



INVERTEX BUSINESS · +34 613 12 25 02

Villa A4 · Monte Mayor · Benahavís



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Villa **A4** index

The location

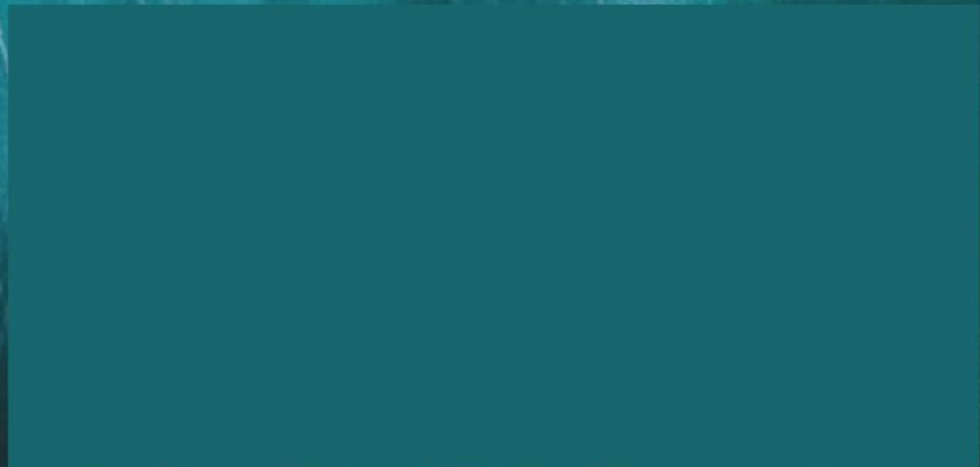
A4 Villa

Exteriors

Interiors

Plans

Quality specifications



LUXURY VILLAS, ELEGANT AND PERFECTLY INTEGRATED
INTO THE SURROUNDING NATURE

FORWARD THINKING

ARCHITECTURE & DESIGN

We are passionate about light, spacious areas, minimalist lines, and fusion with nature.

MANAGEMENT & PROCESSES

Success based on controlling every phase of the project from location, design, construction, personalization, landscaping and commercialization of each villa.

OUR FOUNDATION

Core concepts such as privacy, sustainability, integration with nature, energy efficiency, and quality are the axis of each of our projects.



A4 *Villa*

Unique Luxury Villa in the heart of the Nature
and just 15 minutes from the beach and 20 from Marbella city center.

The perfect choice for those seeking complete peace
and privacy, nestled in the heart of the mountains and surrounded
by nature and golf courses.

Modern design, open spaces, large windows, straight lines,
simplicity and top quality materials.

Where inside and outside merge.

A LUXURY OF VIEWS

Designed to capture the breathtaking views of the Monte Mayor valley.

The south-facing orientation maximizes views and natural light, while the surrounding protected green zone ensures complete privacy.

Marbella

SPAIN

Marbella is widely regarded as one of Spain's most glamorous cities.

The Costa del Sol enjoys an exceptional climate – eternal summers and gentle winters, near-constant sunshine, and an almost boundless stretch of beaches and picturesque coves.

Marbella boasts a diverse, cosmopolitan community, giving residents the chance to immerse themselves in a rich cultural and artistic life throughout the year.

With an average of 320 sunny days annually, the region offers abundant opportunities for outdoor living and activities.



36° 30' 41" N

4° 53' 00" O

Benahavís

Nestled in the heart of the Costa del Sol, Benahavís invites you to experience its natural beauty, exquisite cuisine, and welcoming atmosphere.

Surrounded by mountains and just minutes away from the coast, this charming village is the perfect destination for those seeking a blend of tranquility, nature, and authentic Andalusian tradition.

With just a 45-minute drive to Málaga and Gibraltar international airports, Benahavís enjoys excellent connectivity, making it easily accessible from all across Europe.

