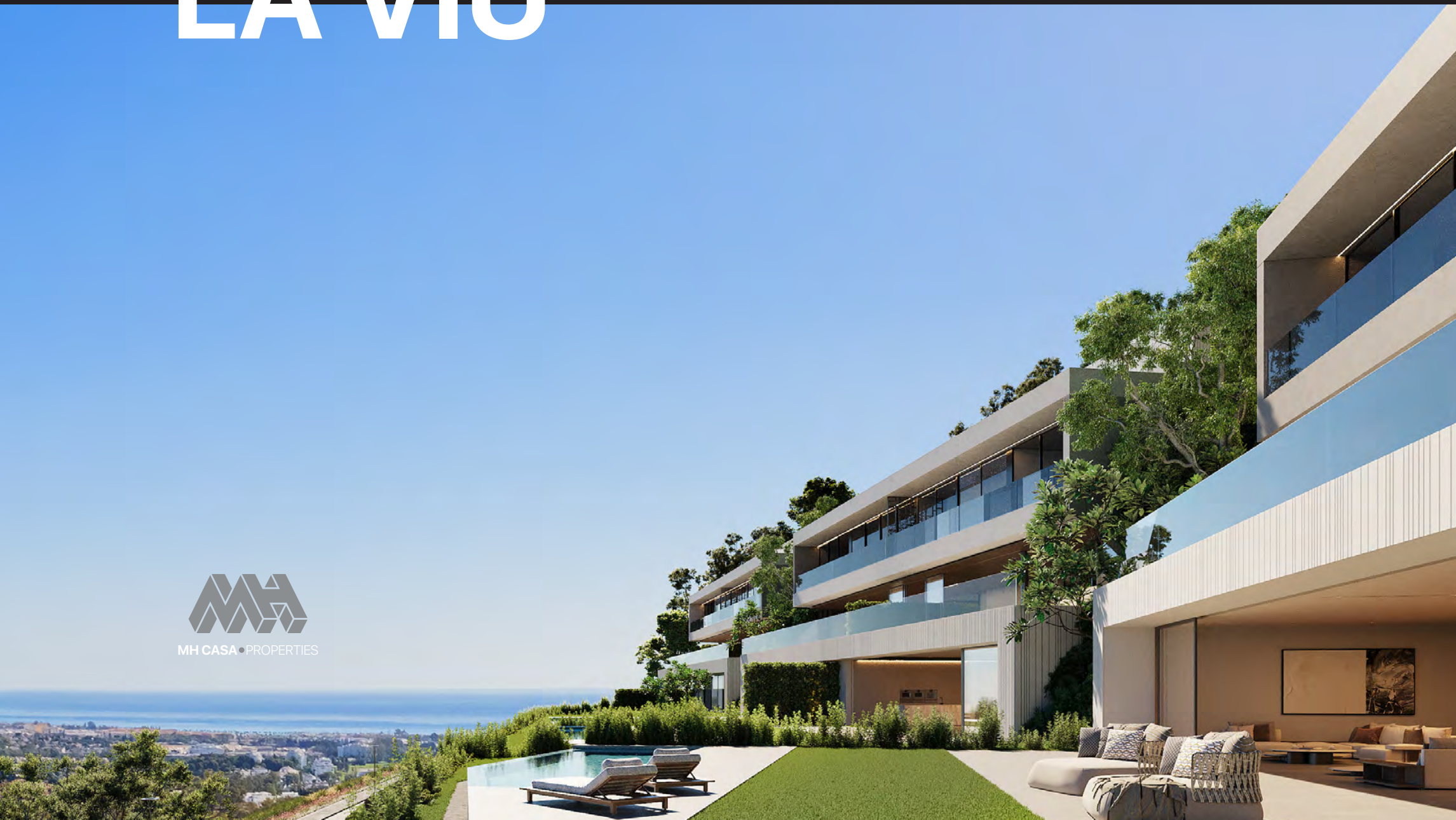


# LA VIU



MH CASA PROPERTIES









We are excited to introduce "LA VIU," an exceptional project consisting of 10 semi-detached villas and one separated villa located in the highly sought-after area of LA VIU in Benahavis, Costa del Sol. One of the most significant features of this project is its stunning view of the Mediterranean Ocean and Gibraltar. Every villa offers a breathtaking view that will leave you mesmerized.

But what makes "LA VIU" truly unique is the integration of the villas into the mountain, creating a harmonious blend of nature and luxury living. The wide-open terrace area in the second floor offers a part of the mountain in its design, providing you with a unique experience of living in the midst of nature while enjoying the comforts of a luxurious villa.

