

BYU  
*hills*

*Banus Immo*<sup>®</sup>  
MARBELLA

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## 01 | INTRODUCTION

We would like to introduce you to BYU HILLS, a luxurious new construction project in a boutique style, on a unique location in the most prestigious area of Benahavis: La Alborada. BYU HILLS is a pearl at the Costa del Sol, consisting of 24 apartments spread over three buildings. The project has been deliberately kept small-scale to offer you maximum privacy and tranquillity. The location is simply spectacular and was chosen that way, so that you would be able to enjoy the panoramic, breath-taking sea views from every apartment.



All apartments have a prestigious, luxurious and up-to-date image, and are built with the highest quality standards. Each of the units has three bedrooms and a spacious terrace of a minimum of 60 square meters. Penthouses and ground floor units also enjoy a private swimming pool. On the building's basement, there are two parking spaces and a storage room per apartment. The complex also offers a fabulous infinity swimming pool and green areas.

The complex





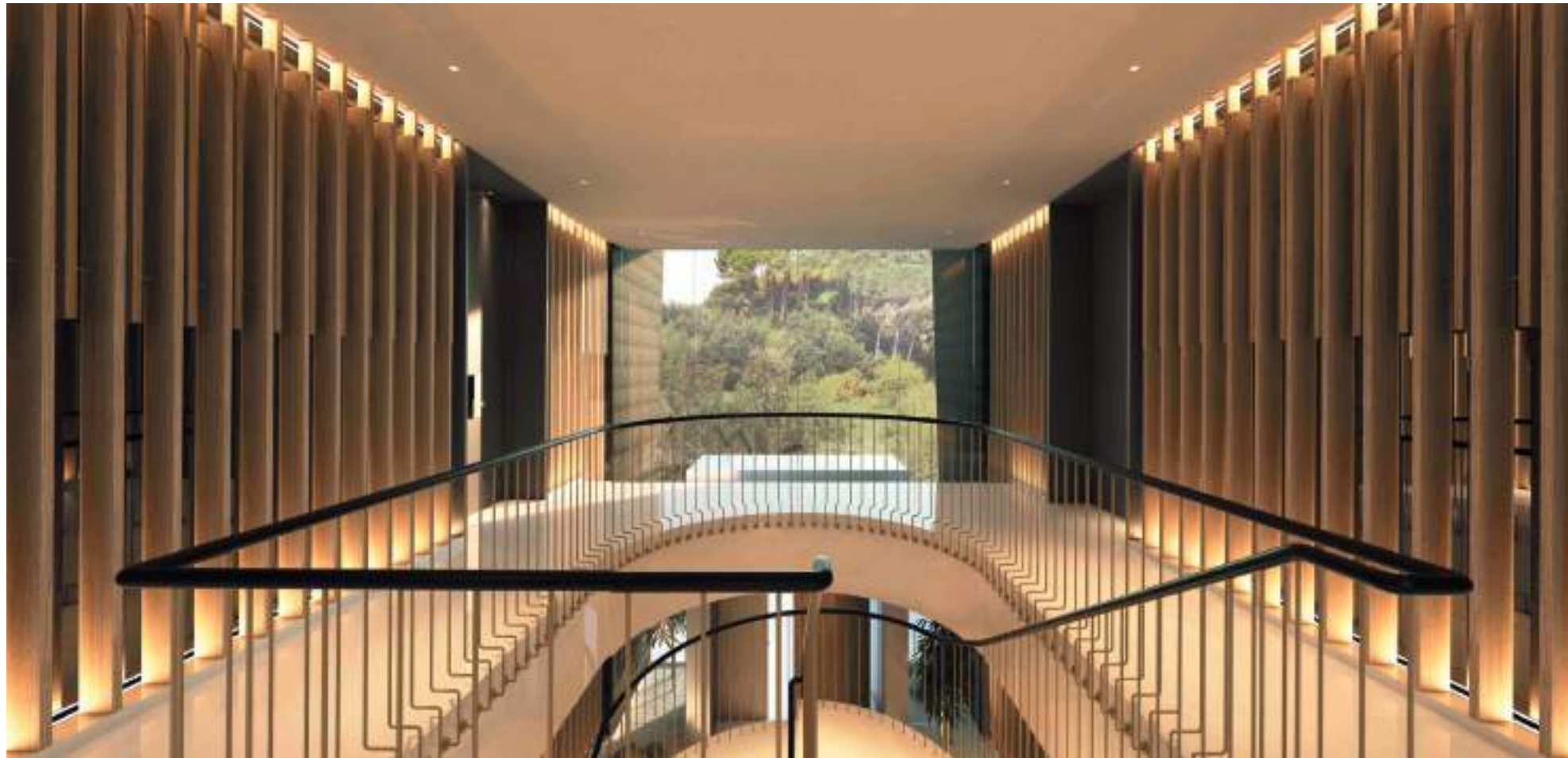


The developers of BYU HILLS have one ultimate goal: creating an extraordinary living environment for you. Surrounded by four golf courses, the complex is accessed by La Quinta and Ronda roads. You will only be 3 minutes away from San Pedro Alcántara and 45 minutes away from the airport. Close by the complex there is a commercial area with grocery shops, pharmacies and restaurants where you will be able to do your daily shopping.

## Location



Enter your home through the hall with bronze and wooden touches, subtly lit, provided with a large central staircase and a lift with capacity for ten people from the Thyssen Krupp brand.







## Gardens

Designed by a landscaper, the peaceful, ornamental gardens create a place to rest and entertain. A small ecosystem that will provide cleaner air and integrate nature with the finest design and life-style.



Take a refreshing dip in an infinity pool while you delight yourself with a fantastic view that extends from Marbella to the Rock of Gibraltar and Africa.

