



ANAMAYA

— VILLAS —

Nueva Andalucía
MARBELLA



CONNECT WITH THE ELEMENTS

It's time to belong in your element,
owning new heritage where two continents meet.
Introducing **Anamaya Villas**, an exclusive range of five special
edition villas, presiding over Marbella's prestigious Golf Valley.

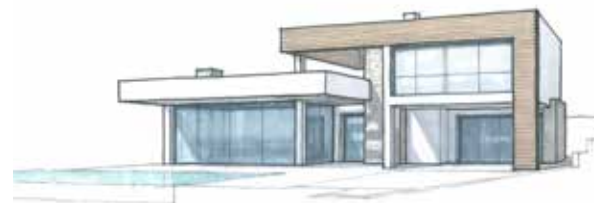


ANAMAYA IS WELL-BEING

Taken from the ancient Sanskrit word for health, the concept of Anamaya is simple: to harmonise beauty with an optimum living experience. Because where there is health, there is happiness.



02. DVAU VILLA



01. EKAH VILLA



04. CATVARAH VILLA



05. PAÑCA VILLA



03. TRYAH VILLA

THE PROJECT

Restoring the balance between architecture and natural elements, **Anamaya Villas** is the first project of its kind overlooking Golf Valley.

Perfectly located on a gentle incline, each villa affords its own remarkable views, stretching from east to west along the glittering Marbella coastline.

Creating a gift for the senses, these five exclusive villas are united in character, yet unique in design, so that each can offer its own distinct advantage, under the stars of a southern Mediterranean horizon.



THE ARCHITECT

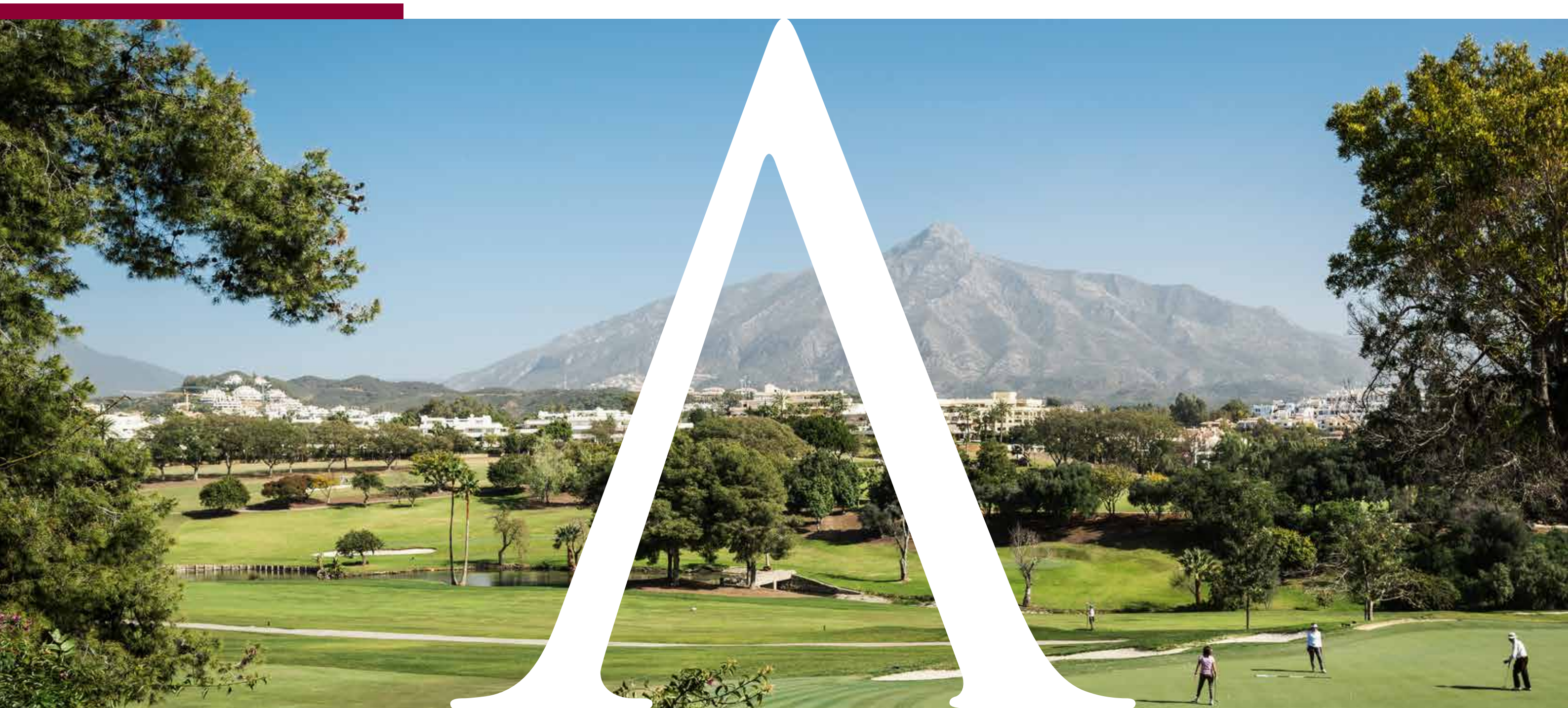
Argentina-born **Juan Salvador Shvartzberg** is a modern master of Marbella's architectural heritage. The architect leads the way in exclusive lifestyle and residential projects on the Costa del Sol, with almost 30 years of visionary developments in the area.