#### **Quality of the Project**

At "LA VIU," we are committed to using only the finest quality materials and latest technology to ensure that every detail of the project is executed to perfection. The villas boast a bright and spacious living area with over 17 meters of column-less span, 4 bedrooms, 4 bathrooms, a luxurious office, gym, lift, covered parking for 4 cars, and many more exciting features. The total land area is 9022 square meters, the total living area is over 370 square meters, 186 square meters of covered terrace, and 40 square meters of pool.

#### **Vision**

Our vision for "LA VIU" is to create a serene and luxurious living space that seamlessly blends the indoor and outdoor spaces, offering our clients the ultimate in comfort and style. The project is designed to cater to the modern-day lifestyle and is the perfect combination of luxury, comfort, and functionality.

#### **Project Timeline**

We understand that timely completion of the project is crucial, and we are working tirelessly to ensure that "LA VIU" is completed within the given timeline. As of now, the project is under construction, and we are committed to completing it with the highest standards of quality and attention to detail. We will keep our clients updated on the progress of the project, and we are confident that "LA VIU" will be completed soon, and our clients will be able to experience the

luxurious living that we have envisioned for them.

#### **Team Introduction**

We take immense pride in introducing the team behind "LA VIU." The architect group is the best architect all over Costa del Sol, AMES group and the technical team consisted of Miguel Angel Yebra Tejada and Sergio Villena Ponsoda. The project management team is MH Casa Properties, represented by Manuel Fernandez Garcia and Alireza Najari. With such a talented and experienced team, we are confident that "LA VIU" will exceed your expectations.

#### **Plans and 3D Renders**

We are delighted to share the plans and 3D renders of "LA VIU" with you. The renders give a sneak peek into the grandeur and opulence of the villas while showcasing the stunning ocean view and the unique mountain integration. We are confident that these visuals will entice you to explore "LA VIU" further and experience the luxury living yourself.



# AMES GROUP

AMES Arquitect is a highly respected architectural firm known for their exceptional work in residential and commercial architecture. Founded in 2011 by Antonio Morillo and Esther Sánchez, the firm has established itself as a leading player in the industry. With a strong emphasis on modern design and functionality, AMES Arquitect has consistently delivered projects that are both visually stunning and practical.

One of the key strengths of AMES Arquitect is their diverse portfolio, showcasing their expertise in various types of projects. From luxury villas to beachfront resorts and five-star hotels, their work spans across different scales and styles. Their projects have gained recognition for their innovative use of materials, meticulous attention to detail, and the ability to create spaces that harmoniously blend with their surroundings.

Beyond their impressive track record, AMES Arquitect stands out for their commitment to sustainability and environmental consciousness. They have achieved certification from BREEAM, an international sustainability assessment method, which speaks to their dedication to creating eco-friendly designs. Their holistic approach to architecture incorporates sustainable practices, ensuring that their projects not only meet the highest standards of aesthetics and functionality but also minimize their impact on the environment.

Some of their notable projects include:

Villa Victoria is a luxury villa that was designed by AMES architect group.

The Puente Romano Beach Resort is a luxury beachfront resort that has been renovated by AMES architect group.

La Finca Cortesin is a five-star resort that includes a golf course, spa, and hotel.

With their impressive track record, innovative use of materials, and meticulous attention to detail, AMES Arquitect has established themselves as a leading force in the architectural industry.





# Coordination Team:

Sergio Villena Ponsoda and Miguel Yebra Tejada are renowned figures in the construction coordination field in Spain, known for their extensive experience and unwavering attention to detail in all their projects. With a stellar reputation built over the years, they have established themselves as leaders in the industry, delivering exceptional results and ensuring the successful execution of each undertaking.

They possess a wealth of knowledge and expertise in construction coordination. Their meticulous approach to project management, combined with their acute focus on even the minutest of details, has earned him accolades from both clients and peers. Sergio's ability to effectively oversee complex construction projects, ensuring quality craftsmanship and adherence to timelines, has made him a trusted name in the industry. Miguel Yebra Tejada, on the other hand, brings his own distinct set of skills to the table. With a sharp eye for precision and a deep understanding of architectural principles, Miguel consistently delivers exceptional results.

Together, Sergio Villena Ponsoda and Miguel Yebra Tejada form a formidable duo, combining their expertise, attention to detail, and commitment to excellence to successfully complete construction projects of varying scales and complexities. Their collective experience and passion for their craft make them a sought-after choice in the construction coordination sphere in Spain.



