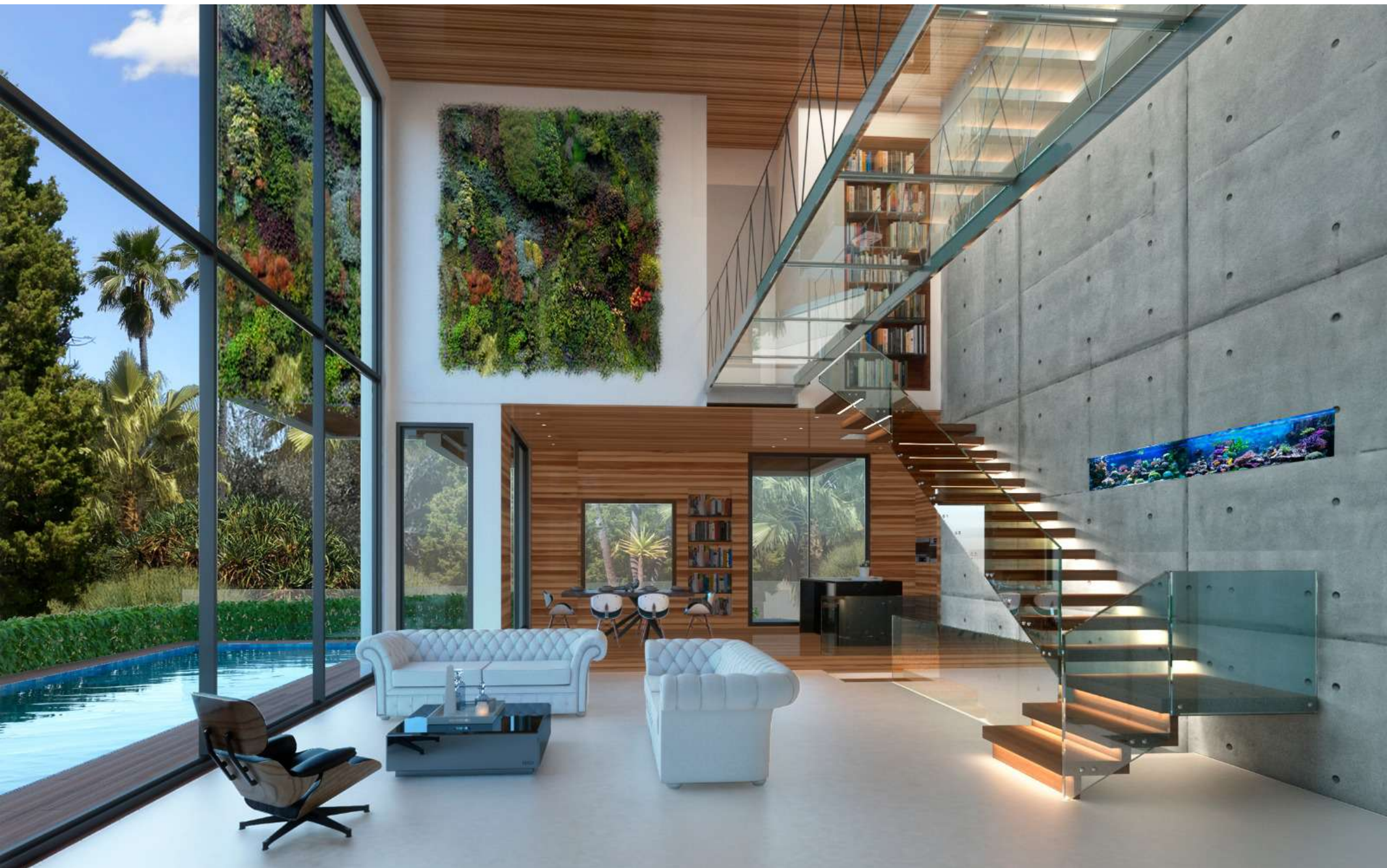








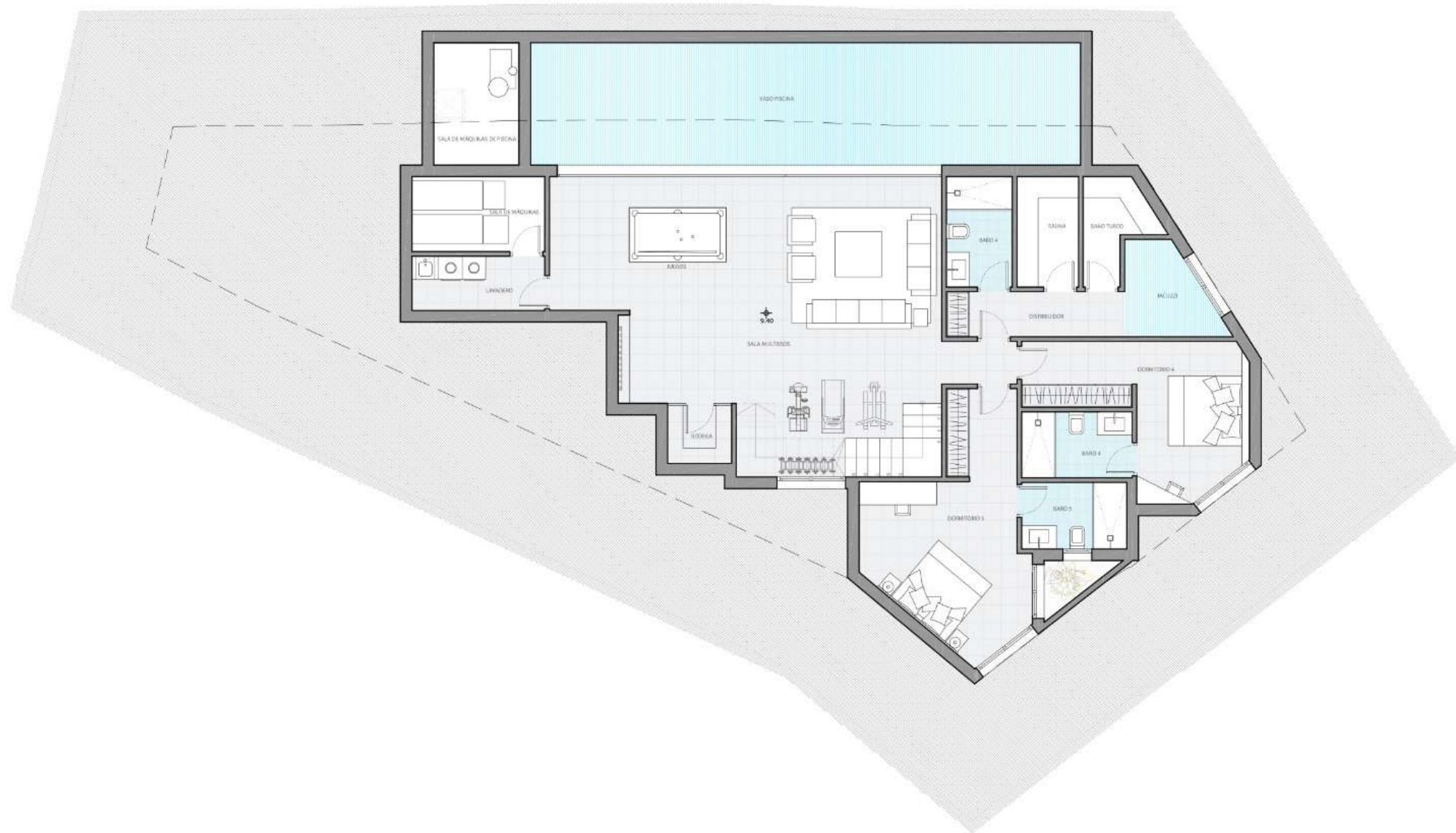


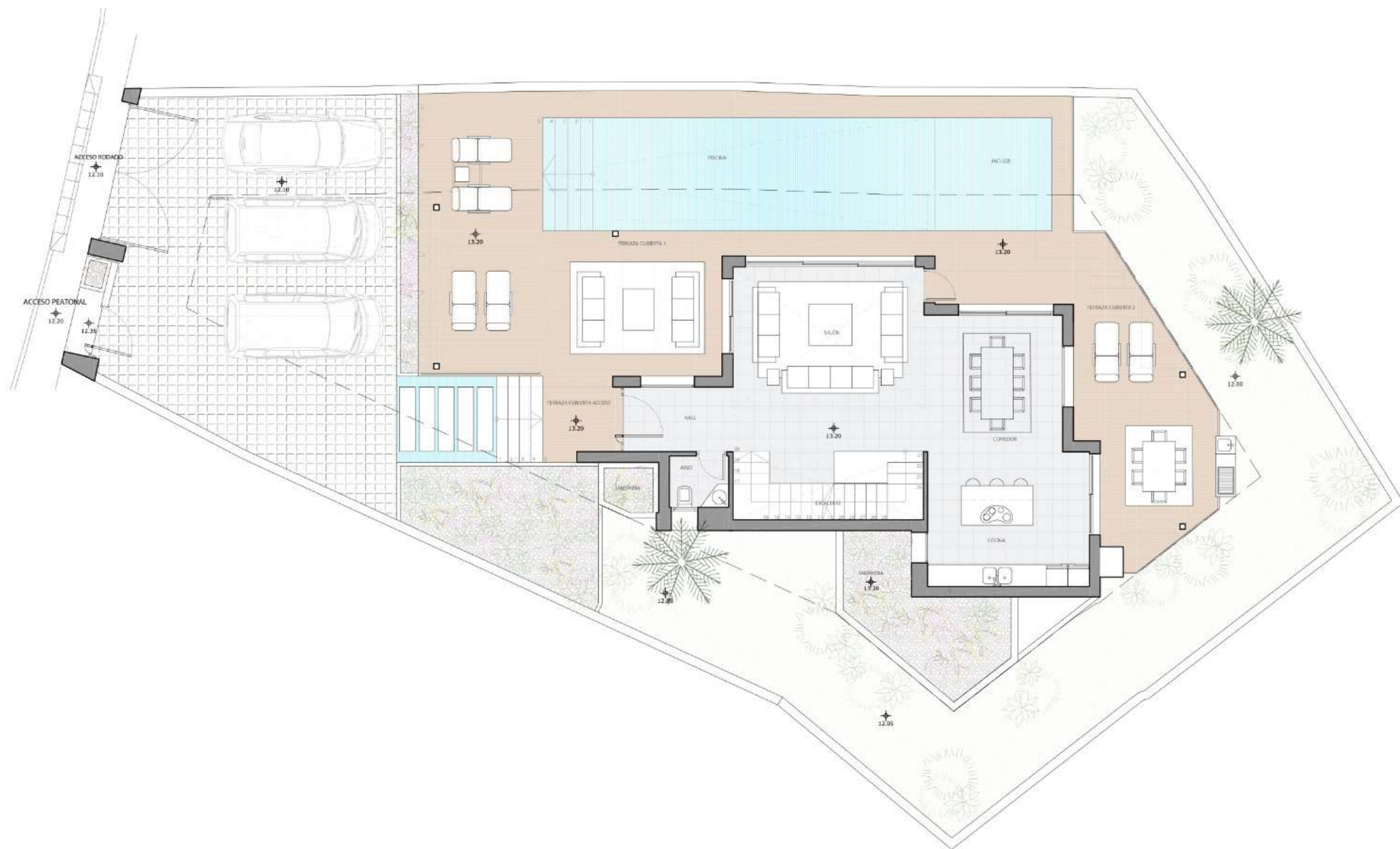


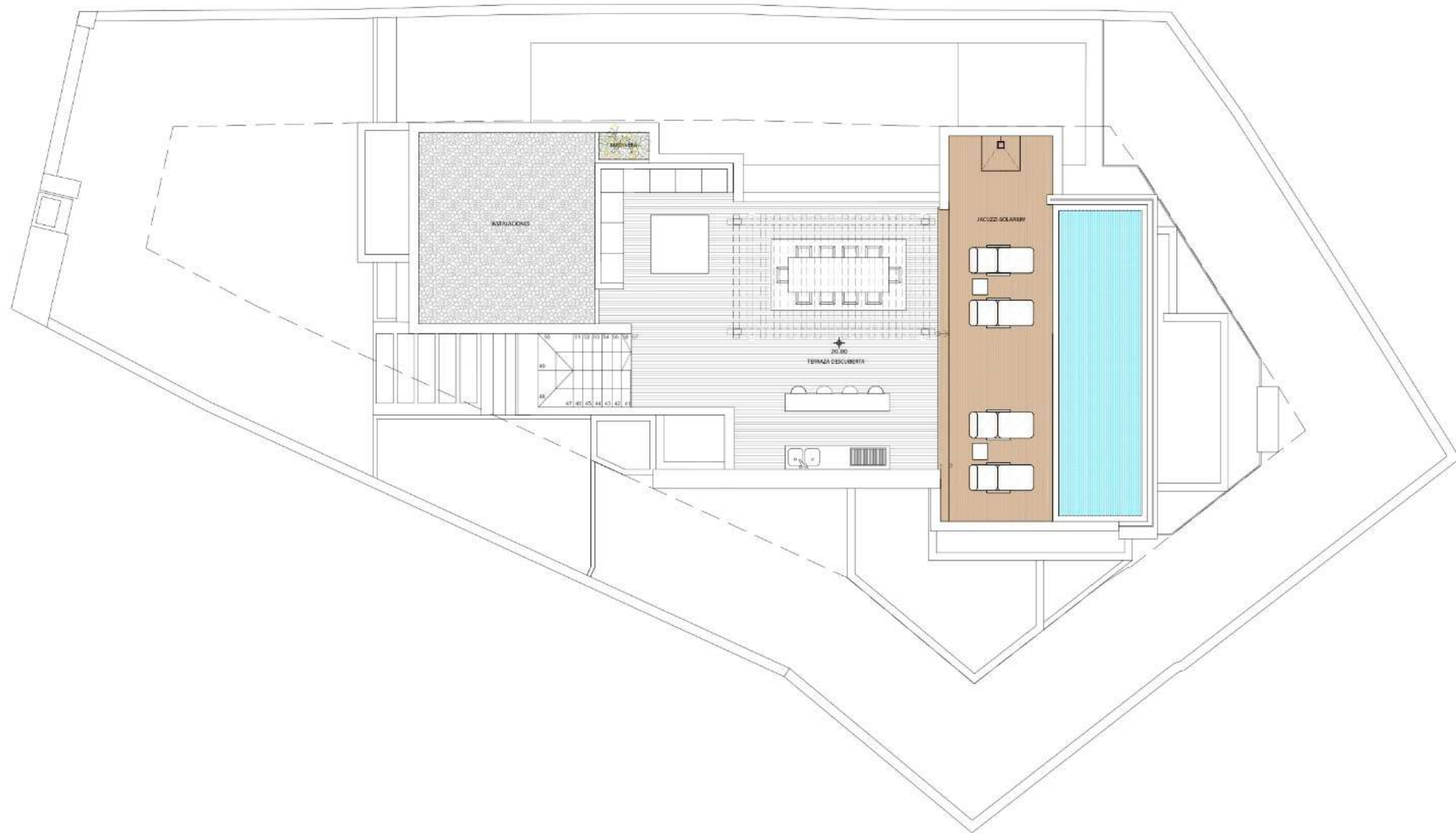


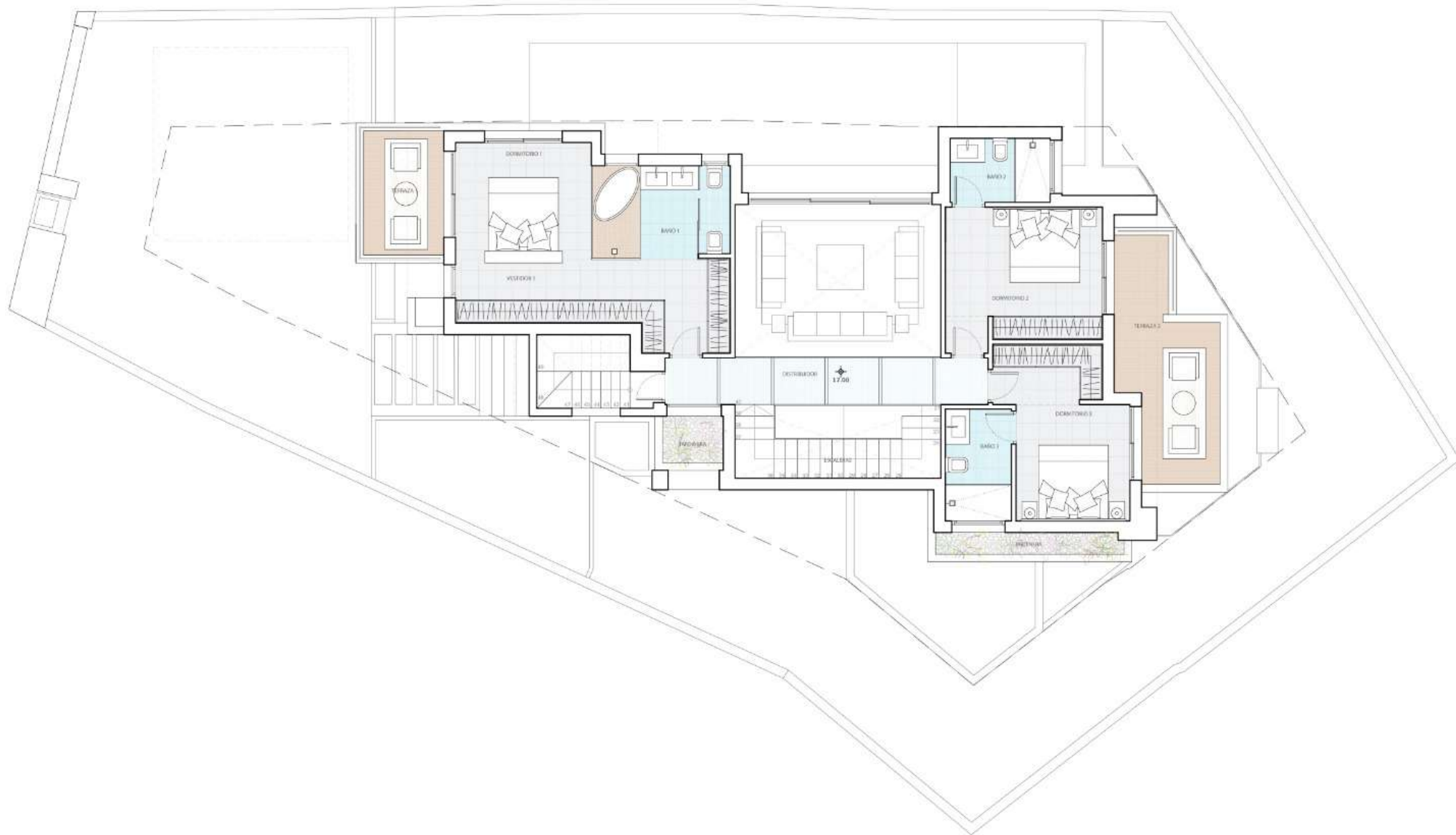












BUILDING SPECIFICATIONS

HOME GREEN ENERGY SOLUTIONS- CLEAN ENERGIES:

Air heating or natural gas or solar panels.

Smart home energy consumption control.

Vertical gardens.

Salt water swimming pool.

LED lighting.

Airzone air-conditioning.

Kitchen with environmentally friendly waste disposal.

Metal doors and windows with Climalit glass and solar protection.

South-facing.

INTERIOR DESIGN AND SPECIFICATIONS:

Smart home with home automation system to control, either remotely or on-site, the alarms and home access, heating and air conditioning, lighting, kitchen and bathroom appliances, blinds.

Living room with double-height ceiling.

Transparent double-height glass walkway in living room to connect rooms on the first floor.

Double-height vertical garden in living room.

Spectacular 3-floor concrete-finish wall with wooden staircase fixed to the wall with its own built-in lighting.

Bulthaup kitchen with finish integrated in the living room with Gaggenau appliances, central island in Negro Marquina marble.

Bookcases in living rooms.

King-size aquarium in the basement with underwater landscape.

Spa with Turkish bath, Finnish sauna and Jacuzzi.

Wine cellar with automatic temperature control.

Airzone air conditioning system with seasonal temperature control offering hot or cold temperatures, each unit independent of each other.

Non-electric underfloor heating.

Installation of music system with loudspeakers throughout the entire home.

EXTERIOR DESIGN AND SPECIFICATIONS:

Stunning contemporary design.

Concrete, wood, glass, and stone finishes on the façade, integrated and combined with vertical gardens to create different looks and textures to achieve a modern and contemporary exterior design.

Raised vertical gardens.

Top roof with chill-out area, barbecue, solarium, pergola, Jacuzzi, outside shower and pergola with awning.

Infinity swimming pool with aquarium glass finish.

Heated (pre) outdoor salt water swimming pool, Infinity design, with hydro massage station and installation of counter-current swimming. Includes complete motorised safety cover system.

Exterior terraces and gardens with area for sofas, tables and hammocks.

Pond in the entrance area to the plot and home.

Decorative night-time lighting.

Garden with unique plants and vegetation.

Installed exterior perimeter alarm.

4 parking spaces with remote control and automatic opening of the access gate.

Le Corbusier electric mechanisms.

Phone and Internet outlets in all rooms, as well as loudspeaker system.

Interior floors in high-quality marble - large tiles in the living room area, and other sizes in the rest of the bedrooms, depending on the design.

Front door access in high-security see-through glass and interior wooden floor-to-ceiling doors.

Aquarium in living room.

5 bedrooms.

6 bathrooms.

Main Bedroom with Onyx backlit bed head, large walk-in wardrobe, terrace and en suite bathroom, automatic blinds with mosquito nets, and safe.

Main bathroom in Negro Marquina marble, free-standing bathtub, with adjustable glass curtain, made-to-measure with opaque or transparent finish, large shower with rain shower effect, taps and suspended bathroom fittings from top brands, and radiator towel rack to dry towels.

The rest of the bedrooms all have an en suite bathroom.