

KV
KRISTINA VIEWS



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Design-oriented 20 townhouses built for luxury living, features bright and airy interiors that are open and spacious, situated in the desirable Manilva hills. Only 3min from Puerto de la Duquesa, AP7-toll road accessible and leisured & golf magnetized.





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Set within the exclusive gated community, every townhouse is a reminiscent of a modern-day wealthy family home. The prestigious estate subtly reminds of the sophisticated style through design that maximizes views and accessibility to the outdoors, design that creates volume and luxury with double height ceiling in the living room, design that fills the interiors with natural daylight with skylights, design that creates open and spacious rooms at dusk via indirect lighting.



Truly a luxury home, showcasing a lifestyle of luxury and sophistication. All aspects of the property epitomize the ultimate in community living for the select few.

Every magnificent residence is sitting on a site averaging 150 sqm of land, with corner plots even larger at c. 300 sqm, all of which boasts palatial & refined spaces of 130 to 175 sqm built with luxurious detailing.

For the most discerning clients, Kristina Views, dares its residents to imagine the splendour of luxurious and majestic holiday living.



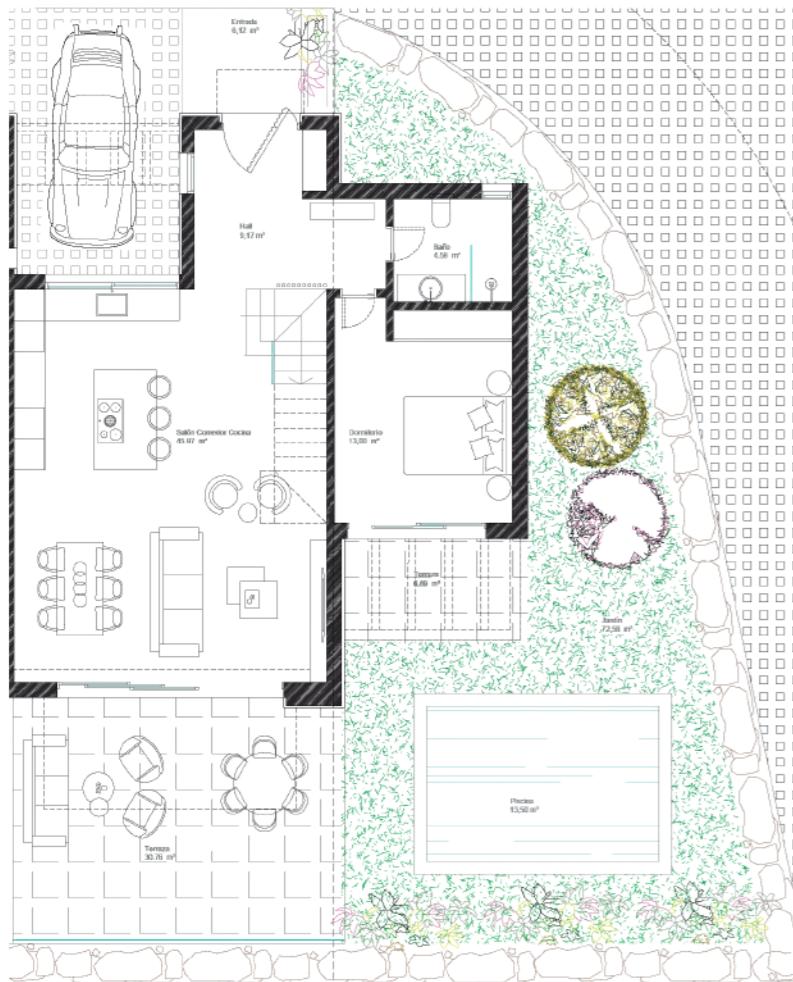
4 Bedroom Townhouse V13

Built-in drive for 1 car garage with extension.
GF exterior sitting-by-facing onto the pool (optional).
Open courtyard spaces & decks.
Large private veranda – “corners on the attic” only, extra level (GF+2).
Kitchen and living room open plan with 6· metres fronting on access.
Luxurious master bedroom en-suite with built-in wardrobe/dresser.

Rain-head shower with glass, free-standing WC, double basins and spacious walk-in closet.
2 children's bedroom + 1 guest room with outdoor deck (+1 additional guests on GF if 4BDS).
Private home office / study & library set-up allowance.