His seamless approach to integrating design and environment creates a natural empathy for both the owner and his surroundings. Marbellan history and geography are an important focus from which Juan Salvador Shvartzberg constructs his ideas.



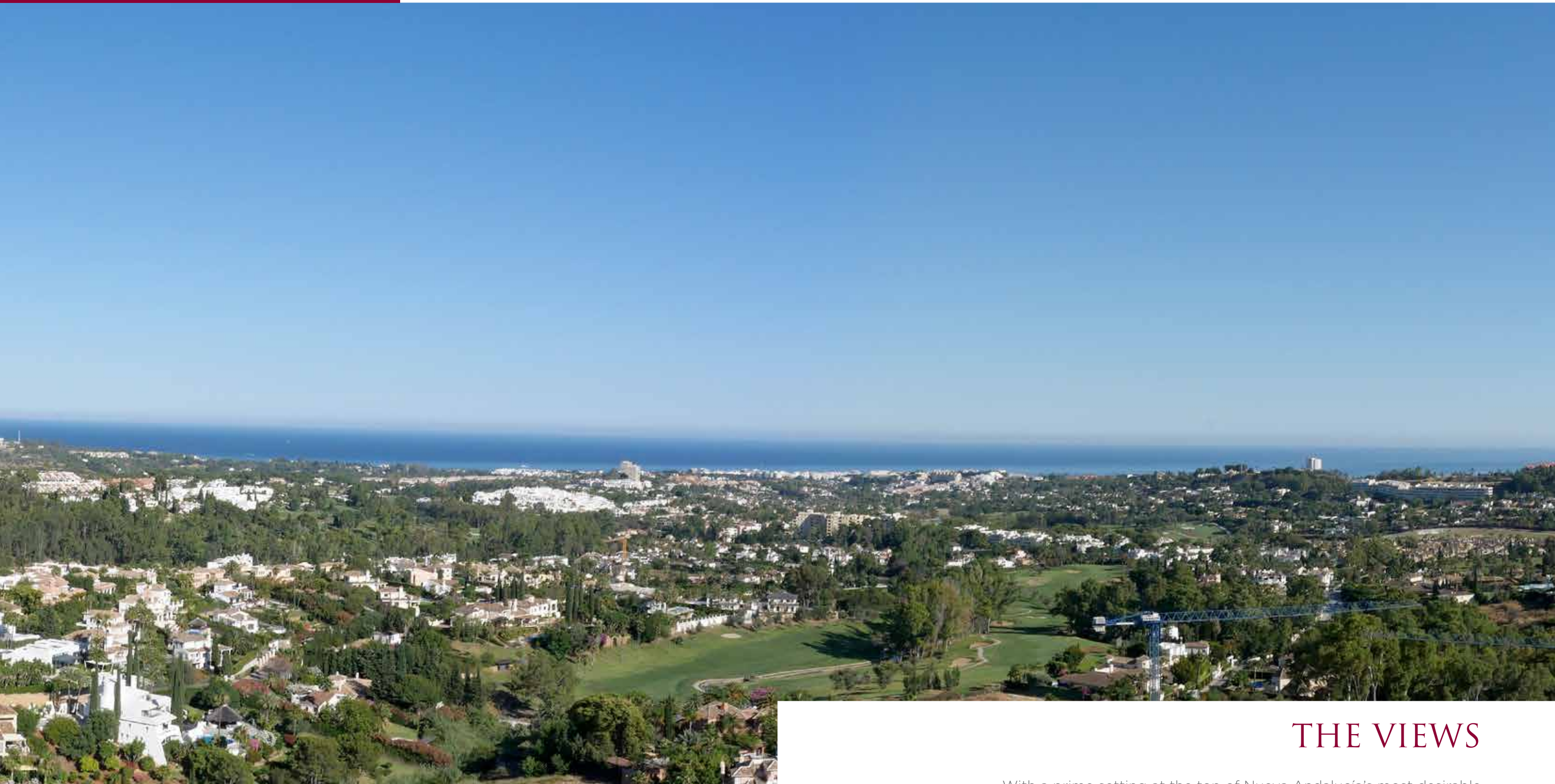
MARBELLA

The undisputed gem of the Costa del Sol, Marbella basks in the sunshine, enjoying the glory of its refined old world charm, brimming with renowned cuisine and cultural activities. Nearby, the breathtaking golfing