## Swimming pool





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Park your vehicle in a high-end garage with the finest technology and parking spaces of 20m<sup>2</sup>. Each apartment enjoys two assigned parking spaces, most of them joint together and without columns. The underground parking and storage units come with fire detectors and protection, along with a pre-installed charging system for electric cars. All these characteristics are combined with a modern design, which makes this a unique space.

## Garage



*Bonus Mono*  
MARELLA



## Entrance hall



The ingenious and boutique concept developed by the architect offers you the maximum privacy. After all, you don't have any adjacent neighbors having only two apartments per floor, divided by a luxurious hallway.

For the interior of your apartment, only the best is good enough. Comfort and luxury are the key concepts behind the design and decoration of your sunny jewel. The used materials have an exceptional quality: from White Statuario polished porcelain stoneware floors with underfloor water heating system, to the most pioneering tech in security and comfort.





## Living room

The amplitude of the living room, with high ceilings and the strong amount of light that comes from the large windows will provide a space to enjoy all the year round. An open plan where dining and kitchen meet, creating a vast area with fantastic sea views, always kept at the right temperature thanks to the latest Daikin air-conditioning model.





All bedrooms have access to the terrace and its views. Wake up every day looking at the Mediterranean Sea and take your time getting ready in the large walk-in closet set inside the master bedroom, where a safety box is also located to keep your most valued items secure.

## Bedrooms





*Barus Mono*  
MARBELLA

## Bathrooms

The master bedroom has an en-suite, while the other two bedrooms share another bathroom, equipped with different fixtures of brands such as Villeroy & Boch. The master bathroom has a bath as well as rain shower, and double sinks for him & her. The en-suite walls are covered in Emperador marble tile cladding, whereas the second bathroom and guest toilet are cladded with white Statuario polished porcelain stoneware tile. All of them have electric underfloor heating, to assure maximum comfort.



With a clean design by the prestigious brand Bulthaup, the kitchen is presented as a standing-out component of the apartment, with appliances from the renowned brands Miele and Bora Dhu. Different colours for the kitchen are offered as well as for the Silestone worktops.