LA VIU

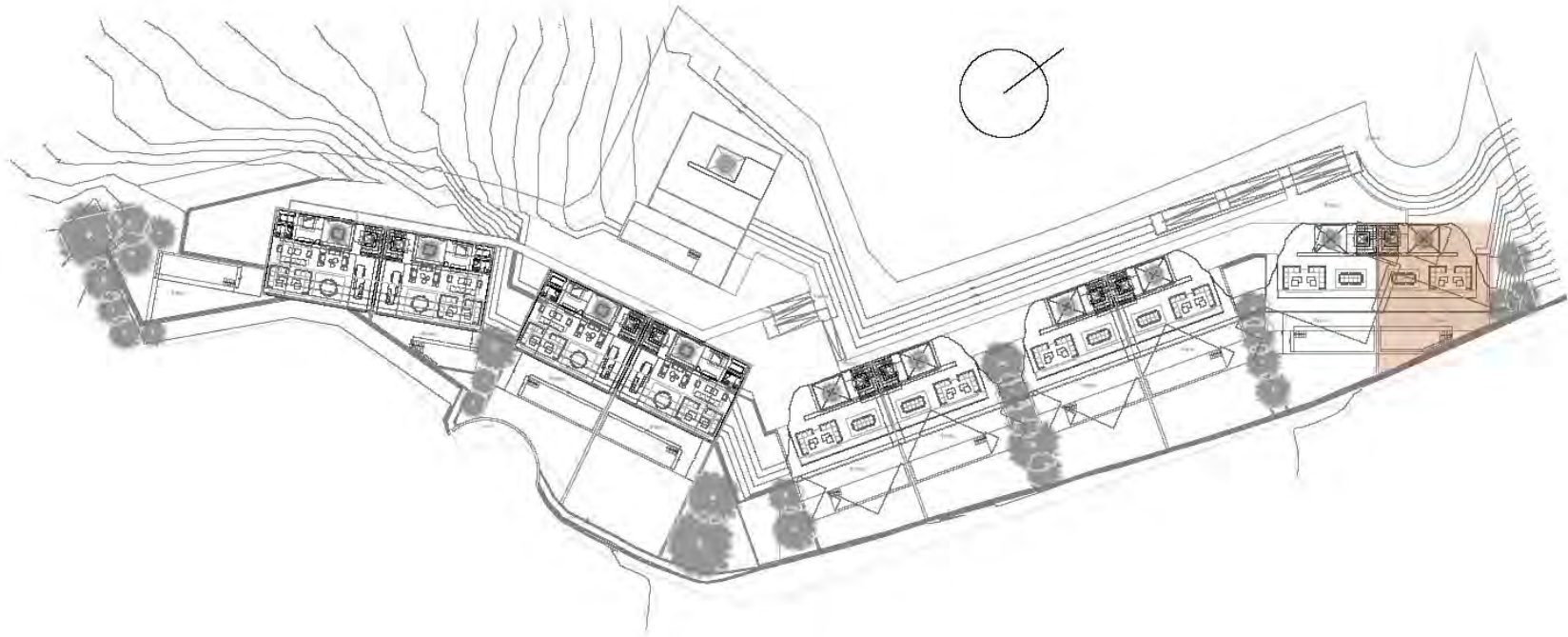
**Exterior**







# General Plan







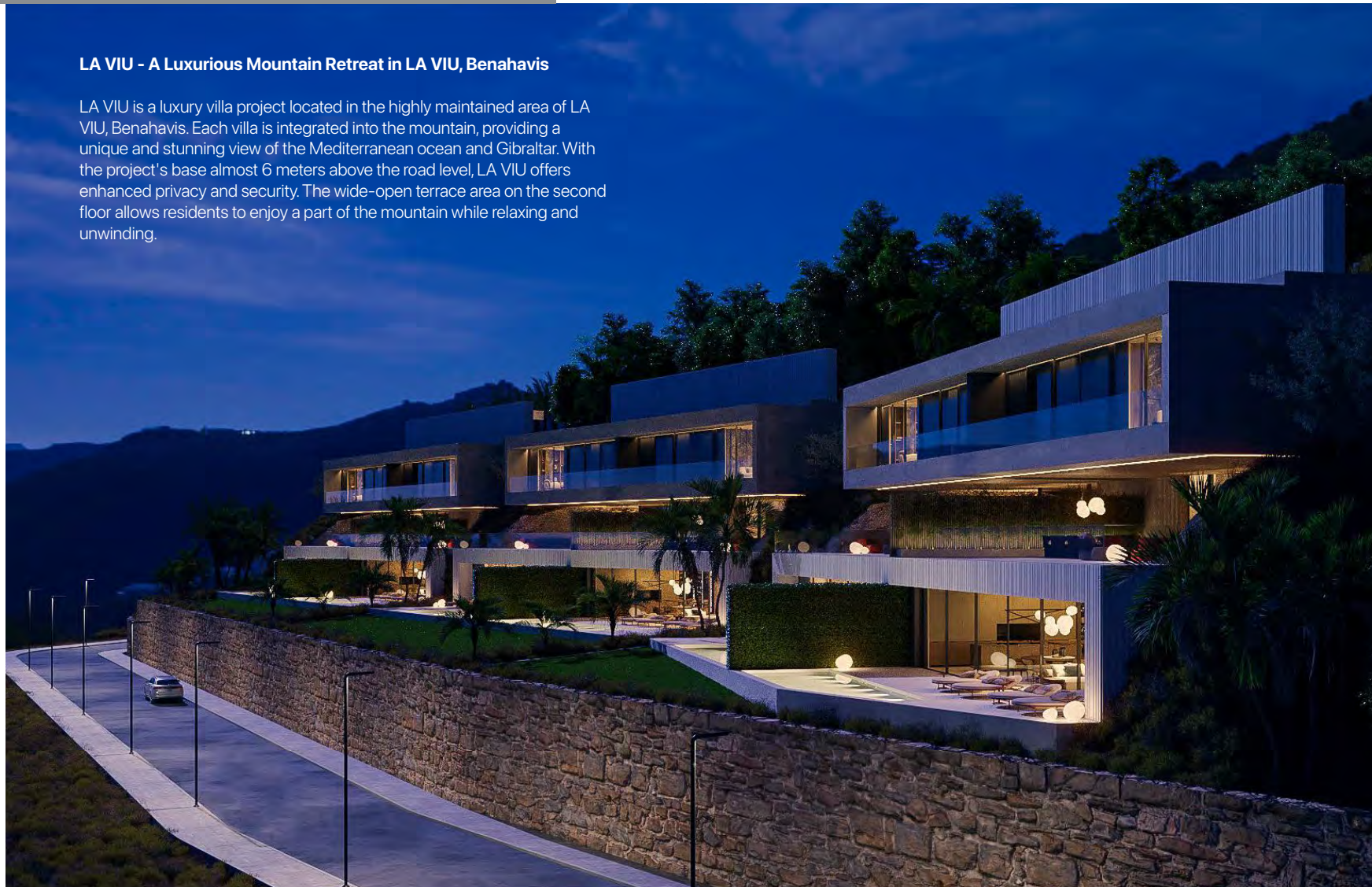






### **LA VIU - A Luxurious Mountain Retreat in LA VIU, Benahavis**

LA VIU is a luxury villa project located in the highly maintained area of LA VIU, Benahavis. Each villa is integrated into the mountain, providing a unique and stunning view of the Mediterranean ocean and Gibraltar. With the project's base almost 6 meters above the road level, LA VIU offers enhanced privacy and security. The wide-open terrace area on the second floor allows residents to enjoy a part of the mountain while relaxing and unwinding.









### **Where Nature Meets Luxury**

The project's design harmoniously blends luxury with nature, creating a serene and peaceful retreat that offers respite from the chaos of everyday life. Discover the spectacular outdoor spaces of the villas, including the 40 square meter pool and beautifully landscaped yards. Our team has meticulously crafted a comfortable and welcoming environment that seamlessly integrates into the natural surroundings.





### Harmony of Sustainability and Design

LA VIU is more than just a luxury villa project; it is an innovative and sustainable way of living. The villas have been thoughtfully designed to blend seamlessly into the natural environment, creating a truly unique living experience.