grounds and the Puerto Banús marina offer the discerning sports enthusiasts the very best in luxury leisure.



NUEVA ANDALUCÍA

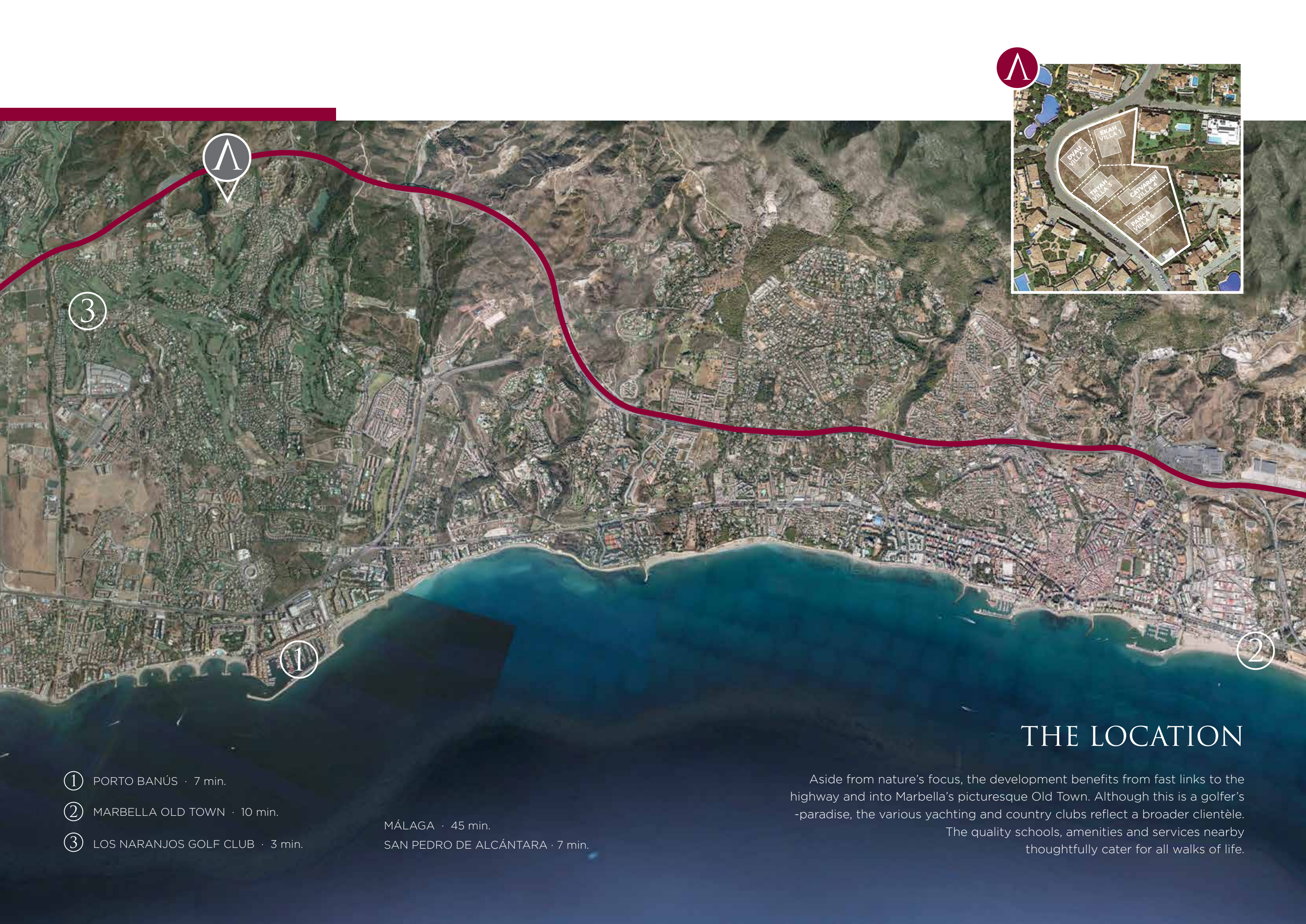
Considered one of the most exclusive residential areas of suburban Marbella, Nueva Andalucía includes the Golden Mile along the coast to Puerto Banús, extensive luxury golf courses and top international schools. Close proximity to Marbella, fine dining and shopping and a cosmopolitan vibe give Nueva Andalucía its world-class appeal.