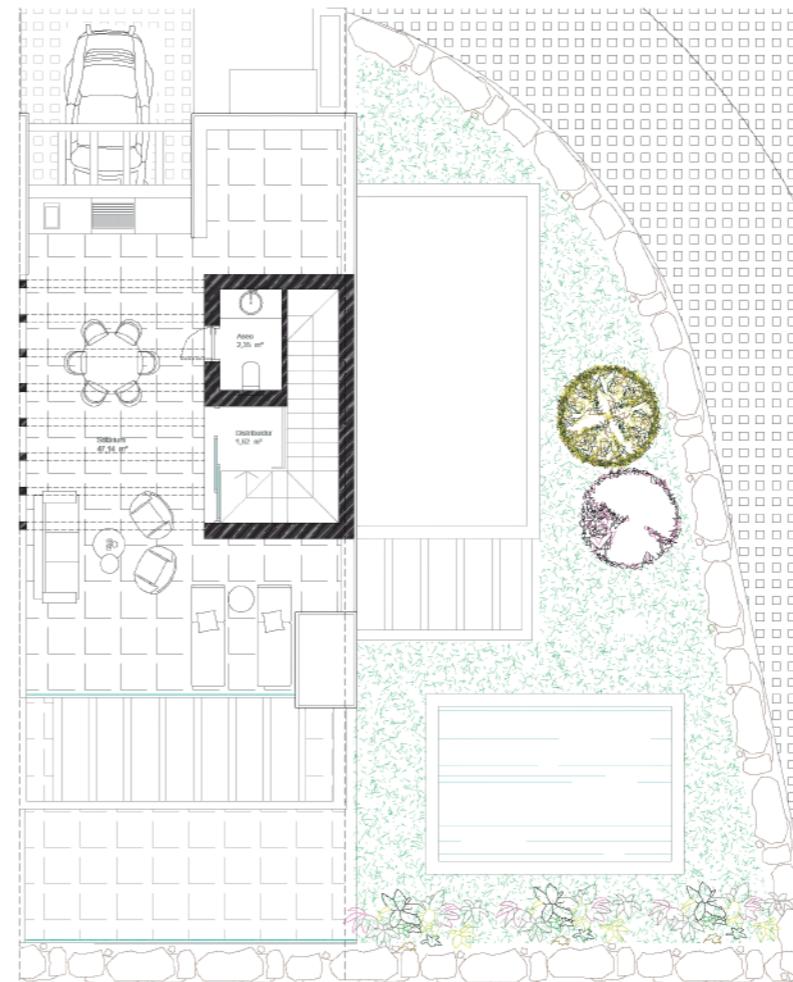
PLANTA BAJA



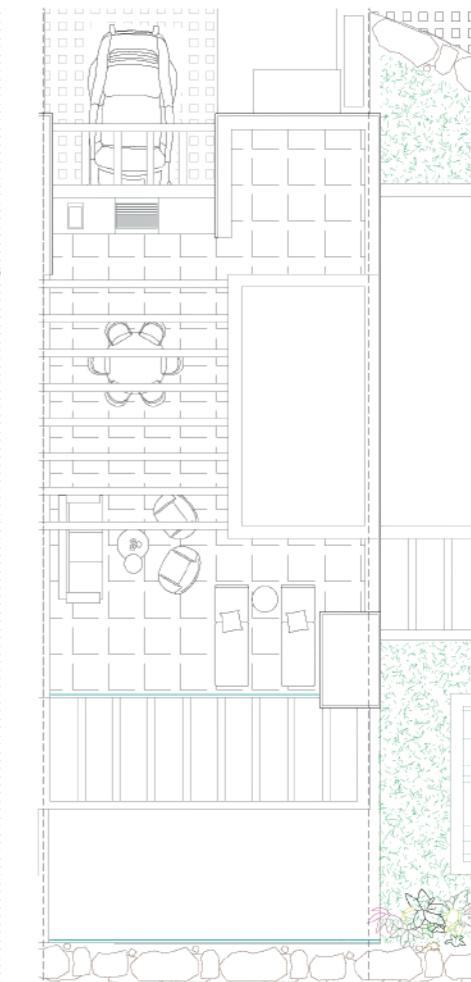
PLANTA 1



PLANTA 2



TORREÓN



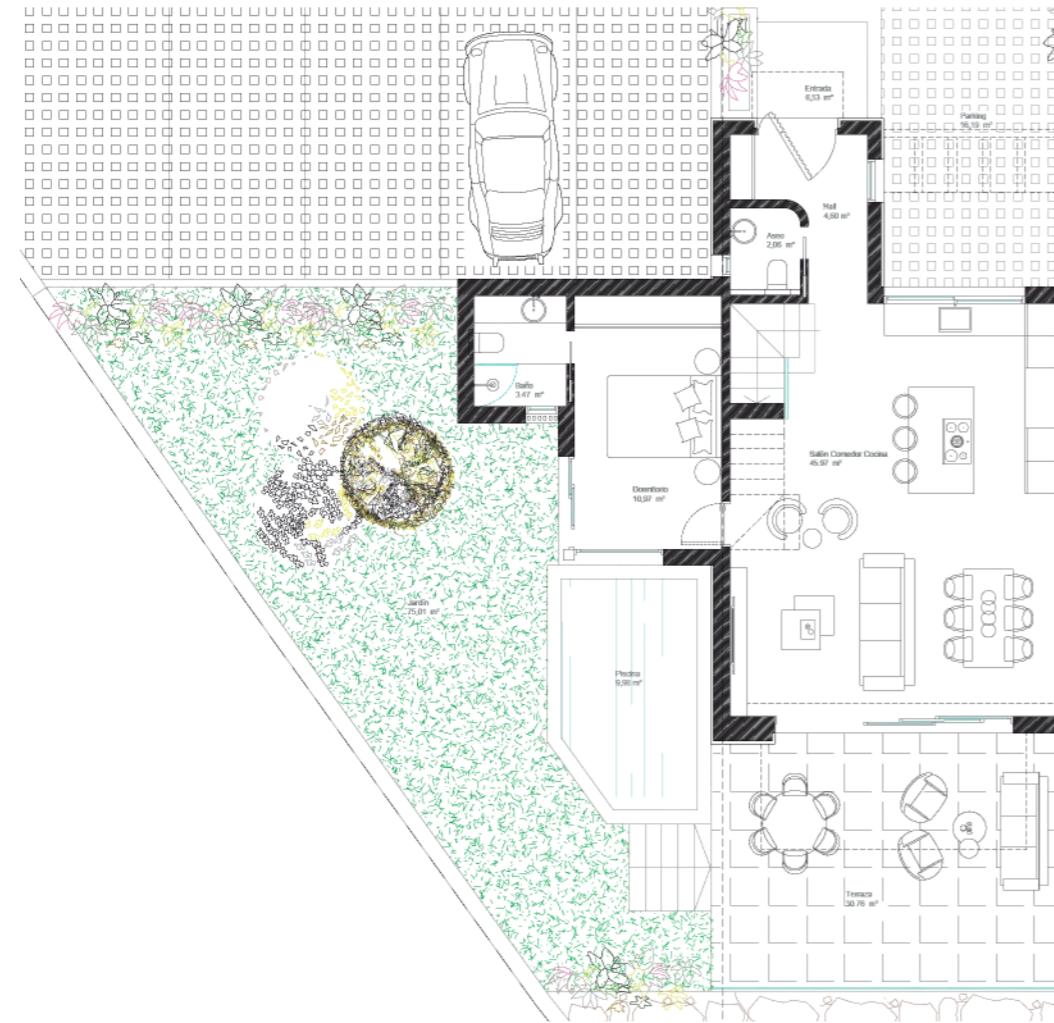
4 Bedroom Townhouse V20

Built-in drive for 1 car garage with extension.
GF exterior sitting-by-facing onto the pool (optional).
Open courtyard spaces & decks.
Large private veranda – “corners on the attic” only, extra level (GF+2).
Kitchen and living room open plan with 6· metres fronting on access.