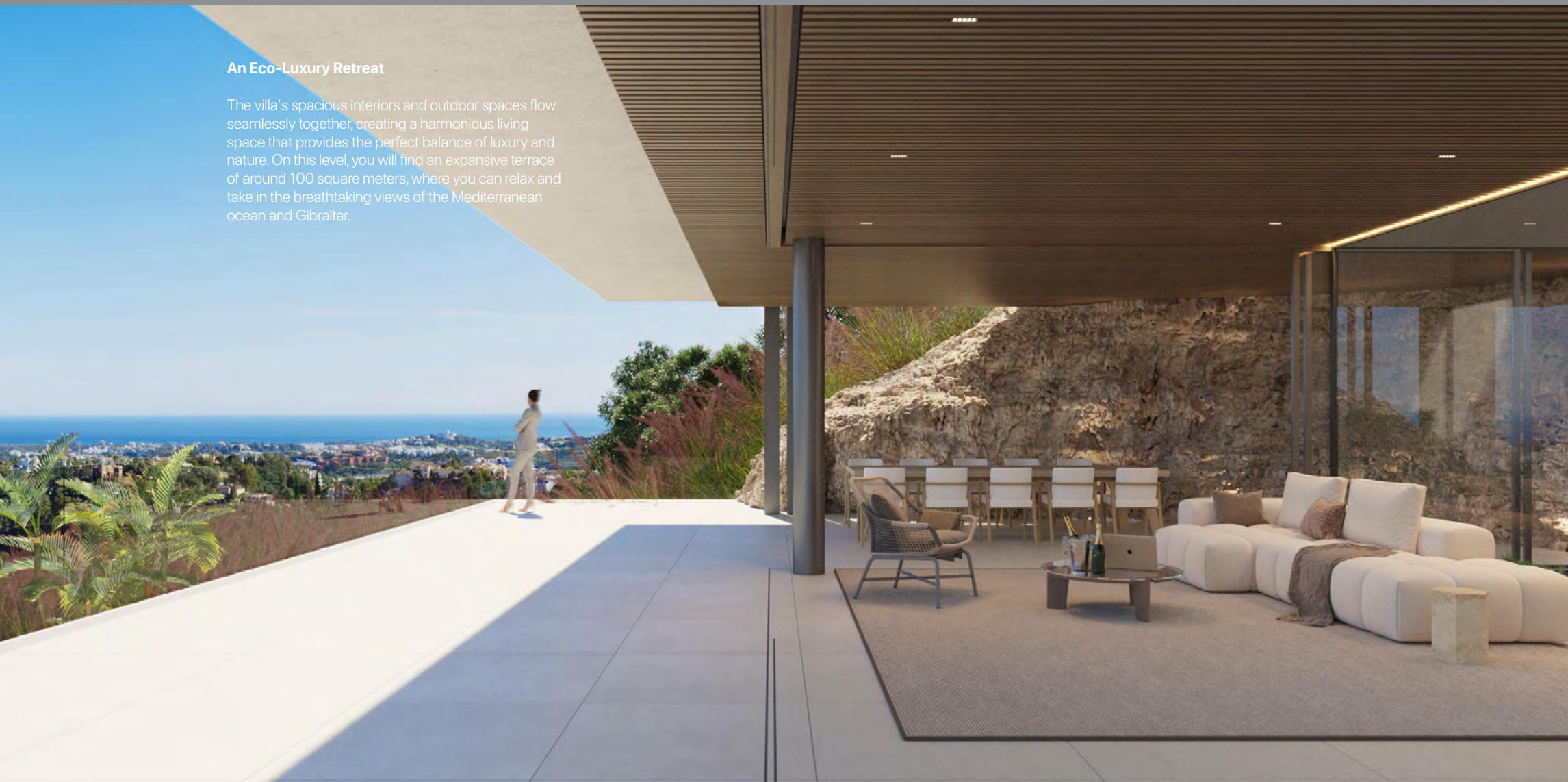




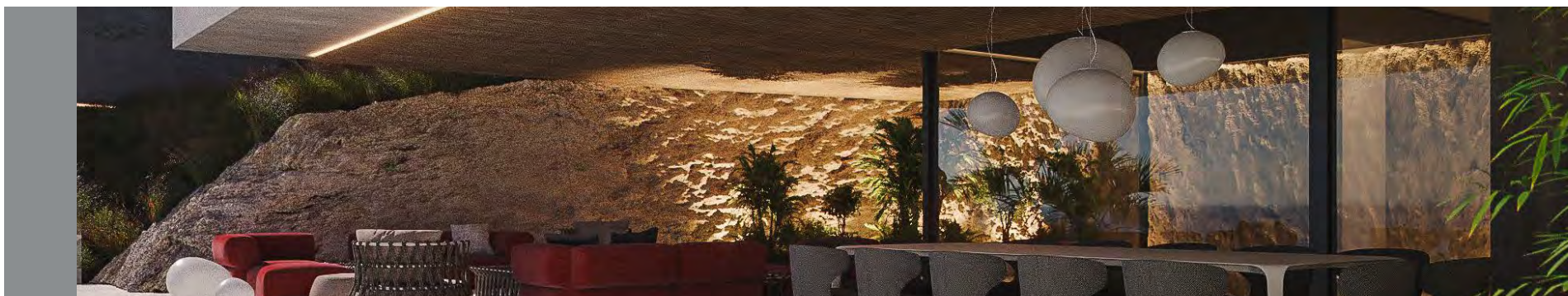


### An Eco-Luxury Retreat

The villa's spacious interiors and outdoor spaces flow seamlessly together, creating a harmonious living space that provides the perfect balance of luxury and nature. On this level, you will find an expansive terrace of around 100 square meters, where you can relax and take in the breathtaking views of the Mediterranean ocean and Gibraltar.