THE LOCATION

Located within the prestigious Golden Triangle
MARBELLA – ESTEPONA – BENAHAVÍS

This area is one of the most desirable on the Costa del Sol.

Benahavís is just a 15-minute drive from international private schools, exclusive beach clubs, vibrant chiringuitos, shopping centers, adventure parks, golf courses, equestrian centers and racquet clubs. A wide range of cafés, restaurants, bars, and nightclubs are also within easy reach.

THE LOCATION



Marbella offers a refined sports lifestyle, with premier golf courses, equestrian centers, tennis clubs, and water sports facilities.

Perfect for those who seek excellence in every pursuit.



peace
live
nature



THE LOCATION Monte Mayor



IN THE PRIMER LOCATION

Monte Mayor is one of the best-kept secrets of the Costa del Sol, offering an exceptional balance between privacy and convenience. A exclusive private gated community with 24 hour security.

It is set in a protected valley of the Serranía de Ronda, with native forests, streams and trails.

It borders the Special Conservation Area of Sierra Bermeja y Sierra Real, and lies between two natural parks – Sierra de las Nieves, Sierra de Grazalema – and a national park, Los Alcornocales.

This establishes it as a region of extraordinary ecological and scenic value.



A4
Villa

DUBBED THE GOLF COAST
THE LOCATION



Andalucía is a paradise for golf enthusiasts, thanks to its enviable climate year-round and the wide variety of courses available.

Monte Mayor is ideally situated for golf lovers, with 13 of the finest courses just a short distance away.



PURE LUXURY NATURAL CHARM

MONTE MAYOR, an exclusive gated community with 24/7 private security, perched 580 m above sea level to deliver breathtaking views of the Mediterranean Sea, the African coastline, and Gibraltar.

Marbella Golden Mile	21 km
Puerto Banús	17 km
Marbella Old Town	25 km
San Pedro de Alcántara	12 km

Its location among mountains even enables its own microclimate.

GREEN SPACE

Designed for privacy, ensconced in nature.

With undevelopable land bordering the estate, views are unspoiled and seclusion assured.



A4 Villa

2 FLOORS + BASEMENT

Infinity
Pool

600 m²
WALKABLE GARDEN

Indoor
Pool Spa

2.750 m²
PLOT

835 m²
BUILT

5
BEDROOMS

6
BATHROOMS



WITH 835 M²
LIVING AREA,
THE VILLA IS
THOUGHTFULLY
DIVIDED

SMART, SPACE-OPTIMIZED DESIGN

Day Area. Large open-plan that includes kitchen, living, and dining room under an impressive 6-meter-high ceiling, creating seamless integration between this space and the surrounding mountains.

Night Area. Ensures complete privacy, four accommodating ensuite bedrooms.

Basement. Customizable "Leisure Area". Almost 100m² ready to be tailored to your lifestyle.

The centerpiece is a stunning infinity pool with a cozy African fire, offers us the perfect setting to enjoy a breathtaking sunset on the horizon.



OUTDOORS TO BE LIVED



A poolside kitchen and lounge area create a seamless space for alfresco dining and relaxation.

THE NATURE



Monte Mayor's own reserve becomes your garden. A century-old cork oak has been preserved, imparting profound character and timeless distinction to the project, with a naturally shaded area to the north.

Sustainable gardens that seamlessly blend into the native Mediterranean forest.

EXTERIORS

THE ARCHITECTURE



South-facing orientation, double-height ceilings, and cantilevers combine to offer summer shade and winter sunlight.

A panoramic elevator offers seamless access to every floor, framing uninterrupted views of the lush valley.

Landscaped entrance with valley views and space for three guest cars. The garage accommodates three additional vehicles and features LED lighting and a sleek, dark finish.

THREE-SIDED INFINITY POOL



A warm sheet of water that blends seamlessly into the mountain.



LIVING THAT IN NATURE



KITCHEN - DINING - LIVING

Undoubtedly the villa's most spectacular space; a six-metre tall window lends a sense of dining amidst the mountains and beside the pool.

