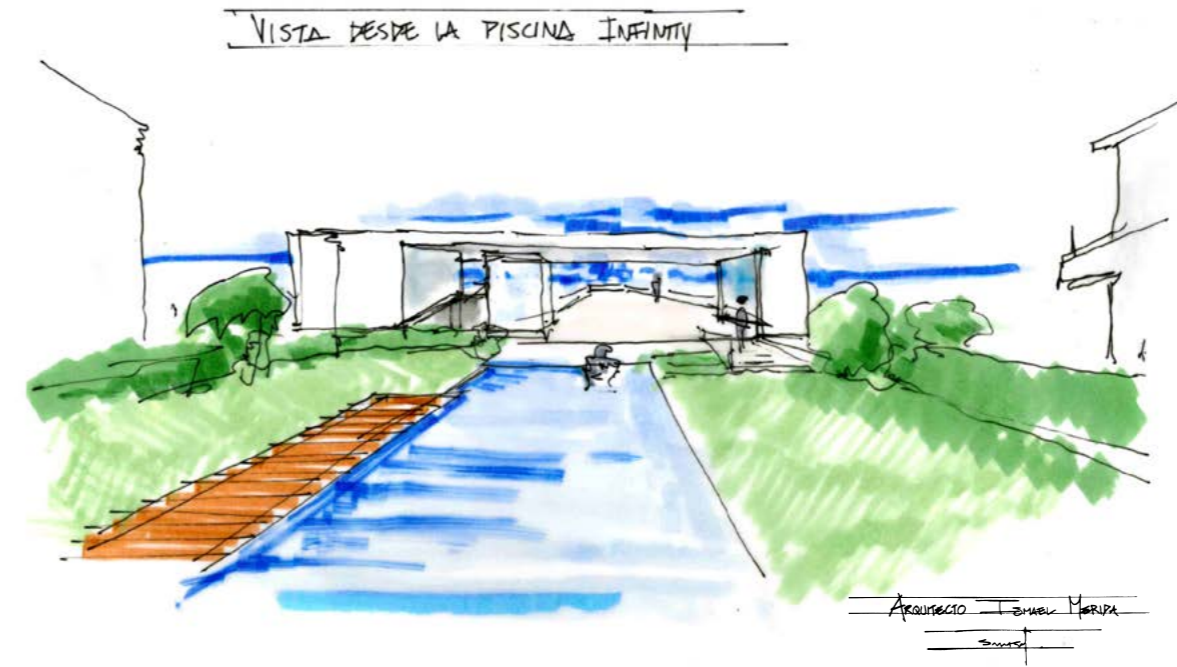


THE  LIST

SINGULAR HOMES



THE LIST

SINGULAR HOMES

INDEX

CONCEPT	04
LOCATION	11
THE DEVELOPMENT	15
LIFESTYLE	29
BUILDING SPECIFICATIONS	33
THE TEAM	37



"The architecture, with its intuitive shapes, is conceived to revitalise you, both in a visual and sensory way".

ARQUITECTO ISMAEL MERIDA
SMR



THE LIST

SINGULAR HOMES

CONCEPT

The List is a project which reflects the work of a team of professionals who firmly believe in creating properties which stand out. The result is the fruit of months of long working days, drawn out conversations and imaginative ideas. This effort is reflected in a true luxury living experience in what will undoubtedly feel like the ideal place to spend the best moments of your life.

The homes offer the most beautiful views of the nearby Mediterranean and the Costa del Sol from their unique location between the sea and the mountains. Located in the cosmopolitan and unmistakable city of Marbella, the idea for **The List** arose, with the sole objective of creating a dream paradise to call home. It's not just a house; it's more *a lifestyle project for your future.*

The importance of the architectural forms was crucial during these long discussions between those

responsible for the creation of this dream project called **The List**. The styles of the buildings were designed to visually and sensorially regenerate you based on instinctive imagination. The concept was to reinvigorate the construction model for *villas*, taking their best qualities and including them in our homes.

The façades, aesthetics, the double height living rooms, the open spaces and new perspectives offer a sense of spaciousness, where we can make total use of the available space in a much richer and elegant way.

“Our concept is for you to take part in your house design. You can participate in the creation of your home together with us, being able to apply the finishing touches to suit your tastes.”



...a singular place to call home



Puerto Banús, Marbella

LOCATION

- RÍO REAL -

At *Río Real* (east Marbella), we found a wonderful setting which offers spectacular views, tranquillity, and privacy.