Luxurious master bedroom en-suite with built-in wardrobe/dresser.

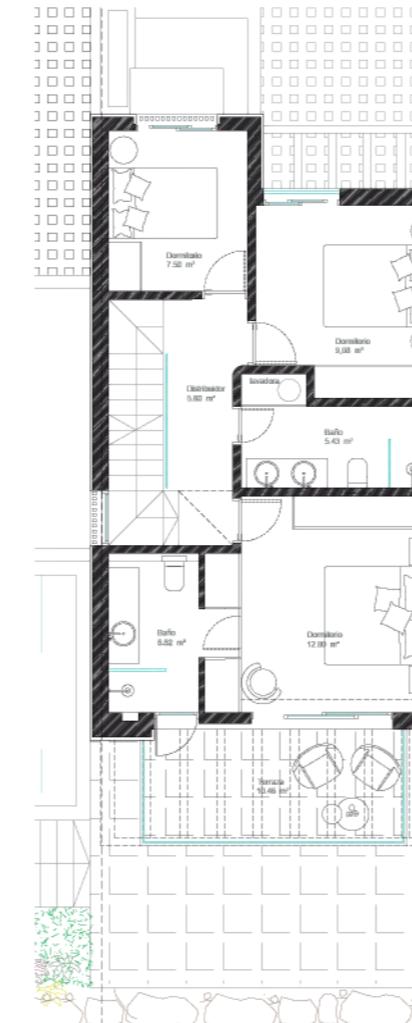
Rain-head shower with glass, free-standing WC, double basins and spacious walk-in closet.
2 children's bedroom + 1 guest room with outdoor deck (+1 additional guests on GF if 4BDS).
Private home office / study & library set-up allowance.



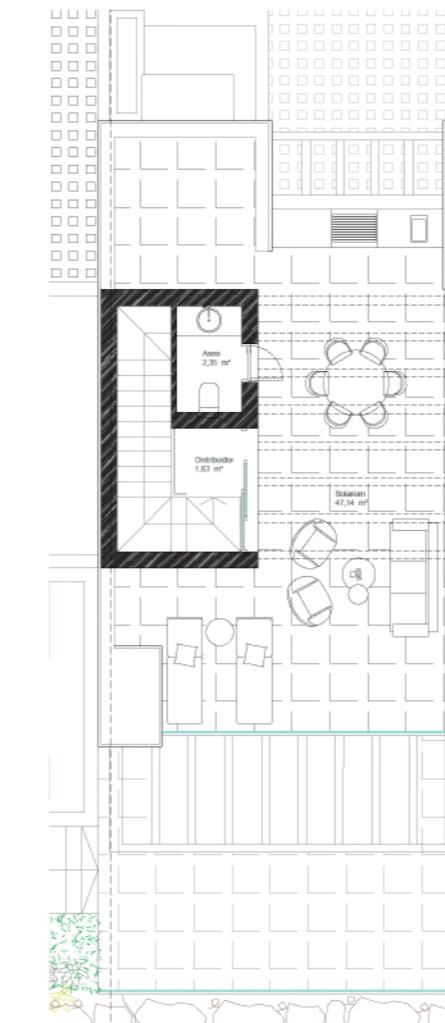
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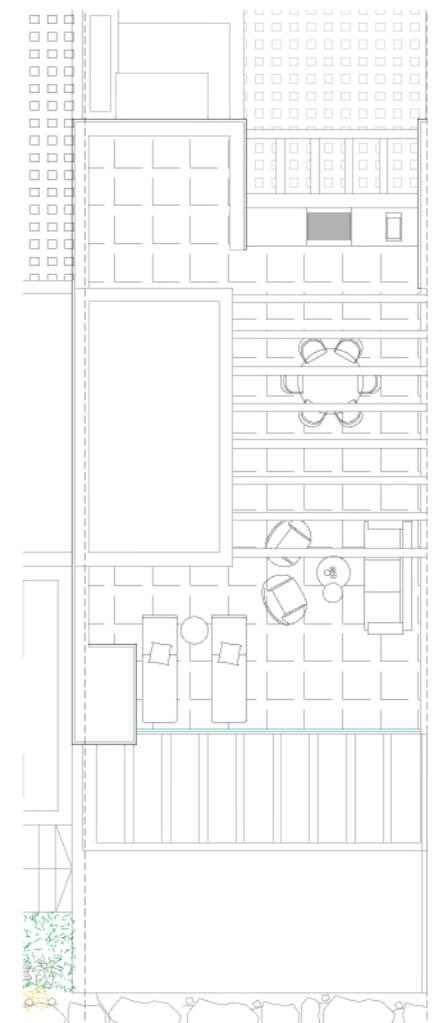
PLANTA 1