Designed with expansive windows to frame views of the pool and valley.



LUXURY ROOTED IN NATURE



NIGHT AREA. PRIVATE WING.

Accessed by a panoramic lift, the double-height space is bisected by a catwalk linking four generous en-suite bedrooms. Two of which open onto a large terrace overlooking the pool and the valley.

The master suite reveals sweeping valley views, its own terrace, a walk-in closet, natural stone basin, porcelain expanses, and a freestanding bathtub that frames the mountains.

INTERIORS

INTERIORS



DETAILS THAT MAKE THE DIFFERENCE

HANDCRAFTED
STONE WASHBASINS.

Unique handcrafted pieces exuding tranquility, elegance, and an authentic connection to the natural material.

Freestanding bathtub in the master bedroom.

Built-in, thermostatic brushed gold shower faucets.

Large-Format designer porcelain tiles.

Tailored lighting for each space.



WHERE INSIDE & OUTSIDE MERGE
INTERIORS





ALMOST 100m² READY
TO BE TAILORED TO YOUR LIFESTYLE

- Sauna
- Home cinema
- Gym
- Yoga studio
- Wine cellar
- Tasting room
- Party lounge
- Family room



INTERIORS

Transform this space into your private sanctuary for wellness, tranquility, and leisure.



INTERIORS



INGENIOUS SPACE,
INFINITE ELEGANCE

An efficient design that maximizes every square meter, transforming it into a delightful corner to enjoy.



The panoramic elevator, with sweeping views of the valley, offers effortless access to every level of the residence.



VISUAL HARMONY



INTERIORS

An intimate interior garden and a grand picture window have been designed to frame the breathtaking views of the centuries-old cork oak, guiding you seamlessly into the private area.