Right from the start, we knew that this project required a **unique location**, surrounded by nature but also with **views of the sea and mountains**. We wanted an unbeatable climate, and a place which boasts the **most exclusive services** close at hand.

When searching for that perfect and exclusive lifestyle, we wanted a location which served our principal needs. The luxury and privilege of living in Marbella is a merger of the best things to enjoy in life: wonderful

experiences, fantastic weather all year round, delicious gastronomy, and a wide range of sporting activities which make this the place to be.

Beyond the gates of **The List**, we find a place known around the world for its high level of luxury and knowing how to live a lifestyle of exceptional quality. **Marbella** is currently entering a new era offering more to enjoy than just luxury living, warm climate and beautiful surroundings.



Río Real Tower



Beaches



Golf and nature



Recreational areas

Marbella is well connected by motorway and main roads, and it is not far away from several international airports.

The city boasts a wide range of leisure activities and wonderful restaurants, as well as the best brands in shopping, wonderful and diverse arts, and leisure, open-air festivals, and easy access to the whole of South Spain. There's so much to make your life worthwhile in this place.



THE LIST

SINGULAR HOMES



THE DEVELOPMENT





“The perfect balance: the shape of the buildings combines magnificently with the environment, subtle curves in the gardens and the natural terraces”.

Solarium and exterior



THE DEVELOPMENT

The List *Río Real* is a complex made up of 27 semi-detached houses which boast excellent quality finishes.

Thanks to the slope of the plot of land, the houses are built on different levels to blend in with the gradient, guaranteeing spectacular and unobstructed views of the sea from each of the projected homes.

The project will offer 2 types of semi-detached homes, with 4 and 5 bedrooms, spread over the basement, ground floor, and first floor. They also include a solarium with a private swimming pool, offering incredible sea views.

The garage area is underground, with single access for vehicles from the public highway avoiding traffic circulation inside the estate.

The complex has an outdoor swimming pool for communal use, spacious gardens, and wide pathways to each house.

The development will also have a gym which can be accessed from the upper floor of the communal terrace area. The gym will have a Turkish bath, sauna, massage room and changing rooms and toilets, one of which, will be specially adapted for disabled access.