PLANTA 2



TORREÓN



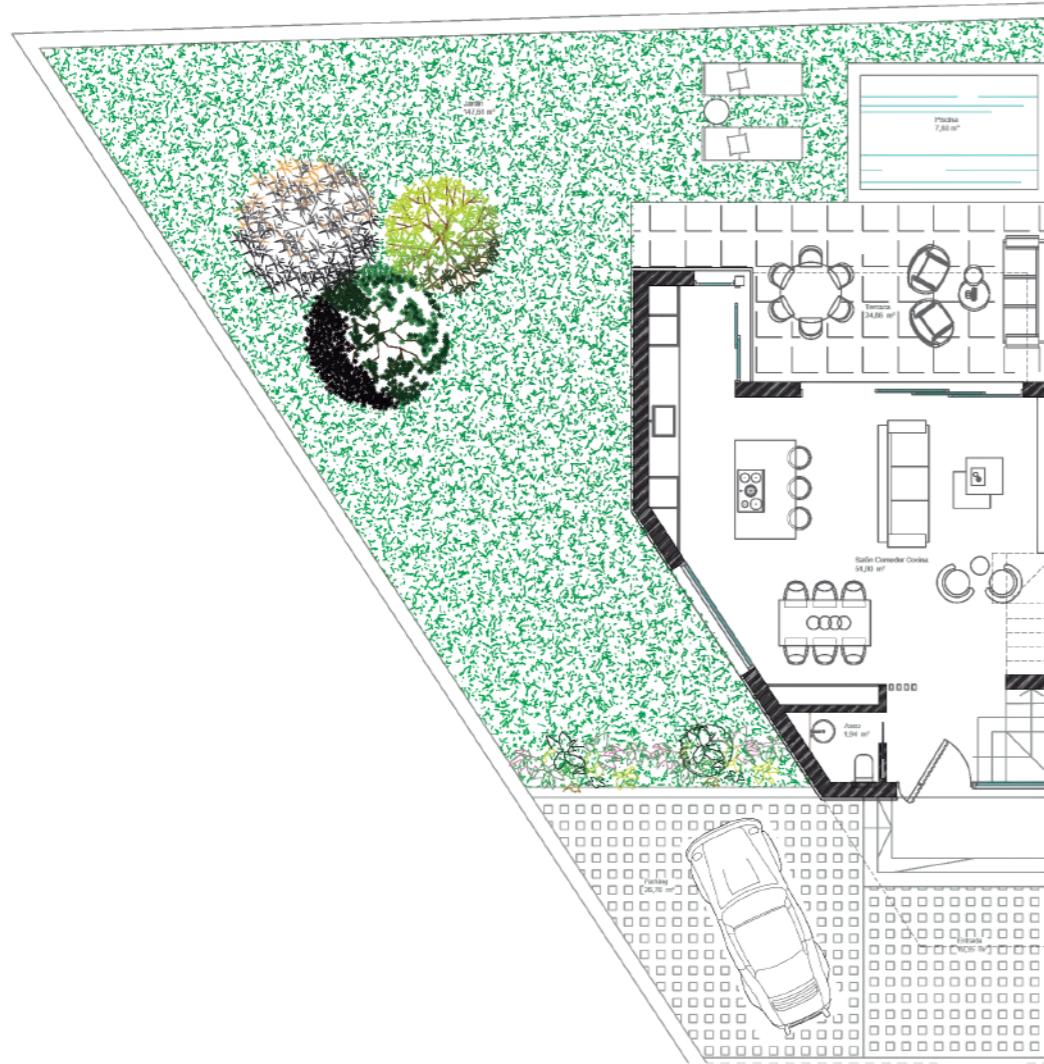
3 BDS Corner Townhouse VI

Built-in drive for 1 car garage with extension.
GF exterior sitting-by-facing onto the pool (optional).
Open courtyard spaces & decks.
Large private veranda – “corners on the attic” only, extra level (GF+2).
Kitchen and living room open plan with 6+ metres fronting on access.
Luxurious master bedroom en-suite with built-in wardrobe/dresser.