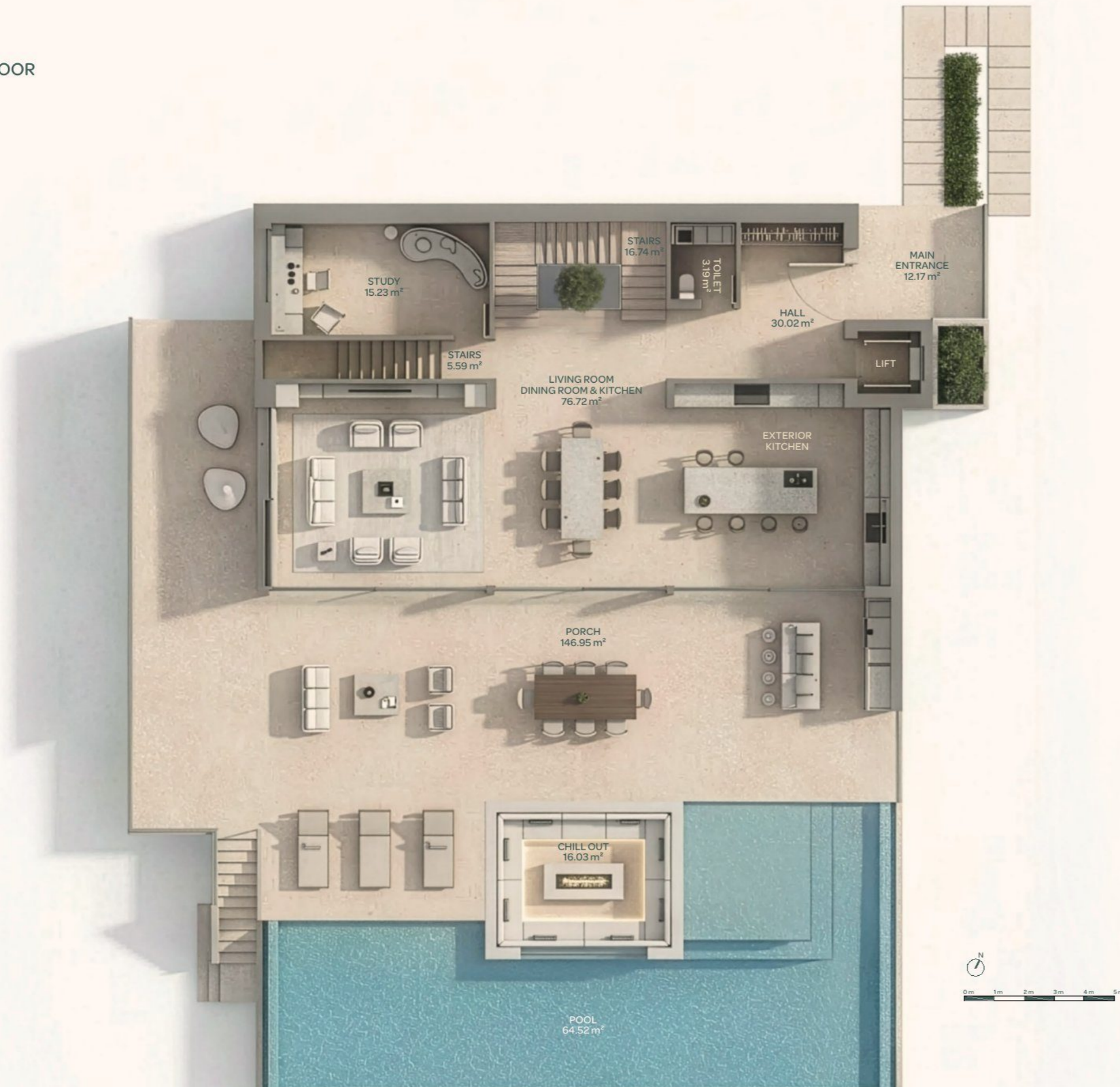
Villa **A4**
PLANS



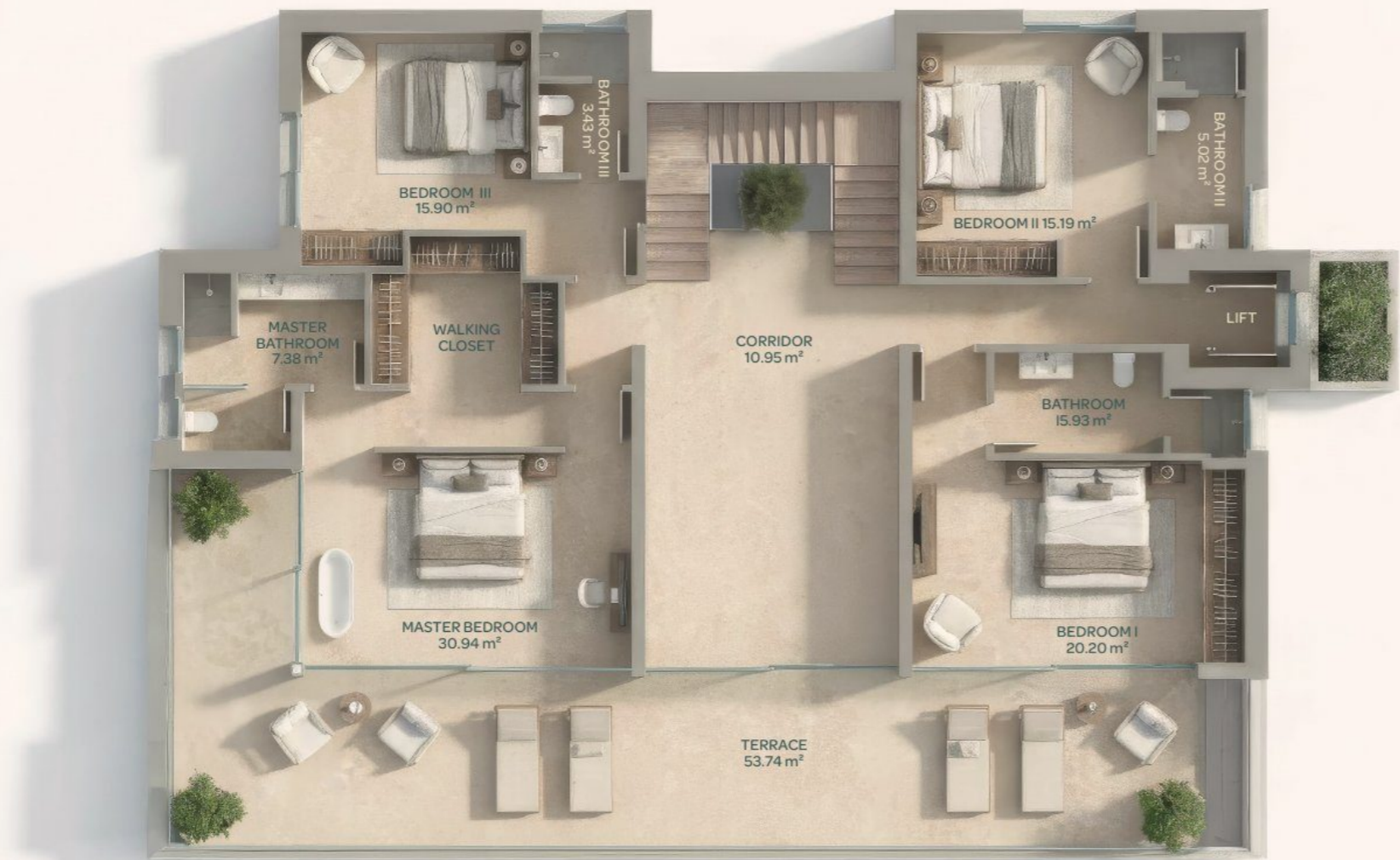
Horritat
SIGNATURE VILLAS

GROUND FLOOR

2.750 m²
PLOT PLAN

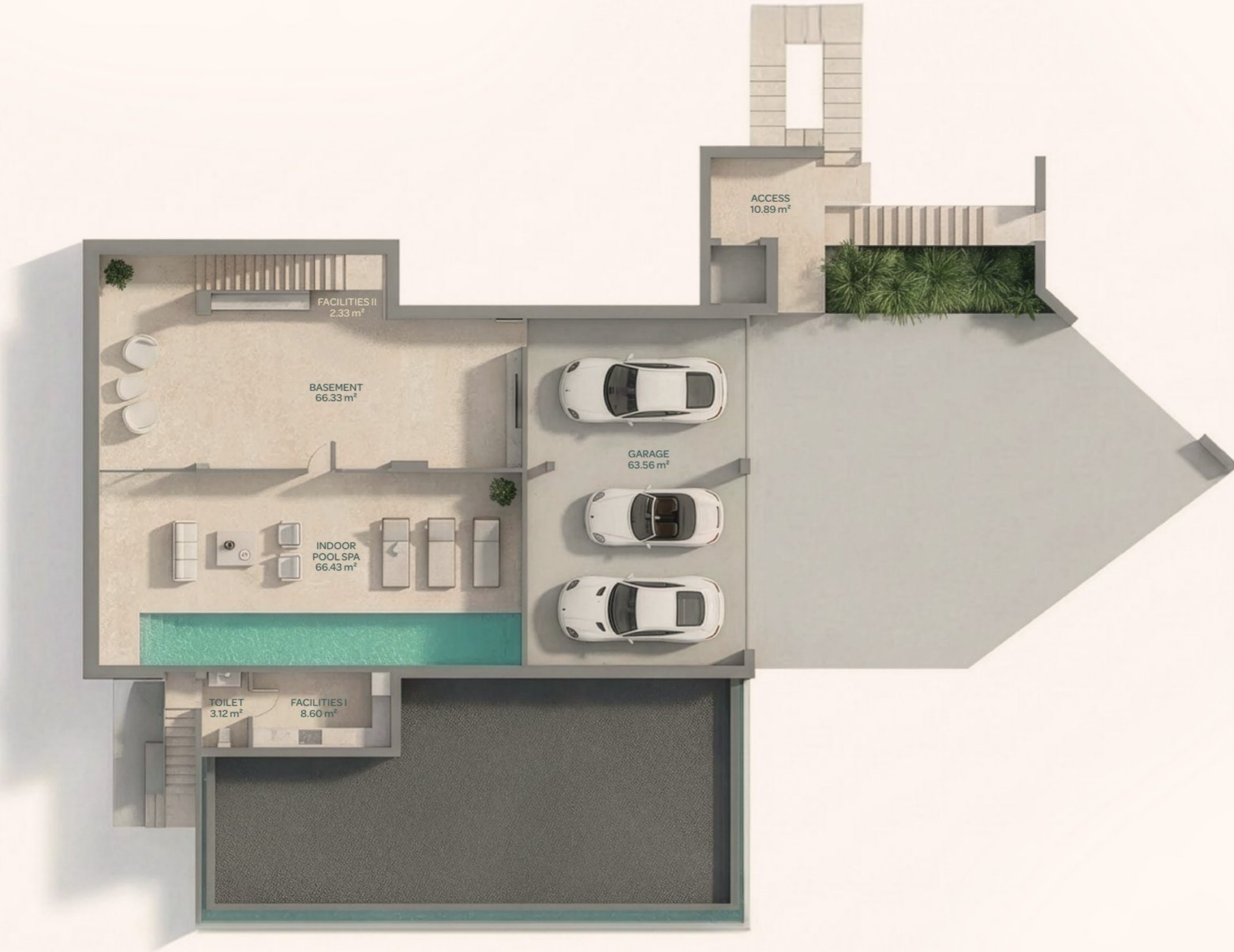


1st FLOOR



BUILT AREA	835.32 m ²
Ground floor	392.64 m ²
First floor	189.18 m ²
Basement floor	253.48 m ²

BASEMENT FLOOR



USUABLE AREA	688.15 m ²
Ground floor	298.36 m ²
First floor	168.28 m ²
Basement floor	221.51 m ²

QUALITY SPECIFICATIONS

FROM SWEEPING VISTAS TO INTIMATE RETREATS, each corner of this villa is thoughtfully designed to evoke serenity and sophistication. Whether through a palette of muted tones or a striking focal piece, every detail breathes life into a space you'll never forget.

QUALITY SPECIFICATIONS



FOUNDATION

Continuous and insulated reinforced concrete footings.

