

VILLA IRIS



# ABOUT

## SANDS VILLAS

With almost 30 years experience developing properties, we pride ourselves in creating unique individual homes. Confidence comes from knowing that you're amongst good company.

SPECIALISING IN THE DEVELOPMENT OF LUXURY PROPERTIES IN MARBELLA.

*Darren & Nicola Sands*



# Location

## EL ROSARIO

All our Villas are situated within the exclusive residential urbanization of El Rosario, at the foothills of the mountains that provide Marbella with its envied microclimate.

Beautiful residential area on the East side of Marbella, just a five minute drive from Marbella town center.

Located minutes from golden beaches Villa Iris is an oasis of natural beauty.





interior

4

BEDS

4.5

BATHROOMS

1649

PLOT

374

BUILT

291

TERRACE

VILLA IRIS

interior



VILLA IRIS

4

BEDS

4.5

BATHROOMS

1649

PLOT

374

BUILT

291

TERRACE



master bedroom

4

BEDS

4.5

BATHROOMS

1649

PLOT

374

BUILT

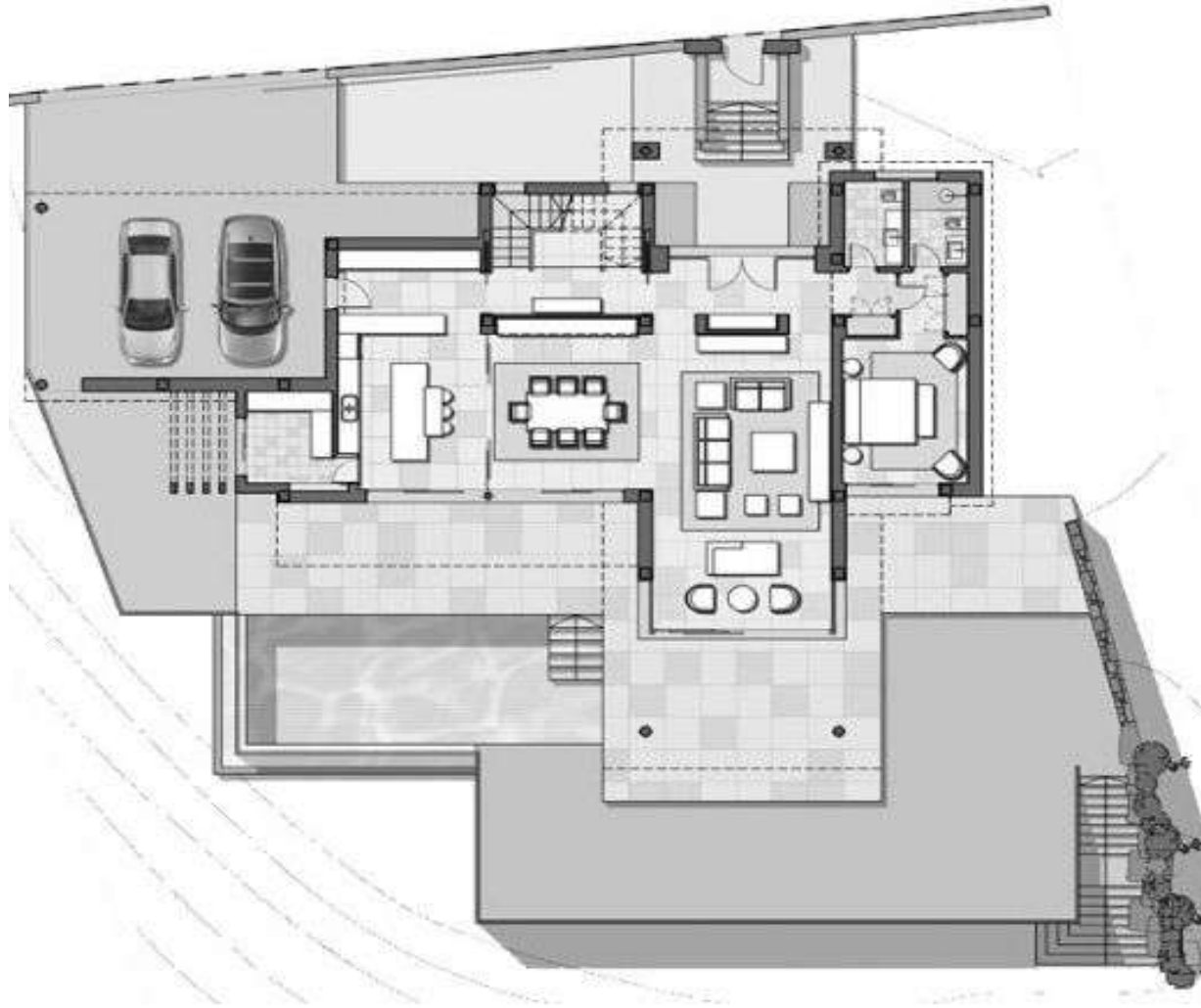
291

TERRACE

VILLA IRIS

# DESIGN

## UNOBSTRUCTED VIEWS



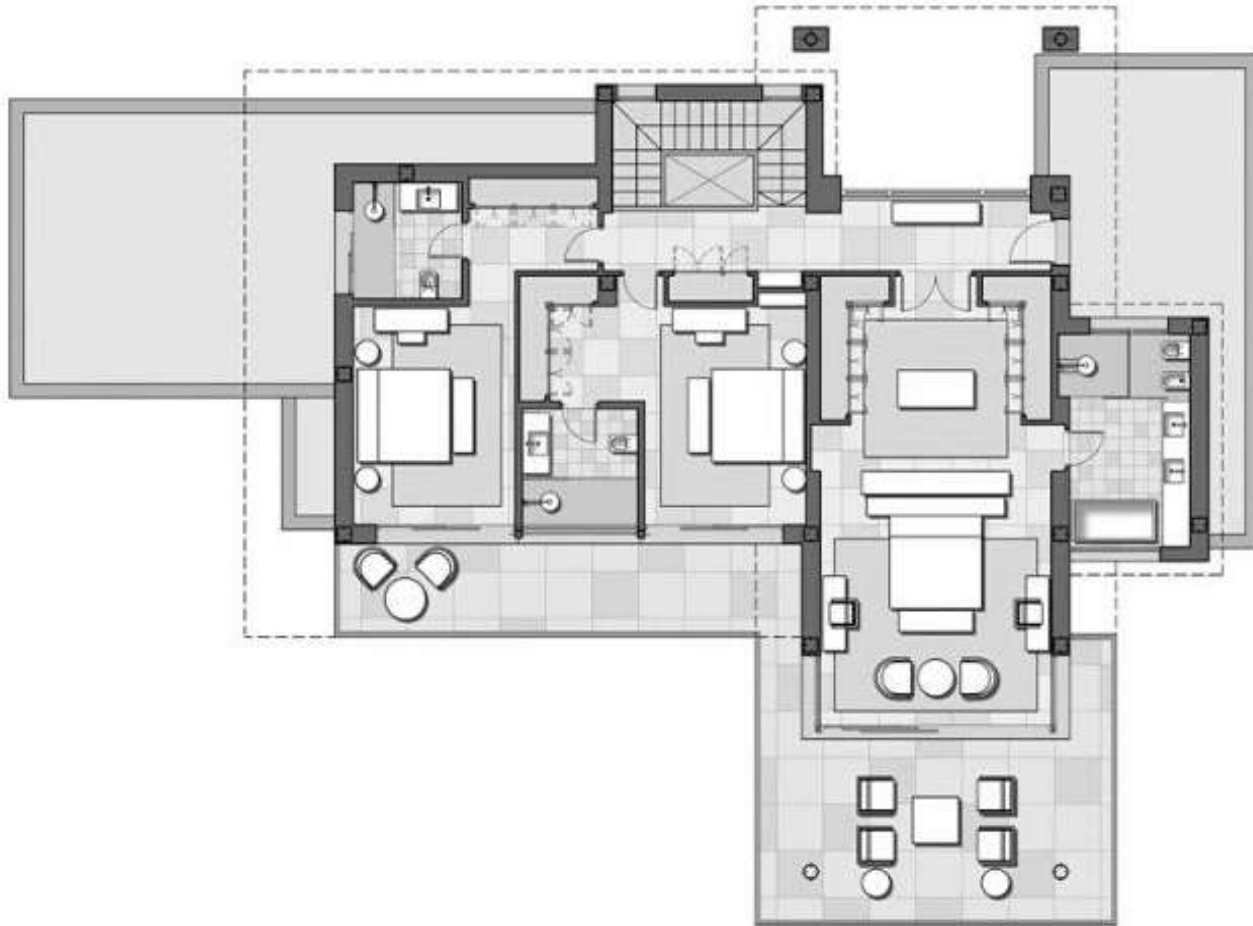
Every detail of this 4 bedroom 4.5 bathroom designer home is carefully planned around the cascading gardens of this one-of-a-kind home. Built over two floors with a total living area of 374 m<sup>2</sup> + 291m<sup>2</sup> of terraces and porches.