**LA VIU**

**Interior**



# 1st Floor



## 2nd Floor

### Meticulously Designed

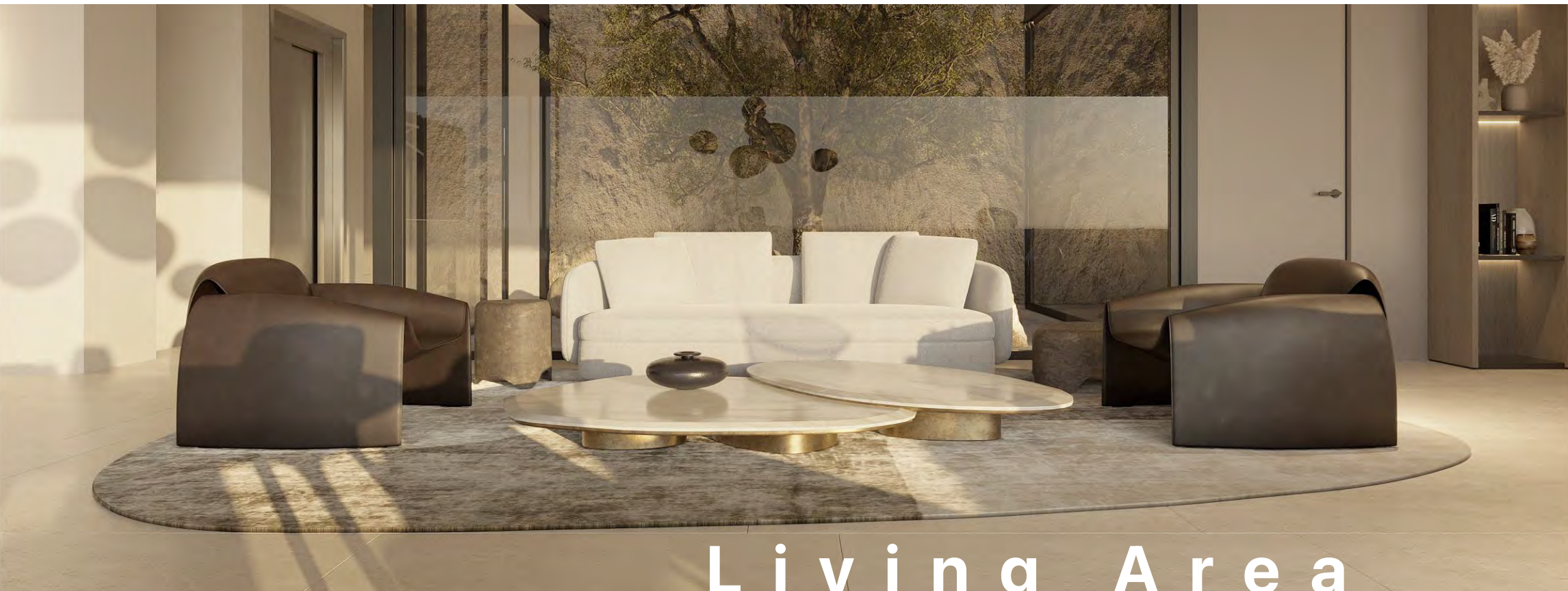
Explore the meticulous design of LA VIU's luxury villas with our floor plans, showcasing the thoughtfully crafted living spaces optimized for space, light, and functionality. Each floor plan is a testament to the attention to detail that our team of expert architects, designers, and engineers have invested in creating a living experience that is both luxurious and practical. From the bright and spacious living areas with their column-less span to the fully equipped kitchens and the four bedrooms with en-suite bathrooms, every square meter of space has been carefully designed to maximize your comfort and convenience.