## Kitchen





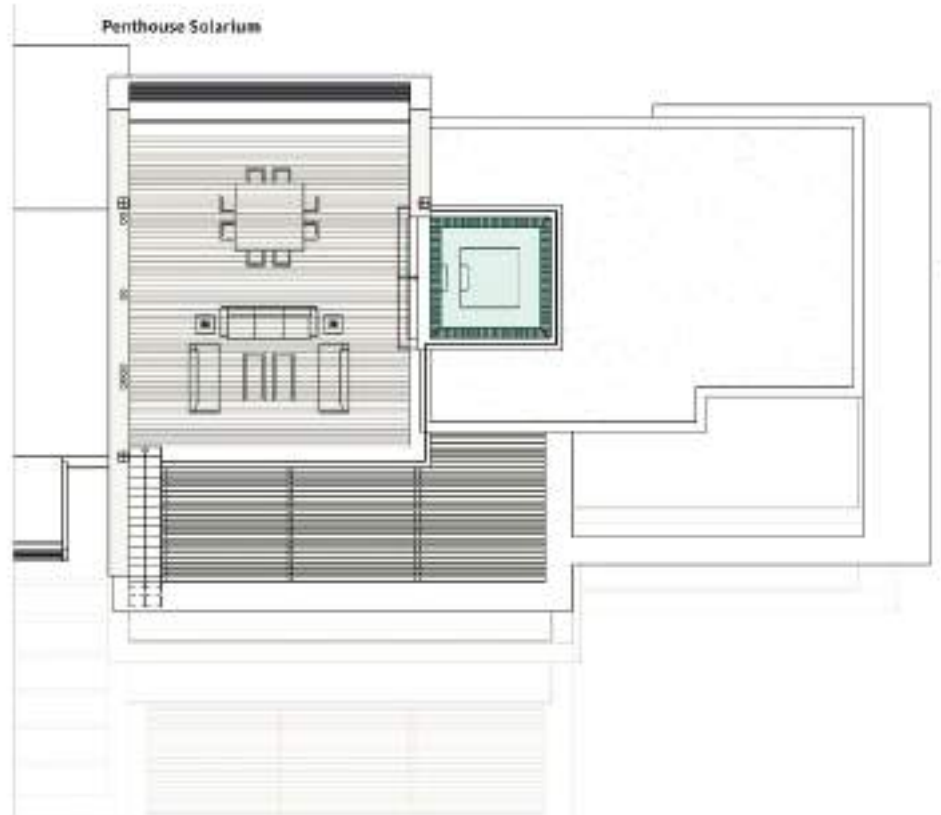
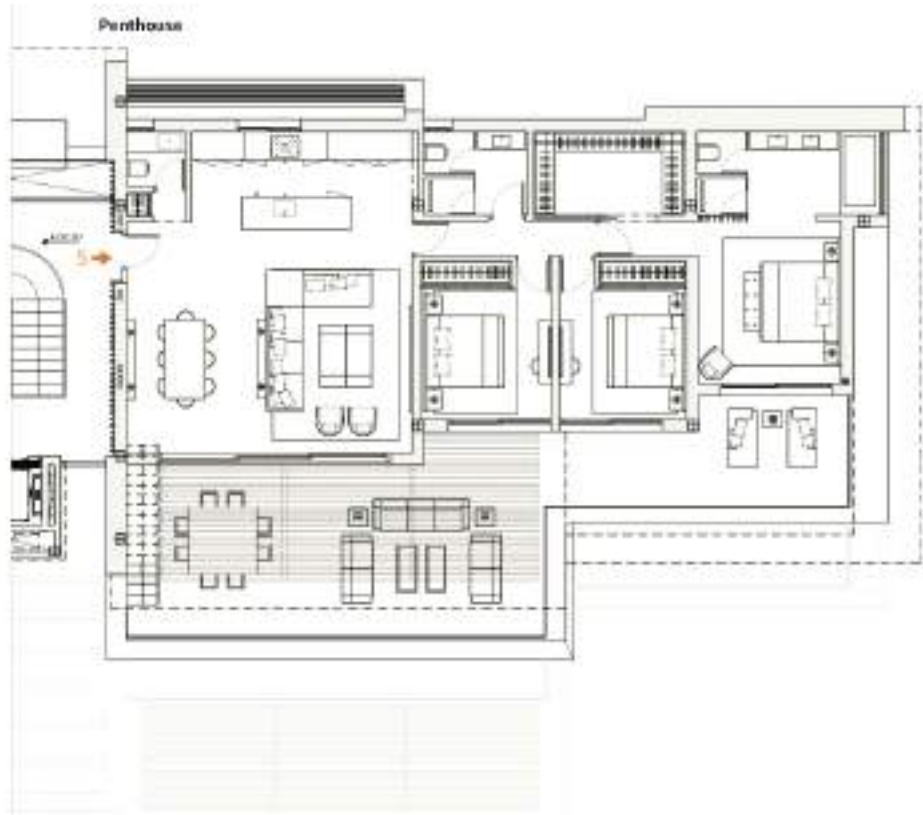