The ground floor hosts a large open plan living room, combining an elegant dining area and a top-of-the-line chef's kitchen clad with premium finishes and fixtures including custom cabinets, counters and professional-grade appliances. Also situated on this level is a private bedroom suite, boasting sleek en-suite bathroom and generous closets. A play of colour floods the rooms with a beautiful light from the floor to ceiling windows which overlook the uninterrupted view of the tropical gardens and pool area.



# INTERIOR LAYOUTS

SPACIOUS AND PRIVATE



The first floor hosts the master bedroom, an ultimate retreat complete with a walk-in wardrobe, spacious lounge area, spa-like bathroom and direct access to the sundeck. Additionally there are two further generous bedrooms, both en suite with direct access to the sun terrace.

Surrounded by tropical palms, a small stream flows through the garden creating a peaceful serene environment perfect for lovers of nature.





# Interior Design

## **AMBIENCE HOME DESIGN**

by Andrea Böck

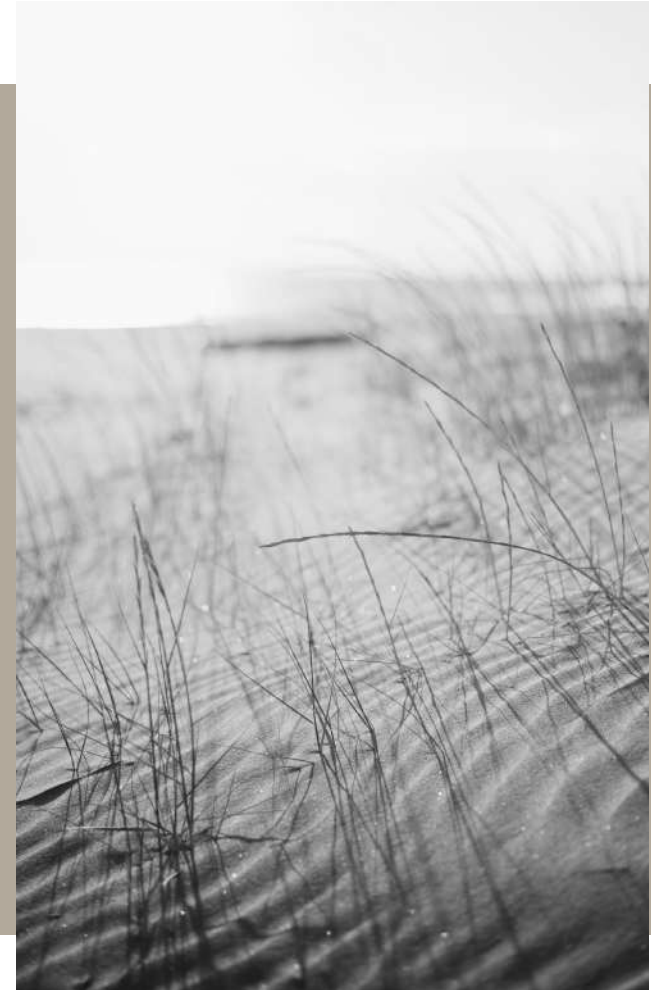
German-born interior designer and curator founded Ambience in 2002. Her unequivocal taste for contemporary and luxurious interiors has launched Ambience to become the leading interior design firm on the Coast.

The driving force behind Ambience is to uniquely create and transform environments for people to enjoy and live in – fusing culture, drama and distinct designs that evoke personal taste, passion and timeless beauty.



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THE BEST PART OF LIFE IN MARBELLA  
IS MAKING IT YOUR HOME



[www.sands.villas](http://www.sands.villas) [hello@sands.villas](mailto:hello@sands.villas) Phone: (+34) 952 83 66 46

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