Outside of front of the Villa



Living Room



Bedroom



Gym



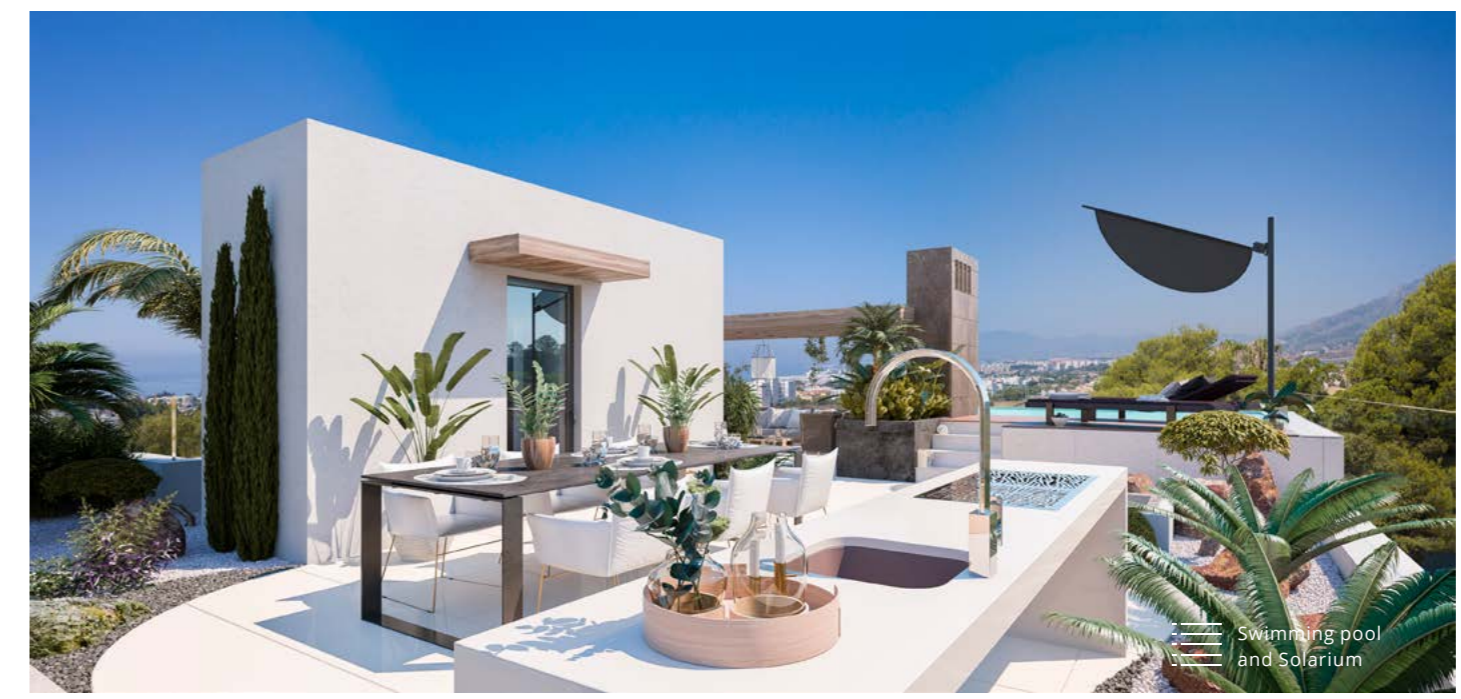
Bathroom




 Garden and Ground Floor

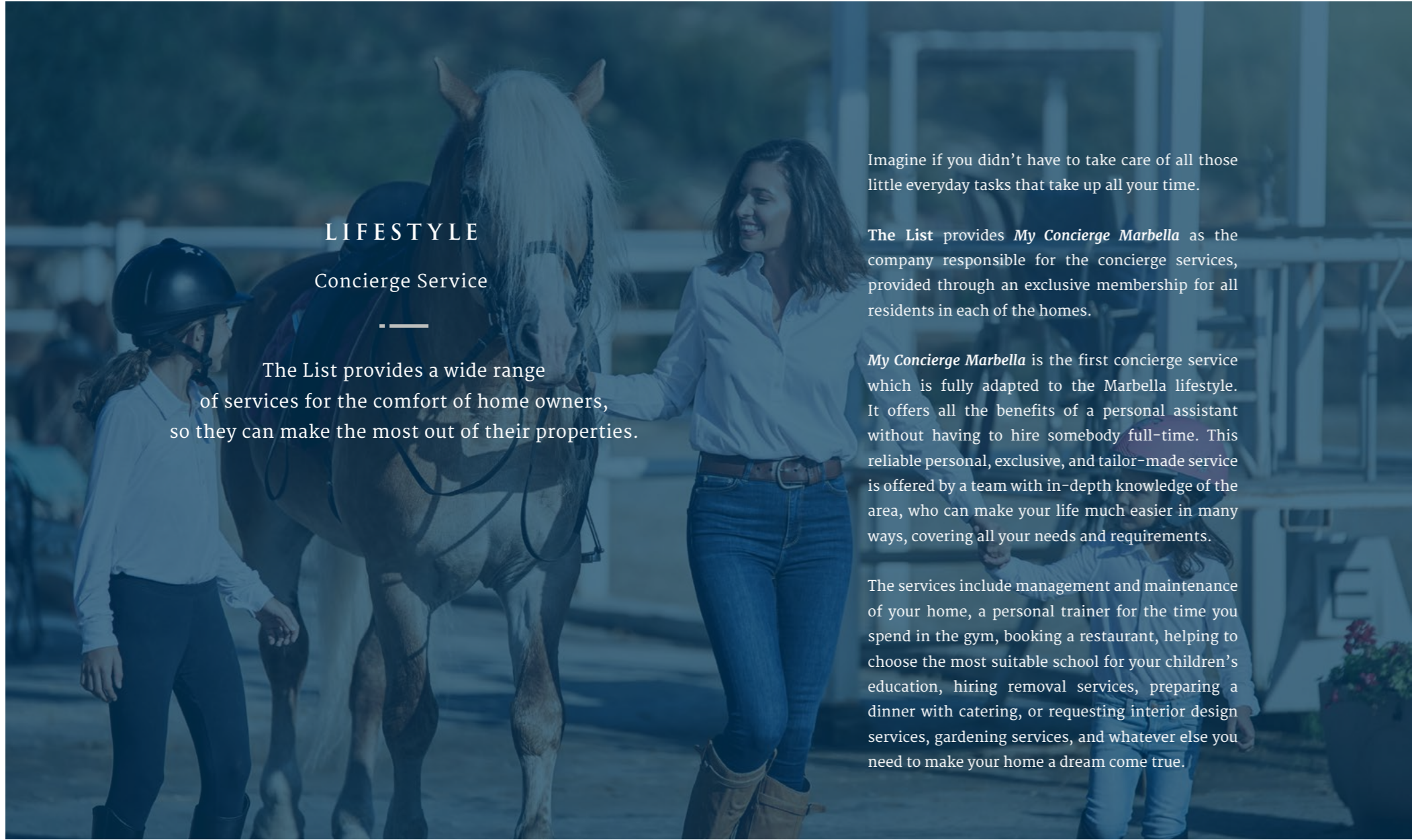



 Street view




 Swimming pool and Solarium

“The white and modern architecture reflects all the beautiful aspects of the Mediterranean, even inside the houses.”



LIFESTYLE
Concierge Service

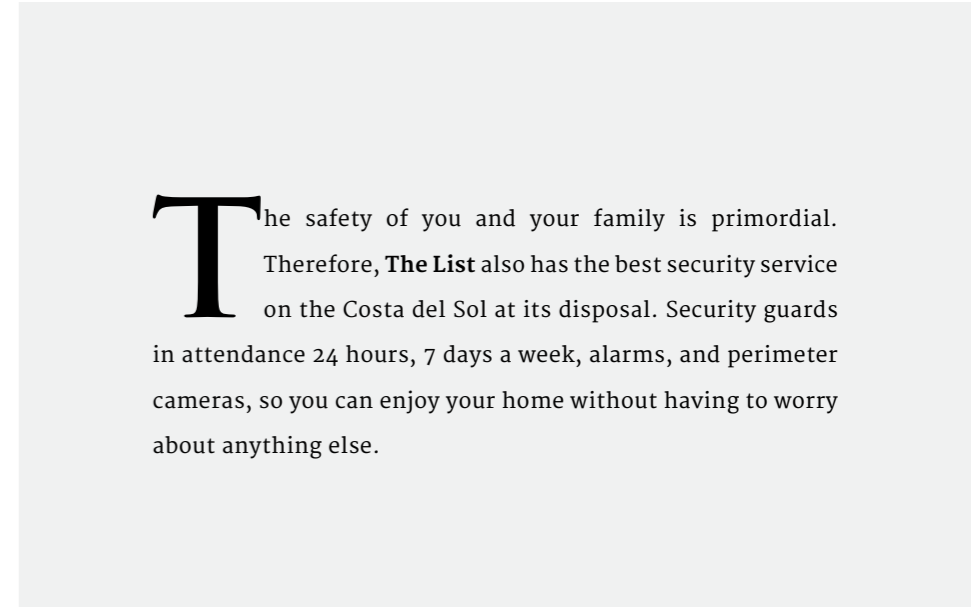
The List provides a wide range of services for the comfort of home owners, so they can make the most out of their properties.

Imagine if you didn't have to take care of all those little everyday tasks that take up all your time.

The List provides *My Concierge Marbella* as the company responsible for the concierge services, provided through an exclusive membership for all residents in each of the homes.