## Terrace

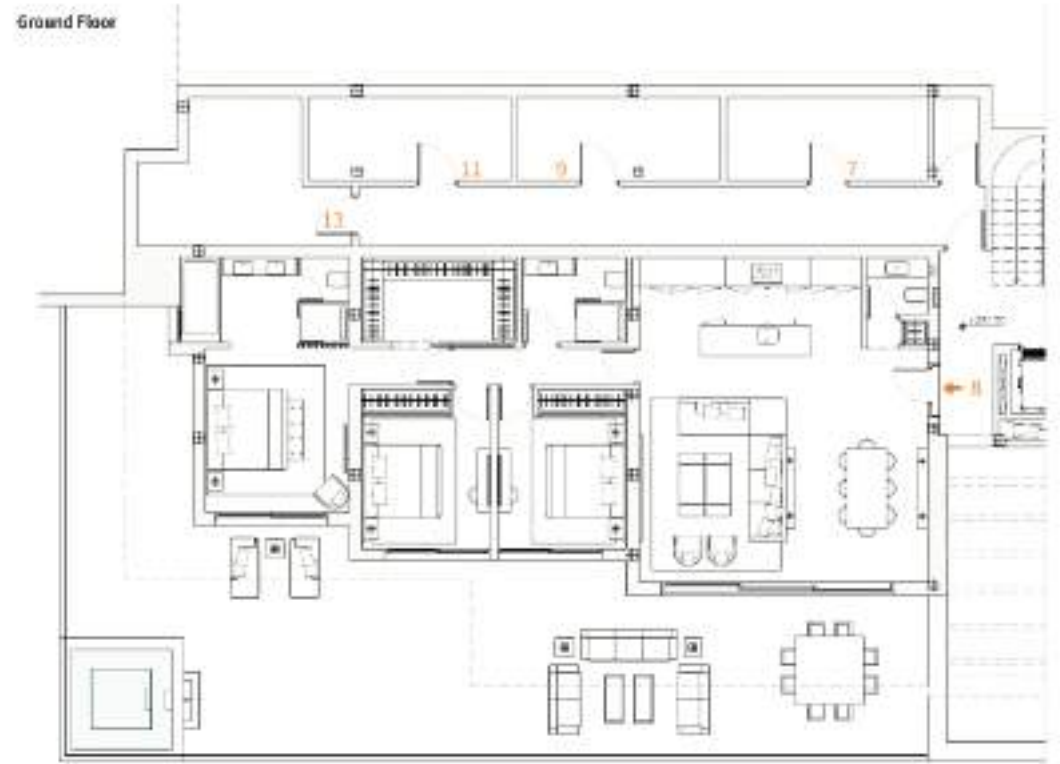
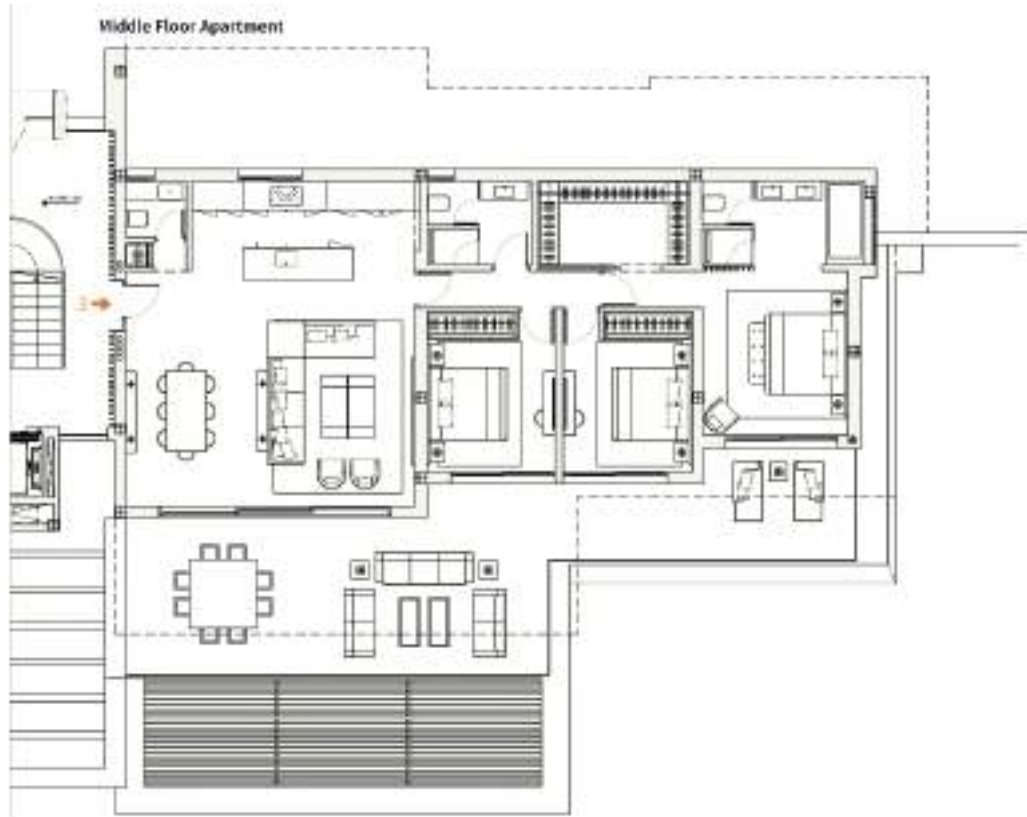
All bedrooms have access to the large terrace, partially covered, and enclosed with crystal railings of maximum security that allows a panoramic view without obstacles. Also, the anti-slip matt white Statuario floating floors which avoid any type of water overflows.













05 | BUILDING SPECIFICATIONS



## FOUNDATION

It is a pairing of mat foundation, simple and combined footing and piles made of reinforced concrete, in accordance with the Spanish Building code (CTE).

## STRUCTURE

Two-way waffle slab with a depth of 350mm, in accordance with the Spanish Building code (CTE).

## ROOFTOPS

Inverted walkable roof with bilayer waterproofing.  
Roofmate thermal insulation.

## ENCLOSURE AND PARTITION WALLS

Enclosure walls made of clay hollow bricks with acoustic-thermal insulation within all the premises.  
Partition walls made of clay hollow bricks, with acoustic-thermal insulation double-walls on bedrooms and living room areas.