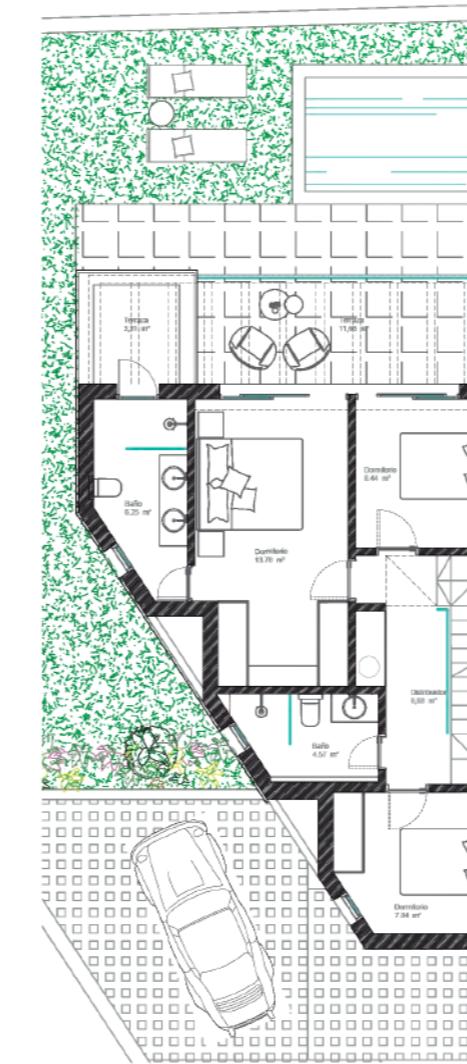
Rain-head shower with glass, free-standing WC, double basins and spacious walk-in closet.
2 children's bedroom + 1 guest room with outdoor deck (+1 additional guests on GF if 4BDS).
Private home office / study & library set-up allowance.



PLANTA BAJA



PLANTA 1



PLANTA 2



TORREÓN



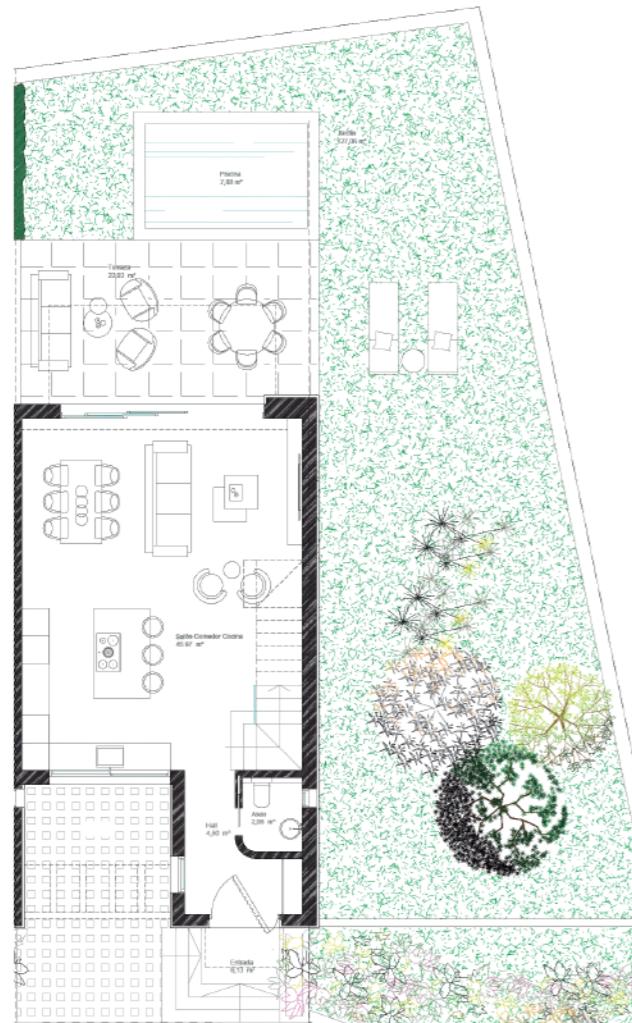
3 BDS Corner Townhouse V12

Built-in drive for 1 car garage with extension.
GF exterior sitting-by-facing onto the pool (optional).
Open courtyard spaces & decks.
Large private veranda – “corners on the attic” only, extra level (GF+2).
Kitchen and living room open plan with 6· metres fronting on access.
Luxurious master bedroom en-suite with built-in wardrobe/dresser.