THE VIEWS

With a prime setting at the top of Nueva Andalucía's most desirable residential area, the **Anamaya Villas** overlook the gently undulating Golf Valley, with spectacular views across the Mediterranean to the headlands of Africa.

With the backdrop of the Sierra Blanca and nestled between sea and mountains, this outlook is a magnificent tribute to its Andalusian coastline.



THE LOCATION

- ① PORTO BANÚS · 7 min.
- ② MARBELLA OLD TOWN · 10 min.
- ③ LOS NARANJOS GOLF CLUB · 3 min.

MÁLAGA · 45 min.
SAN PEDRO DE ALCÁNTARA · 7 min.

Aside from nature's focus, the development benefits from fast links to the highway and into Marbella's picturesque Old Town. Although this is a golfer's -paradise, the various yachting and country clubs reflect a broader clientèle. The quality schools, amenities and services nearby thoughtfully cater for all walks of life.



THE PROPERTIES

This development shares the same fenced perimeter, with cypress trees adding a natural border between villas. However each has its own private entrance and driveway, with underground parking for two cars.

Each villa is unique; spanning between 250-270 m² on a split-level formation, with over 1000 m² of grounds per home. This includes shaded verandas, gardens and a private swimming pool as a perfect, personal oasis.

The design principle for **Anamaya Villas** is being at one with nature, complementing the needs of the changing seasons while making the most of the Marbellan micro-climate.

Every outlook from the living areas and the principal bedrooms has been thoughtfully designed to maximise the best views, over the landscaped grounds or gazing across the iconic La Concha mountain and the Mediterranean.



01
EKAH

EKAH VILLA

Focus is placed on well-being and enjoyment at **Anamaya Villas**. This is reflected in the central, spacious living area, with high ceilings, open kitchen and direct access to the pool area outdoors.



DVAU 02.



DVAU VILLA

Built to benefit each season, the villas are bioclimatic. An ample southern porch provides shade in the summer, while the swimming pool always enjoys full sunshine. Indoors, the fireplace feature offers extra comfort during the milder months of the year.