**Living Area**





### Exceptional Interiors

The Living Area of LA VIU is a true reflection of the exceptional interiors that await you in our luxury villas. Featuring an open-plan design that seamlessly blends with the dining area and kitchen, this space is both inviting and functional. In addition, the English patio at LA VIU is a charming feature that adds a touch of elegance to the living experience.



# Living Area







**Living Area**









Living Area





# Kitchen

## Modern Kitchen, Culinary Excellence

At LA VIU, we understand that the kitchen is the heart of the home, and that's why we've created a modern and functional kitchen that's perfect for culinary excellence. Our kitchen is designed to provide a seamless cooking experience with high-end appliances, ample counter space, and sleek cabinets. Whether you're a professional chef or just love to cook, our kitchen has everything you need to prepare delicious meals for yourself, your family, and your guests.



# K i t c h e n







**Master Bedroom**





# Master Bedroom

## Luxurious Comfort in the Master Bedroom

Our master bedroom at LA VIU is a luxurious and comfortable sanctuary, covering over 70 square meters. You can unwind and recharge in style with plush bedding, high-quality linens, and a spacious walk-in closet. The ensuite bathroom is equally luxurious, with a deep soaking tub, a walk-in shower, and double vanities.



# Master Bedroom







Master Bedroom






# Master Bathroom





# M a s t e r   B a t h r o o m



A modern master bathroom featuring two black marble pedestal sinks with sleek, horizontal chrome faucets. The sinks are positioned in front of a large glass-enclosed walk-in closet. Inside the closet, various garments are neatly arranged on shelves and hanging rods, including jackets and sweaters. The floor is made of light-colored tiles, and the overall lighting is warm and ambient.

# Master Bathroom





### **Serene Escape**

The master bedroom offers a serene escape designed to provide ultimate relaxation. Natural stones in the decor harmonize with the mountain landscape, while modern furnishings add a touch of comfort. The spacious layout includes a cozy seating area for reading or admiring the stunning views. The ensuite bathroom features a walk-in shower and double vanities with a mix of natural stone and modern design. Experience luxury and nature in perfect harmony.



# Office









# O f f i c e







**Office**



**LA VIU**

**Materials**





# Furniture Complication



■ B&B Italia Butterfly Outdoor Sofa



■ B&B Italia Butterfly Outdoor Coffee Table





■ B&B Italia Butterfly Outdoor Coffee Table



■ B&B Italia MINI PAPILIO  
Outdoor Chair



■ Foscarini Gregg Outdoor

### **Elevated Furnishings**

We have selected furnishings that provide a heightened sense of luxury and comfort in each villa. Our contemporary pieces have been thoughtfully curated to blend seamlessly with the modern design of the villas, while also complementing the natural beauty of the surrounding mountain landscape. Each room features a neutral color palette and incorporates natural materials such as wood and stone, creating a warm and inviting ambiance.