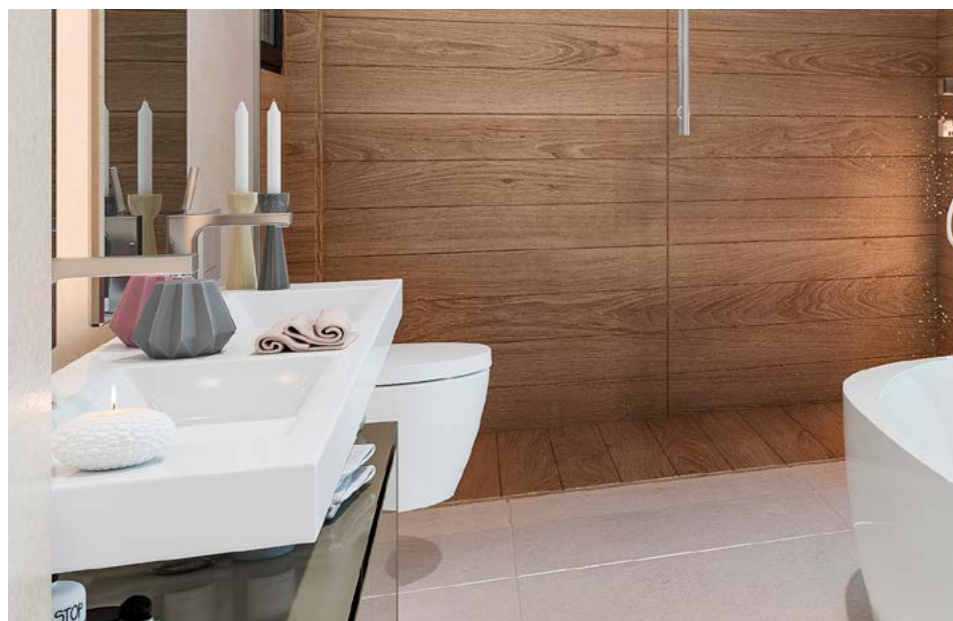
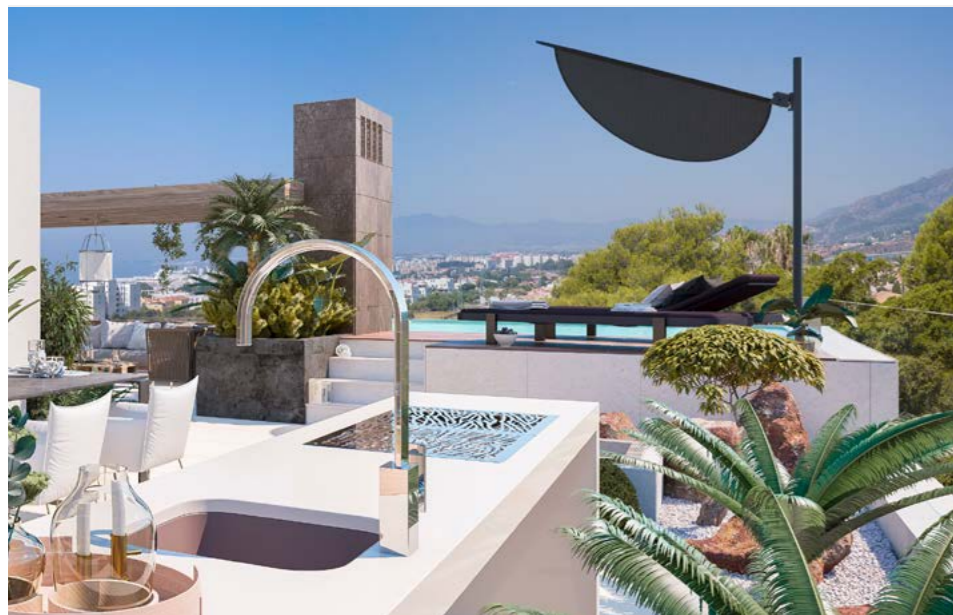
My Concierge Marbella is the first concierge service which is fully adapted to the Marbella lifestyle. It offers all the benefits of a personal assistant without having to hire somebody full-time. This reliable personal, exclusive, and tailor-made service is offered by a team with in-depth knowledge of the area, who can make your life much easier in many ways, covering all your needs and requirements.

The services include management and maintenance of your home, a personal trainer for the time you spend in the gym, booking a restaurant, helping to choose the most suitable school for your children's education, hiring removal services, preparing a dinner with catering, or requesting interior design services, gardening services, and whatever else you need to make your home a dream come true.



The safety of you and your family is primordial. Therefore, **The List** also has the best security service on the Costa del Sol at its disposal. Security guards in attendance 24 hours, 7 days a week, alarms, and perimeter cameras, so you can enjoy your home without having to worry about anything else.





BUILDING AND INSTALLATIONS SPECIFICATION

- Reinforced concrete foundations and structure.
- Exterior walls made from an outer layer of brick and thermal insulation, with interior partition dry walls.
- Rendered and painted exterior walls.
- Cladding with porcelain stoneware facing.
- Ground floor and outside. Porcelain stoneware 75 x 75 cm, model: *Candela* de *Gunni&Trentino*, or similar, with anti-slip treatment on exterior tiling.
- First floor. Wood flooring with skirting board of the same material.
- Basement. Porcelain stoneware 60 x 60 cm, model: *Candela* de *Gunni&Trentino*, or similar.
- Facing in porcelain stoneware 150 x 75 cm, model: *Candela* de *Gunni&Trentino*, or similar.
- Exterior lacquered aluminium frames, *Cortizo Ecovision* quality, or similar.
- Aluminium blinds in the bedrooms.
- Wooden security front door providing access to the home.
- Interior woodwork lacquered in white.
- Wardrobes and walk-in wardrobes in white lacquered wood with laminated inner lining in taupe colour.
- Main and secondary bathrooms fully furnished (bathroom appliances, taps, free-standing bathtub in the main bathroom, toilet, resin worktop and sink unit in models *Mural Zuchetti* and *Laufen* by *Gunni & Trentino*, or similar).
- Installation of home automation for control of lighting, water, heating, blinds, and the alarm.
- Electricity and lighting, with *GIRA* brand systems, series E-2, in white.
- Hot/cold air conditioning with high-capacity *Aerotermia* heat pump.
- *DAIKIN ALTHERMA* climate control system.
- Water underfloor heating system in all the residence except in the bathrooms, where it will be electrical.