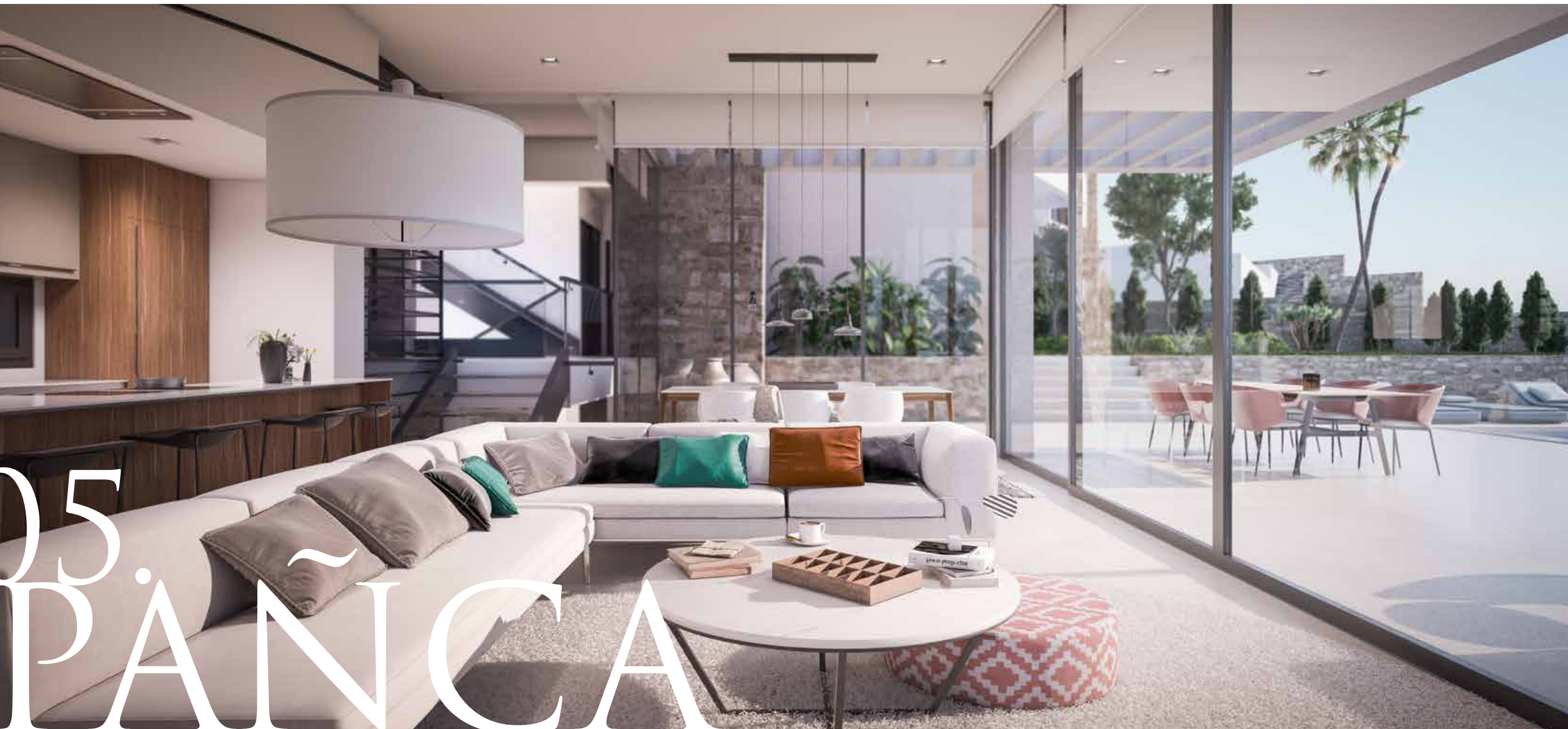
TRYAH VILLA

Each of the **Anamaya Villas** offers varying sizes and layouts to suit the individual lifestyle needs of each owner, and utility space which can be customised for work or leisure.