■ B&B Italia Borea Outdoor Sunbed



■ B&B Italia Butterfly Spool Outdoor





## Specifications of Materials

# Living Area

■ Poliform Bristol Sofa



■ Poliform Le Clube Armchair





■ Poliform Sain-Germain



■ Poliform Mush



■ Pebble by Henge

■ Foscarini Gregg Outdoor



■ Crate & Barrel Meryl  
Arc Floor Lamp





## Specifications of Materials

# Kitchen

■ Poliform CONCORDE



■ Poliform VENTURA



■ Poliform GRACE

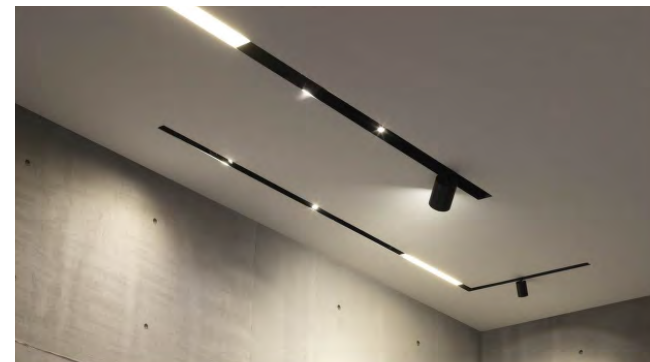
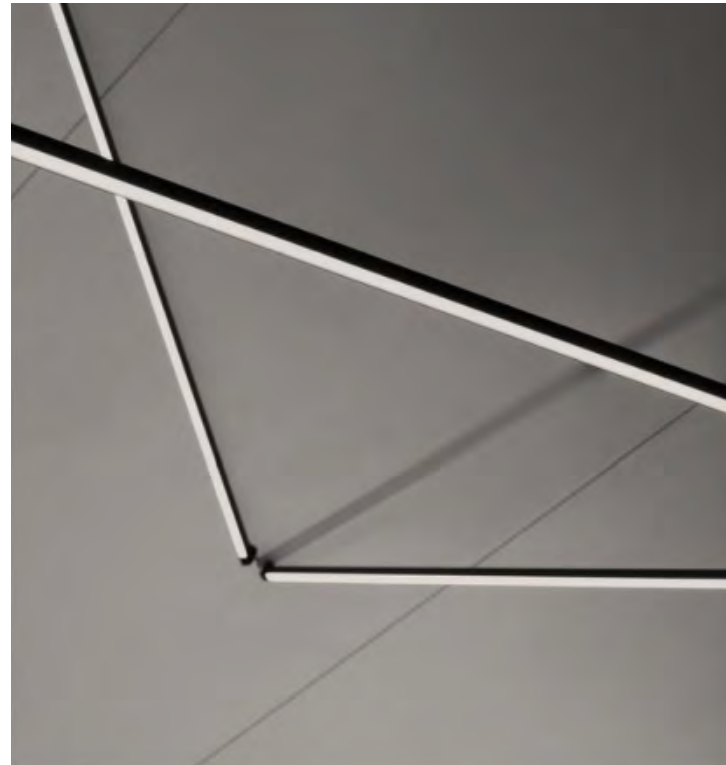




■ Poliform Shape Kitchen



■ Vibia Sticks



■ Flexalighting Linear and Trimless Downlight





## Specifications of Materials

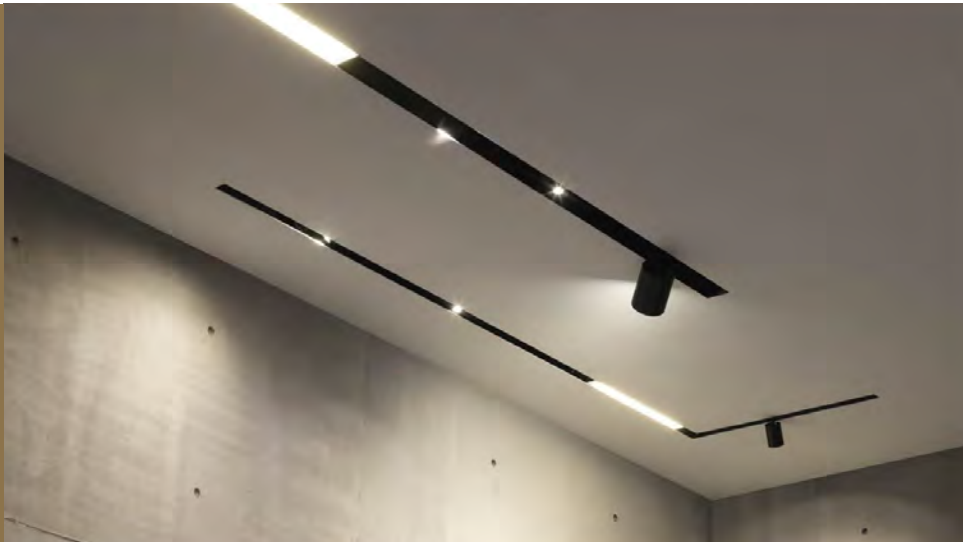
# Master Bedroom



■ AMURA BROOKLYN Armchair







■ Flexalighting Linear and Trimless downlights

■ RIELY tables by Dare Studio







## Specifications of Materials

# Master Bathroom



■ Hotbath AR142



■ Inalco - Masai Blanco





■ Rexa Design HAMMAM

■ Gessi 316 FLESSA



■ Antonio Lupi Ago Nero Marquinia



■ Noken Collection Round






## Specifications of Materials

# Office



BoConcept Lucca



 Inalco - Masai Blanco

 Vibia MATCH



# LA VIU

No.	Description	Area
1	Total Land Area	9.022 m <sup>2</sup>
Each House		
2	Total Covered Area	646 m <sup>2</sup>
3	Total Basement Covered Area	35 m <sup>2</sup>
4	Carport Area	55 m <sup>2</sup>
5	Total Ground Floor Covered Area	215 m <sup>2</sup>
6	Total Ground Floor Uncovered Area	270 m <sup>2</sup>
7	Total First Floor Covered Terrace Area	166 m <sup>2</sup>
8	Total Second Floor Covered Area	175 m <sup>2</sup>
9	Total Solarium Uncovered Area	97 m <sup>2</sup>









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