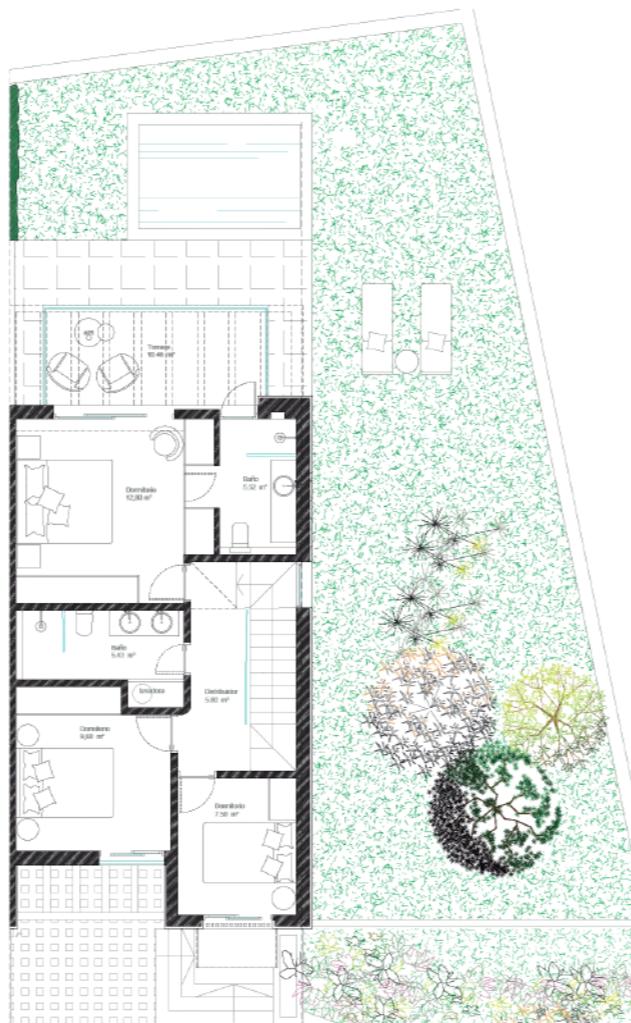
Rain-head shower with glass, free-standing WC, double basins and spacious walk-in closet.
2 children's bedroom + 1 guest room with outdoor deck (+1 additional guests on GF if 4BDS).
Private home office / study & library set-up allowance.



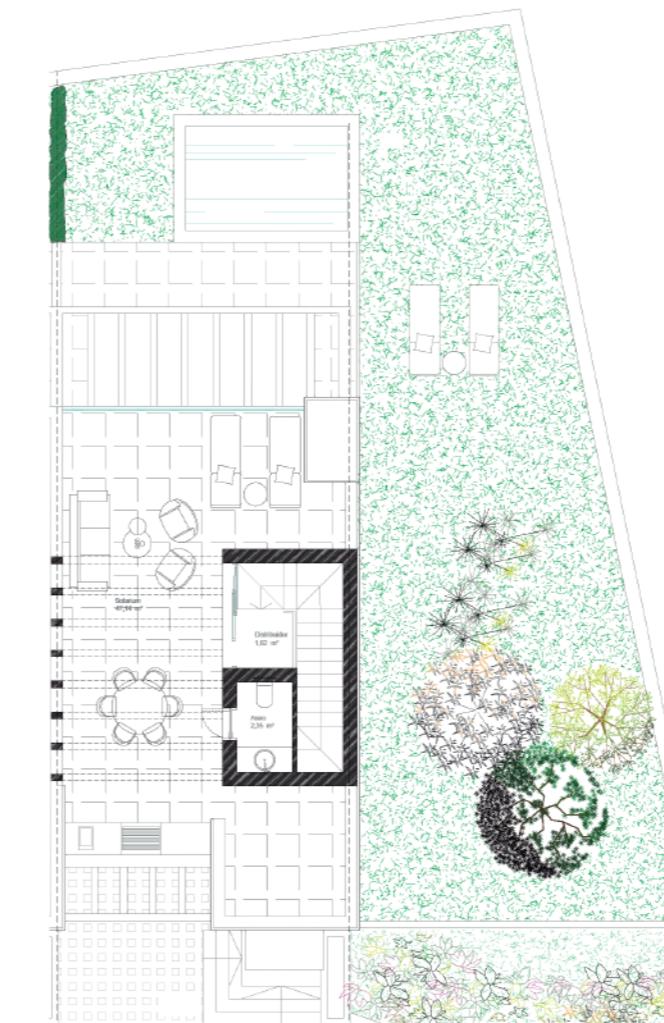
PLANTA BAJA



PLANTA 1



PLANTA



TORREÓ





“Each of the townhouses in Kristina Views features zoned living environments that allows for both privacy and interaction

In all families, there are times when everyone wants to be together and times when privacy or quiet time is essential. The success of the Kristina Views townhouse is in its ability to offer plenty of retreats under the same roof. This is most obvious in the master suite, a parents' retreat that combines a large bedroom with a double ensuite, separate Toilet, walk-in robe and a large terrace. It is positioned at the corner elevation on the first floor, far from staircase flight and away from the main hub of the household.



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A second, less obvious retreat, can be found at the top floor, so-called veranda, which is only displayed at corner plots (V1, V12, V13 & V20) and that allows the three secondary bedrooms act as such, with a leisure back-up (solarium, barbecue grill, drinks parade) at its peak with privileged views. It almost operates as a separate unit within the home and, in this way, cleverly separates ambient quarters from the children's. For those all-important moments when the family comes together, the open-plan kitchen, dining and family room at the core of the house is welcoming and spacious. The galley-style kitchen opens on to the living area.