CATVARAH VILLA

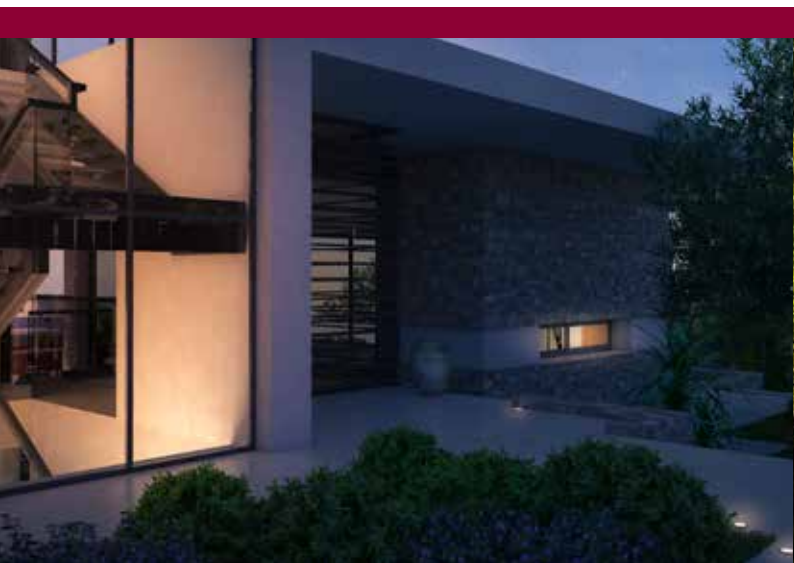
The use of natural stone and wood in the architectural façades give an undeniable extra quality to the homes, creating a dialogue between the modernist and rustic character of the surroundings.



05. PAÑCA

PAÑCA VILLA

The architecture ensures that the distribution of the villas is flowing and flawless, with clean, open spaces and floor-to-ceiling windows, integrating these exceptional homes with their panoramic backdrop.



FLOORING

- Natural sandstone Caliza, including terraces and interior basement stairs leading to the ground floor
- Garage with terrazo flooring

BATHROOMS

- All bathrooms and WC include high quality cabinets with integrated washbasin, shelf and drawer
- Suspended WC and bidet
- Electric towel rails
- Mirror and light
- Shower set with flexible hose and stand and fixed shower head on the ceiling with thermostatic control

CARPENTRY

- Interior carpentry: lacquered wood 2.40 m high, with stainless steel locks
- Exterior carpentry: high quality dark grey aluminium
- Wooden entrance door with security lock and the entire exterior wall covered with wood
- Closet front of identical quality to the doors and closets, lined inside with melamine
- Matching board and dresser

GLAZING

- Double glazing, Climalit style exterior carpentry

AIR CONDITIONING

- Heat pump to turn on the air conditioning and underfloor heating.
- Hot and Cold air conditioning with separate thermostat in each room
- Underfloor heating throughout the house with independent thermostats in each room
- Basement air conditioning pre-installation

ALARM

- Alarm system with infrared detectors

OTHER

- Internal staircase with metal handrail
- Glass exterior handrails
- Fully equipped kitchen with appliances by Siemens or similar

THE FINISHES

Anamaya Villas are finished with premium fixtures and fittings, to ensure your optimum comfort and enjoyment.



VILLA	PLOT	TOTAL BUILT	BUILT ABOVE GROUND	BASEMENT	TERRACES	PORCHES	POOL	BED	BATHS
01. EKAH	1,274 m²	547 m²	255 m²	292 m²	155 m²	178 m²	48 m²	4	5
02. DVAU	1,274 m²	570 m²	255 m²	315 m²	140 m²	120 m²	48 m²	4	5
03. TRYAH	1,246 m²	532 m²	248 m²	284 m²	49 m²	103 m²	48 m²	4	5
04. CATVARAH	1,302 m²	606 m²	269 m²	337 m²	170 m²	56 m²	48 m²	4	5
05. PAÑCA	1,274 m²	535 m²	255 m²	280 m²	86 m²	148 m²	48 m²	4	5