STRUCTURE

Reinforced concrete retaining walls, pillars, and reinforced concrete waffle slabs. Interior partitions plasterboard clad with rock wool and double-panel plasterboard interior partitions.

SANITARY INSTALLATIONS

Carried out in accordance with the relevant standards, using high-quality materials to ensure optimal water flow.

ELEVATOR

With fully customized interior cabin design. Three-stop panoramic elevator with 90° glass boarding and solar control glazing. A panoramic glass panel with a black edge has been selected, matching the cabin doors.



QUALITY SPECIFICATIONS

FLOORS AND TILING

In all interior rooms, large-format porcelain tiles (1 × 1 m) of superior quality, inspired by natural stone, will be used. On the porches and the outdoor swimming pool area, the same model will be used in its C3 version, in compliance with regulations for this type of surface, to enhance the connection between the interior and the exterior. For the indoor swimming pool, natural Bali stone has been selected.

INTERIOR FINISHES

Interior walls and ceilings are finished in plaster, wallpaper, or wood panels as applicable, according to the design.

Suspended ceilings are executed with gypsum boards, leaving perimeter recesses for curtains and indirect LED lighting, as specified in the project.

A slatted wooden ceiling is used on the covered terrace of the first floor and in the basement spa area, integrating it with the vertical surfaces to create a warmer and more welcoming atmosphere. Hallway walls are finished with paint or wallpaper, according to the design.