3 Bedrooms Townhouse Luxury Standarised

Built-in drive for 1 car garage.
GF exterior sitting-by-facing onto the pool (optional on plots with views).
Open courtyard spaces & decks.
Kitchen and living room open plan with 6+ metres fronting on access.
Luxurious master bedroom en-suite with built-in wardrobe/dresser.

Rain-head shower with glass, free-standing WC, double basins and spacious walk-in closet.
2 children's bedroom (possibility to turn 1 as guest room with outdoor deck).
Private home office / study & library set-up allowance.





“ It's what you get out of it and how you live in it day to day. It's about you and your family's daily life. Every day, in your holidays too.

The innovative Kristina Views design ensures your own private escape every time you walk through the front door. The perfect combination of a family friendly layout with delightful retreat spaces and living. Kitchen and dining areas are, on aggregate, spread across the core of the home. With large windows letting the light flood in, and magnificent outdoor-covered terraces, this home is straight out of a fairytale for those who insist on the very best.

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Our design philosophy embraces a passion for aesthetic harmony and practical flexibility throughout interior spaces while working with the design elements of the exterior of the home. We design townhouses that are adaptable, flexible and work with your lifestyle. Homes that truly answer the needs of the modern family.

FOUNDATION AND STRUCTURE

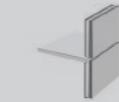


SOLUTION

Foundation based on waterproofed reinforced concrete slab, with structure by means of walls, floors and pillars of reinforced concrete subject to the data of the geotechnical study, according to current regulations and the Technical Building Code (C.T.E.).

In homes with pre-installed Jacuzzis on verandas, this support will be reinforced, ensuring the required safety conditions.

EXTERIOR AND INTERIOR ENCLOSURES



CONCEPT

The description of the facade from the outside to the inside is: Multi-layer facade with continuous exterior cladding using cement mortar plaster and breathable acrylic paint. Half-foot exterior layer of perforated ceramic brick with interior cladding (5mm), coloured paint, air chamber, and interior layer with self-supporting double-panel laminated plasterboard, type BV and type A, with thermal-acoustic insulation made of mineral wool braced and reinforced with special structural steel profiles for the exterior carpentry and in the kitchen and other furniture areas.



INTERIOR PARTITIONS

Self-supporting framework of laminated plasterboard, single partition (12.5 + 12.5 + 70 + 12.5 + 12.5) / 400mm thick made with double 12.5mm laminated plasterboard on both sides, screwed to a simple self-supporting structure of galvanized steel metal profiles, formed by 70mm channels and studs, including 50mm thick rock wool thermal and acoustic insulation. The installation of a reinforcement structure to support furniture and sanitary ware is planned.

In bathrooms and kitchens, plasterboard with low surface water absorption, type H.

In partitions with plumbing installation, 90mm channels and studs will be used to facilitate the passage of installations and their insulation.

FINISHINGS



EXTERIOR CARPENTRY AND GLASS

Exterior carpentry with sliding or folding / tilt-and-turn opening, as appropriate, in imitation wood PVC profile, VEKA PVC type or similar with thermal break, with integrated capitalization and with double-glazed glass with air chamber, climalit type with low-emissivity glass (solar control) and equipped with a micro-opening ventilation system.

Safety glass in all glazed openings and blinds in bedrooms.

The carpentry and glazing will comply with the requirements of the C.T.E.



INTERIOR CARPENTRY

Armored home entrance door with a three-point security lock and anti-pry hinge. It features a panoramic peephole, an interior crank handle, and an exterior handle. Lacquered finish.

Wooden home doors, MDF board, pre-lacquered, minimum height 2.10m, with hidden hinges, including hinges, hanging hardware, closing hardware and crank.

Built-in wardrobes with monoblock system, folding or sliding doors, light-colored, lined inside with a hanging rail.



FLOORING

Terraces and patios, non-slip D3 porcelain stoneware flooring.

Living room, large-format porcelain stoneware 90x90cm, beige-taupe or similar.

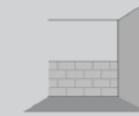
In the rest of the rooms of the house, porcelain stoneware.

FINISHINGS

BATHROOMS

KITCHENS

FACILITIES



COATINGS

Matte plastic paint on horizontal and vertical walls. Single-panel plasterboard-style suspended ceilings throughout the home painted with smooth white plastic paint, including a double-height ceiling in the living room with footlights and a pit for indirect lighting.

Wet areas in showers and sinks will be tiled with rectified stoneware. The remaining walls will be finished with smooth plastic paint.

Non-walkable flat roof with a sloped surface, waterproofing, and double thermal insulation.

Walkable flat roof, "veranda" style, in homes listed in accordance with sales commercial leaflet, with D3 non-slip porcelain stoneware.



COLOURS & CHROMATIC APPLICATIONS

The vitrified porcelain sinks will be wall-mounted, single-bowl, and sized according to the opening. In the master bathrooms, a vanity unit (drawer) with a matching countertop will be provided below the sink.

Wall-mounted toilets with high or drop-in tanks.

The master and secondary bathrooms will be equipped with a toilet, sink, and shower tray. The restrooms will include a toilet and sink.

Chrome-plated faucets.

The rectangular shower trays will be non-slip, white, and sized according to the opening, with a fixed glass screen.

Backlit mirror in the master bathroom.