## FLOOR FINISHING

90x90cm White Statuario polished porcelain stoneware tiles in apartments and internal common areas.

90x90cm White Statuario non-slip/non-skip porcelain stoneware tiles (double thickness) with pedestal system deck in terraces and external common areas.

Quality, elastic, impact sound-absorption mat used beneath the apartment floors.

Coloured polished concrete floor in parking areas.

## CLADDING

External facades: partially cladded with ceramic tile (three different formats and same colour). The rest of the walls are plastered and painted with exterior matt white bathrooms.  
Internal walls: main bathrooms with Emperador Dark marble tile cladding, and second bathroom and guest toilet partially cladded with White Statuario polished porcelain stoneware tile.

The rest of the apartment is made of smooth white plaster and white plastic paint.

Suspended ceilings with two different heights, and ceiling bulkhead for curtains in bedrooms and living areas. Exterior suspended ceiling on terraces.





Cladding on parking walls with dark-paint finish. Parking hallways and access to buildings wall painted with mirror-effect paint.

#### **SANITARY WARES AND FAUCETS**

Sanitary wares: Villeroy & Boch suspended toilets with built-in cisterns, countertop and Solid Surface sinks, shower tray with the same floors as the exterior non-slip and linear grid with porcelain piece.

Transparent, laminated folding glass screens to access toilets and showers; and smoked glass between the bathroom and the master bedroom. Panoramic mirrors.

#### **PLUMBING SYSTEM**

Independent network for faecal water and rain water.

Polyethylene pipes for bathrooms, toilets and kitchen installations.

Trap system in bathrooms and guest toilet.

Soundproof, triple-coated polypropylene collectors and soil pipes in the apartment areas.

#### **SEWAGE SYSTEM**

Water storage tanks per apartment-block to provide a constant supply of water.

Pressure-boosting pumps with frequency inverter to ensure high efficiency and maximum comfort.

Polyethylene pipelines for water distribution.

Anti-condensation insulation for cold-water pipes.

Thermic insulation for hot water pipes.

#### **AIR CONDITIONING, HEATING AND HOT WATER**

Air conditioning (hot & cold) consisting of an outdoor aero-thermal unit (from Daikin or a similar brand), air-water heat pump and two Fancoil indoor units. One of these units is destined for the day area (lounge) and the other one for the night area (bedrooms). Individual temperature control per room using the Airzone digital system.

Heating of living room, kitchen, bedrooms and corridors by underfloor heating with individual temperature control per room using the Airzone digital system. Heating of bathrooms by electric underfloor heating.

Airzone system for the control of air conditioning and heating installation by the mobile or tablet app, to be used from anywhere with an internet connection. Production of sani-



tary hot water by the heat-pump, air-tank unit and the 260L tank with supporting electrical resistance.

### **VENTILATION SYSTEM**

Installation of extractors with control by home automation installation for bathroom and toilet ventilation.

### **ELECTRIC INSTALLATION**

Control panel and protection for high electrification. Niessen mechanisms from the Sky series in white or similar.

### **HOME AUTOMATION SYSTEM**

Niessen *free@home* home automation system, for on-off control of lighting circuits and lowering and raising of blinds. System management using a 7" touch screen installed in the home and via a mobile or tablet app, to use from anywhere with an internet connection.

### **SECURITY SYSTEM**

Alarm system composed of wireless technology and movement detectors in rooms (you can connect to your home remotely and stay in touch through your smartphone, tablet or PC).

### **LIGHTING SYSTEM**

Interior and exterior lighting of dwellings in corridors, bathrooms, toilet, kitchen and terrace, consisting of recessed spotlights with low consumption LED lamp. Emergency light close to the domestic consumer unit in case of electrical breakdown. Pre-installed lightning in bedrooms and living room for future lightning installation by the owner. Lighting in the exterior areas of the buildings: gardens, swimming pool and common areas.

