

T/ERRA V/VA

An aerial photograph of a modern residential development, likely a luxury villa estate, set against a backdrop of a coastline and the sea. The buildings are contemporary, with flat roofs and large windows, interspersed with lush greenery and palm trees. A large, semi-transparent white 'V' graphic is overlaid on the image, with the word 'FACTSHEET' centered within it.

FACTSHEET

DESIGN INSPIRED BY  
AUTOMOBILI LAMBORGHINI

T/ERRA V/VA





# TIERRA VIVA MASTERPLAN

-  DIAMANTE VILLAS  
6-bedrooms
-  ZAFIRO VILLAS  
5-bedrooms
-  ESMERALDA VILLAS  
4-bedrooms



T/ERRA V/VA



# DIAMANTE VILLAS

6 - B E D

**SQM** 1,254 - 1,450

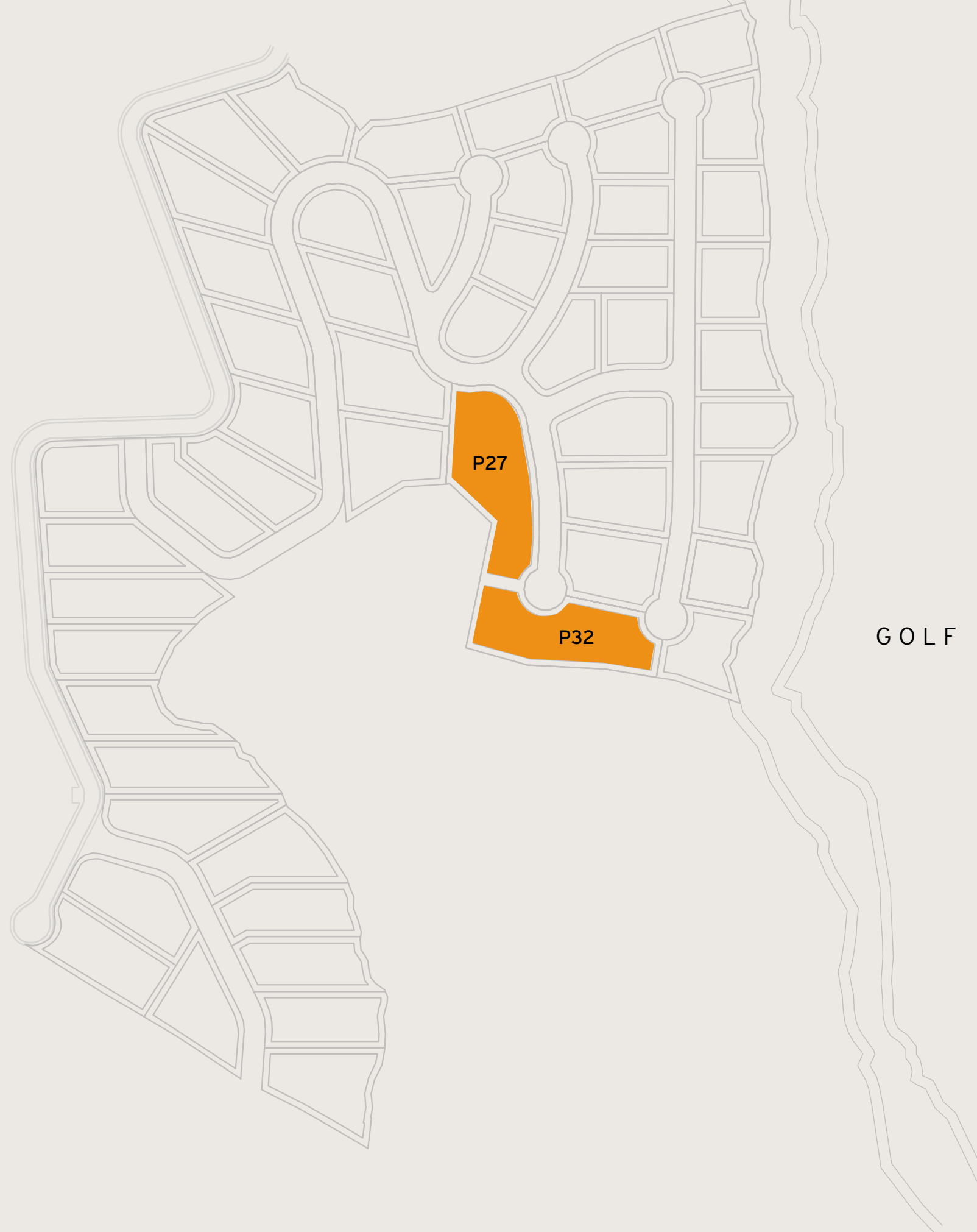
**SQFT** 13,498 - 15,608

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**PLOT SIZE** / SQM 2,476 - 2,881