EXTERIOR FINISHES

Ventilated façade with a continuous profile system in honed Moca limestone, 3 cm thick. Metal gates for pedestrian and vehicle access, with a smooth finish.

INTERIOR CARPENTRY

Floor-to-ceiling pivot entrance door, tall and wide, without visible frames, with an iroko wood and glass finish.

Concealed security hinges, noise-reducing rubber seals, stainless steel hardware, and a designer handle. Floor-to-ceiling interior doors, except for those in the private basement, with a white lacquer finish, concealed hinges, an interior lock, stainless steel hardware, and a designer handle.

The cabinets are made of floor-to-ceiling wood, with interior modules finished in cotton textile melamine, including LED lighting to highlight specific areas with Wi-Fi access.

EXTERIOR CARPENTRY

The French doors leading to the walk-through terraces are made of low-profile aluminum, STRUGAL INFINITY, with grayish-brown finish, floor-to-ceiling height, a recessed bottom profile with a through floor, a thermal break, and double glazing with solar control and low emissivity.

The remaining doors and windows are also made of aluminum, with a tilt-and-turn or sliding opening mechanism, depending on the design. STRUGAL brand, same RAL, with a thermal break and double glazing with solar control and low emissivity, as per the project.



LIGHTING

Home automation-controlled lighting system using a central and mobile panel with Wi-Fi access.

Design of different lighting environments by combining direct and indirect natural and artificial light with different temperature levels according to the needs of each area.

LED lights integrated into bathroom niches, closets, and recessed areas to create a warm and relaxing atmosphere and/or highlight the textures of selected materials.

COMMUNICATION

Hidden wifi mesh system to provide complete coverage throughout the house.

BATHROOMS & POWDER ROOMS

Freestanding bathtub in the master bedroom. Built-in, thermostatic brushed gold shower faucets in all bathrooms, complemented by ceiling-mounted rain showerheads.

Floating shower tray, level with the floor, made of the same non-slip porcelain material as the flooring, with a rectangular format and joint-integrated drainage.

Natural stone washbasins, mounted on designer vanities by finishes tailored to the design.

CLIMATIC CONTROL AND HOT WATER SUPPLY

Home automation control of heating and cooling on all floors. Individual duct system for each room. Linear grilles flush with the ceiling or wall.

Underfloor Heating. Heating and cooling by underfloor heating in common areas and bedrooms. Built-in pipes for improved soundproofing.



QUALITY SPECIFICATIONS

VENTILATION

Centralized extraction in each bathroom.

Hot Water Supply.

Aerothermal system to produce domestic hot water and underfloor heating for common areas and bedrooms (in all rooms), providing maximum energy efficiency.

APPLIANCES

High-end built-in appliances with integrated design and high energy-efficiency by SIEMENS StudioLine & GAGGENAU with steam pulse technology.

INTERIOR POOL

Heating system for this area powered by an independent heat pump.

- Bromine-based disinfection system.
- The space has a double flow mechanical ventilation with heat recovery (MVHR/HRV) to renew the indoor air controlling humidity without losing the thermal energy that already exists in the environment.
- The ventilation system together with the bromine-based disinfection system, provides an odorless indoor pool.
- Pool RGB LED lights.

KITCHEN FURNITURE

High-end living-room kitchen, harmonized with the outdoor kitchen to ensure continuity between both areas. Water-repellent wall finishes and floor-to-ceiling surfaces.

- Worktop, island and splashback by the brand Cosentino (type Dekton, model Rem Natural).
- Hidden breakfast station with integrated LED lighting and retractable pocket doors.
- Double-walled drawer system model Hettich "AvanTech YOU" in anthracite finish. All drawers equipped with Silent System damping.
- Hinges by Hettich "SensysCon" with integrated damping mechanism.



QUALITY SPECIF

by *Homitat*
SIGNATURE VILLAS



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