### **SOUND PRE-INSTALLATION**

Sound pre-installation consisting of a main box to link the housing system and cables lines to the living room, bedrooms, master bathroom and terraces.

### **TELECOMMUNICATION SYSTEM**

Installation of ABB-Welcome M outdoor video station or similar with a 7" touch screen in housing, colour camera, realization and storage of photographs when receiving calls and possibility of control by a mobile or tablet app to use from anywhere with internet connection. DTT TV outlets in all bedrooms, living room, kitchen and terrace. Multi-satellite television outlets with access to multiple channels in



the master bedroom and living room. Fibre-optic wiring up to the entrance of each dwelling.

Internal data network of the house, with 8-port switch and wired sockets with Cat.6 UTP cable in all bedrooms, living room, kitchen and terrace. Wi-Fi access point in each apartment. Extra wall sockets for future expansion of services.

#### LIFTS

Lifts from the Thyssen Krupp brand and the Essence/Excellence model with capacity for 10 people, Synergy system, minimum consumption, with rubber bumper and acoustic comfort. 24-hour call centre system.

Excellence is a symbol of high quality for premium residences such as BYU Hills, assuming a qualitative sum of materials and interior design finishes.

#### METALWORK AND GLASSES

Sliding windows and doors with multipoint closure from the brand Schuko, in grey color, and with thermal bridge break and Planitherm4S glass 6/camera/4+4. Aluminium thermal shutters, motorized and domotized, in a similar colour to

the aluminium carpentry in bedrooms and in the master bedroom bathroom.

Terrace railings with transparent laminated glass with metal profile of recessed fastening. Stair railings with lacquered, metal rods separated from each other.

#### WOODWORK

Security entrance door with multipoint lock, a thickness of 60 mm, and with both sides finished in matte finished oak. Bedroom doors of a thickness of 50 mm and a height of 2.65 m (from the floor to the false ceiling), finished in oak matte wood, with anti-impact rubber, and concealed hinges without splice profiles.

Toilet door of a thickness of 50 mm and a height of 2.65 m (from the floor to the false ceiling), finished in lacquered wood with the same colour as the matte-finished wall paint, with anti-impact rubber, and concealed hinges and without splice profiles.

Built-in fitted wardrobes, with hinged doors and white lacquered finish in the second and third bedrooms. Walk in closet of a length of 5.80 m, fully finished and coated. Matching vanity units with doors.



## BULTHAUP KITCHEN

Top quality design from the German company Bulthaup. The best appliances in the market chosen in terms of technology and quality: the dishwasher, oven, microwave, refrigerator, washer and dryer are from Miele, and the freezer is from the brand Aeg. For cooking, we have chosen powerful ceramic cooking plates combined with a top-quality surface extractor, from the Bora Dhu brand, creating a very attractive unit. Counter made of natural stone.

## COMMUNAL AREAS

Outdoor pool.

Garden designed by a landscaper.

Garages (underground parking and storage) with installation of a fire detection and protection system, according to the Spanish Building code (CTE).

Pre-installed system for electric cars in every parking lot.

## VARIOUS

Safety box located in the dressing room.

*These specifications are indicated only for descriptive reasons and may be subject to changes or modifications for technical and legal reasons, or by decision of the project manager, without reducing its quality (2019).*



## 06 | PAYMENT TERMS



## 01 |

### 20.000€

A down payment of 20.000€ is requested to reserve the property whilst Due Diligence is being made.

## 02 |

### 30% + VAT

Within 30 days from reservation, Private Purchase Contract (PPC) will be signed and 30% + VAT of the purchase price minus the reservation fee of 20.000€ will be paid.

## 03 |

### 30% + VAT

Second payment of 30% + VAT is due in June 2020.

## 04 |

### 40% + VAT

Once the construction is finalised and the first occupation licence is granted we will be ready to sign the title deeds, moment in which 40% + VAT remaining of the purchase price will be paid.



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07 | CONTACT



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