DESIGN

Fitted kitchen with large wall and base units with a laminate/laminate finish. Borghini Ceratop or similar countertop, and a ridge at the edge of the countertop and the side of the tall unit.

The kitchen front, separating the wall and base units, will be made of the same material as the countertop.

Included equipment: LED lighting in the wall unit, built-in (integrated) extractor hood / dishwasher / washing machine / refrigerator / microwave, 3-zone induction cooktop, and stainless-steel oven.



AIR CONDITIONING AND HOT WATER

Independent aero-thermal systems will be installed in each home to meet heating and cooling demands, as well as domestic hot water production.

For the home's general air conditioning, a reversible air-to-air heat pump with variable refrigerant volume (VRV) technology or similar has been adopted, with air treatment in each room using two-pipe duct-type terminal units for connection to duct networks, installed in false ceilings in wet rooms.

Supply grilles will be provided in living rooms and bedrooms.

Common areas and/or non-walkable roofs will house photovoltaic solar panels, as justified in the corresponding section on compliance with the C.T.E. HE (Centre for the Protection of Buildings and Building Materials) in the execution project.



ELECTRICAL INSTALLATION

The home's interior electrical installation will be 230 V with a high electrification rating, with several independent circuits, using GIRA E2 or similar devices.

The home will have television and telephone sockets in the living-dining room, kitchen, bedrooms, and terraces, with pre-installation for new communications, both cable TV and various digital platforms, in accordance with regulations.

A light point and power outlet will be installed on outdoor terraces.

A communal antenna for TV/FM and satellite will be installed, in accordance with Common Telecommunications infrastructure regulations.

The homes will have a TEGUI SFERA NEWS video intercom or similar.



PLUMBING AND SANITATION

The sanitation system will be reinforced with SN4 PVC in the buried network, with soundproofing in the downpipes in the homes.

The indoor hot and cold water supply will be installed using a multi-layer piping system (PERT/-SACP), properly insulated and protected, with shut-off valves in each wet area and return lines in accordance with regulations.

Water intakes on outdoor terraces.

OPTIONAL AT COST NOT INCLUDED

Private water table "pool-alike" in the garden, in accordance with sales commercial leaflet: finished in mosaic tile. Fully equipped with a dimmed purification chamber and LED interior spotlights (2 spotlights).

House Staging Deco offered by Turnkey del Sol.



Humans crave community. When we are connected, we are healthier, live longer and happier.

At Kristina Views, homes are more than standard condos. We design spaces for people to join an active and involved community of neighbours who know and care about each other and together live more consciously of one another. A core value of Kristina Views is environmental sustainability. This is through effective utilization of open spaces and minimizing the intrusion of cars and promoting more pedestrian friendly spaces.

The sense of community created in



DOWNTOWN LIFE

Residents Lounge

Garden Gazebo

Patio Dining

ART & RECREATION

Outdoor private enjoyment

Landscaping retreat

Kids around friendly

FITNESS

Swimming Pool

Gym

Yoga/Pilates Club

Celebrating life everyday, location at its best



This document, as well as the infographics, are merely indicative. The Developer reserves the right to make any modifications that, for technical or legal reasons, are indicated by the architect or the project management as necessary or convenient for the correct construction of the building, or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are indicative and are not contractual.

Living at Kristina Views in Manilva hills also means you are surrounded with three central leisure districts - located in between A7 road, AP-7 mountain toll road and coastal waterfront. Just at shortest distance to the beach. All three areas are home to large number of foreigners living all-year round, holidaymakers or everyday commuters, this last to Gibraltar. Leisure is sprawling with all the 5* GL hotel most recent openings (SO Sotogrande, Fairmont La Hacienda), 5-tier 1 all-globe golf courses (Almenara, Alcaidesa New/Old

Courses, The San Roque Club, Real de Sotogrande and Valderrama), awarded SPA facilities (SO, Finca Cortesin), top notch marinas (Puerto de Marbella / Banús, Sotogrande), shopping malls, international schools (San José, Queen British Grammar, Alma Forest Sotogrande International and Montessori, and Schellhammer Education) and hospitals. From Kristina Views not only you can enjoy great connectivity to Puerto de la Duquesa, Estepona and Marbella, but also to the airport (Malaga - Costa del Sol or Gibraltar, with ETAs 1h and 20min respectively).



A location that shortens your distance to work

A location that keeps you close to your hobby

A location that ensures your wellbeing

A location that makes living easy



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Townhouses are expensive luxurious dwellings comprising of multiple levels where detached single-family houses are uncommon, such as in New York City, Dubai, Hong Kong and the Netherlands. Townhouses in private housing developments remain almost exclusively populated by the very wealthy due to the rarity and relatively large sizes of the units. Prominent examples in Marbella and Estepona include Cancelada, Atalaya, Las Chapas, in which a 436 sqm townhouse sold for €5.6 million earlier in 2025, or €880.000 (€4.680) psqm, sets the benchmark of closing at Los Monteros, which consists of multiple rows of townhouses with some units as large as 247 sqm.

Historically, a townhouse was the city residence of a noble or wealthy family.

Welcome to a life in Kristina Views - the luxurious townhouse community.

www.kristinaviews.com

Lucas Fox Head Office
(+34) 933 562 989
info@lucasfox.com