AUDIO-VISUAL INSTALLATIONS

- Satellite and Terrestrial Antenna for TV and FM.
- TV and telephone sockets with RJ-45 points located in the living room/dining room, kitchen, bedrooms, and home cinema room.
- Video intercom (*GIRA* brand) with stainless steel outer plate and video terminal inside the home.
- Telecommunications control area in the basement.
- Security installation with closed circuit TV (CCTV), with cameras around the edge of the complex, at the main entrance for people and vehicles, and in the garage.

SINGULAR FEATURES

- Private swimming pools, finished in glass mosaic tiles, in each home on the solarium floor, with installation of a pergola and bar/barbecue area (optional).
- Fireplace in the living room (optional) and terrace.
- Premium-brand elevator in each home.
- False roof with cavities for LED lighting.
- Aromatherapy diffusers installed in the air conditioning system of all homes.
- Dry garden on the deck.
- Gym equipped with *Precor-Queenax* machines, with fitness area and bathrooms, changing rooms and Turkish bath.
- Community swimming pool with panoramic views and large porcelain stoneware tiling, fully equipped with sun loungers, drinks tables and sun umbrellas *Gandia Blasco*, or similar.
- Communal access gate for motorized vehicles.
- Closed perimeter security and centralized surveillance system at the gatehouse with a 24-hour security guard presence.



THE LIST
SINGULAR HOMES

THE TEAM

*The team behind **The List** is the perfect blend of experts with a shared vision which has flowed since the start of this project.*



PROPERTY DEVELOPER - BUILDER

Inversiones El Aventino is the developer of this project, and arises from the union of **Top Gestión Madrid** and **Revenant Projects**, and to which is added **Alza Servicios y Obras**, a construction company founded in the year 1982, with more than 30 years of experience in the construction sector.

They have built more than 7000 homes across Spain. Therefore, they offer unbeatable experience in building; not only in luxury homes, but also apartments, residential areas, shopping centres, infrastructure, and civil works. All this enables us to count on the experience of one of the best builders in Spain.

ARCHITECT

Ismael Mérida Arquitectos

The architect studio led by **Ismael Merida Arquitectos** was established in 1996 by Ismael Mérida. From its headquarters in Marbella, its main activity takes place on the Costa del Sol, but also deals with projects throughout the whole of Spain, in addition to Lisbon, Casablanca, Tangier and the Dominican Republic.

What makes them stand out from other studios? Their signature architecture, aimed at those clients who are committed to design, and are searching for personalised projects where spaciousness and the latest materials produce an avant-garde home offer.

Its liberal, Mediterranean style of architecture, with the addition of Asian and Scandinavian details, inspired by work with clients all around the world, is the added value unique to this studio.

PROJECT MANAGER

Revenant Projects - José Luis López

Revenant Projects is headed by José Luis López, Project Manager and Developer. He has more than 30 years' wide experience in construction, overseeing projects throughout Spain.

His stand-out project is the 'Es Pouet' urbanisation, built in Ibiza in the Calle Talamanca - a spectacular example of personified luxury.



EXCLUSIVE SALES COMPANY

A7 Homes - Manuel García

A7 Homes is the company responsible for taking exclusive care of the sales of the properties which make up **The List**.

It was founded by Manuel García, a professional with more than 25 years' experience in the building and real estate sector. It has at its disposal a team of professionals with a large trajectory in the real estate sector specializing in luxury homes.

A7 Homes places a technical and human team at your disposal, who will dedicate whatever time necessary and use their experience to help you purchase your property. Each day, they will strive to offer a professional service, from the moment you show interest to the day they hand over the keys. These agents will always be there for you, dealing with your requests and solving any queries or paperwork.



THE  LIST
SINGULAR HOMES

“The List has become an idea which will continue to evolve in the future thanks to the combination of perfect execution and attention to detail right from the start”.

thelisthomes.com



THE LIST - SINGULAR HOMES