**SQFT** 26,651 - 31,011

*Including total indoor & outdoor built up area.*



GOLF VIEWS

SEA VIEWS



# T/ERRA V/VA

## DIAMANTE VILLAS

<b>6 - BED</b>	<b>SQM</b> 1,254 - 1,450
	<b>SQFT</b> 13,498 - 15,608

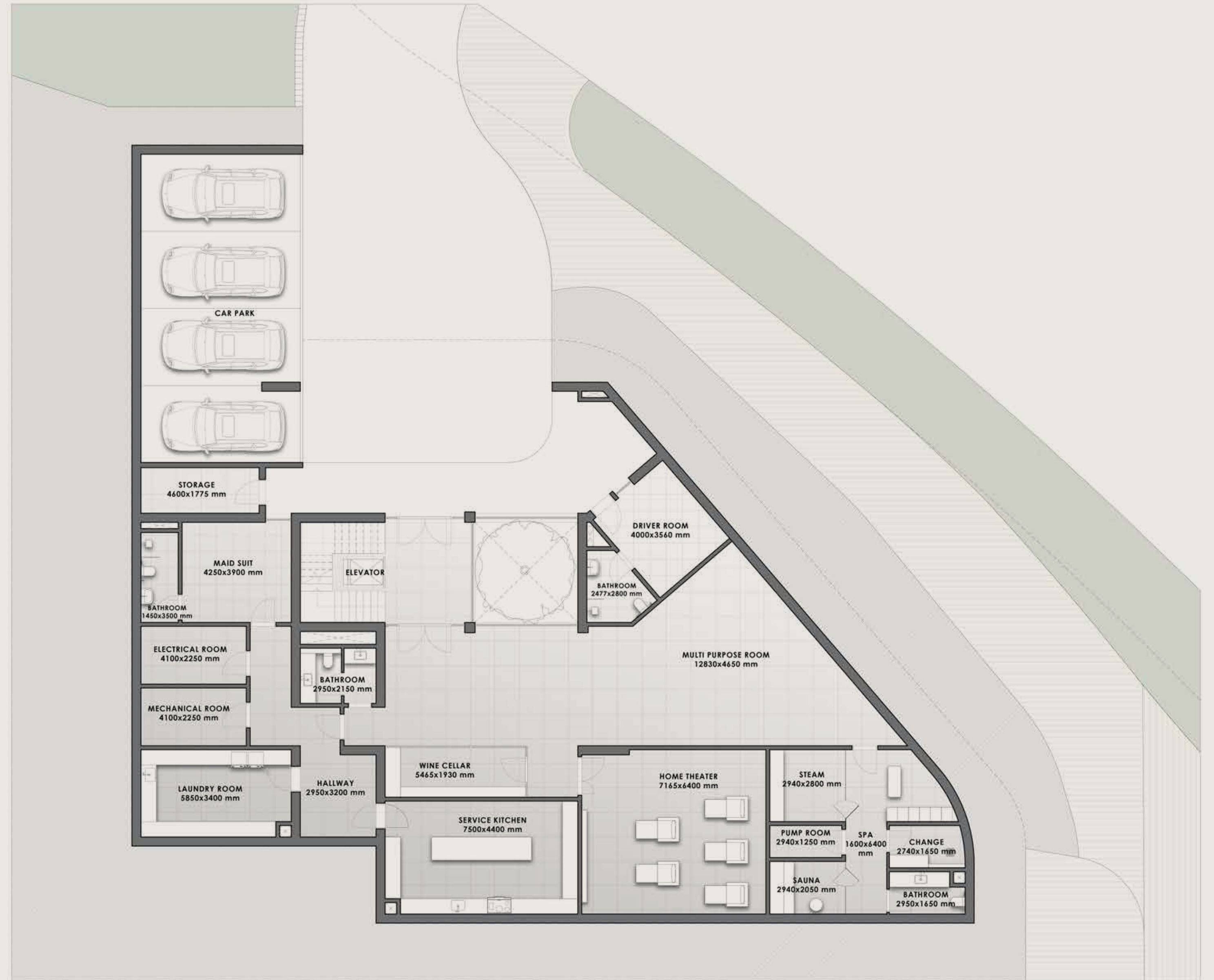
<b>PLOT SIZE</b>	
<b>SQM</b>	2,476 - 2,881
<b>SQFT</b>	26,651 - 31,011

Including total indoor & outdoor built up area.



### BASEMENT

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# DIAMANTE VILLAS

6 - B E D	<b>SQM</b> 1,254 - 1,450
	<b>SQFT</b> 13,498 - 15,608

## PLOT SIZE

SQM 2,476 - 2,881

SQFT 26,651 - 31,011

*Including total indoor & outdoor built up area.*



GROUND  
FLOOR

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# DIAMANTE VILLAS

6 - BED	<b>SQM</b> 1,254 - 1,450
	<b>SQFT</b> 13,498 - 15,608

## PLOT SIZE

<b>SQM</b>	2,476 - 2,881
<b>SQFT</b>	26,651 - 31,011

*Including total indoor & outdoor built up area.*



FIRST FLOOR

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# DIAMANTE VILLAS

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## PLOT SIZE

SQM 2,476 - 2,881

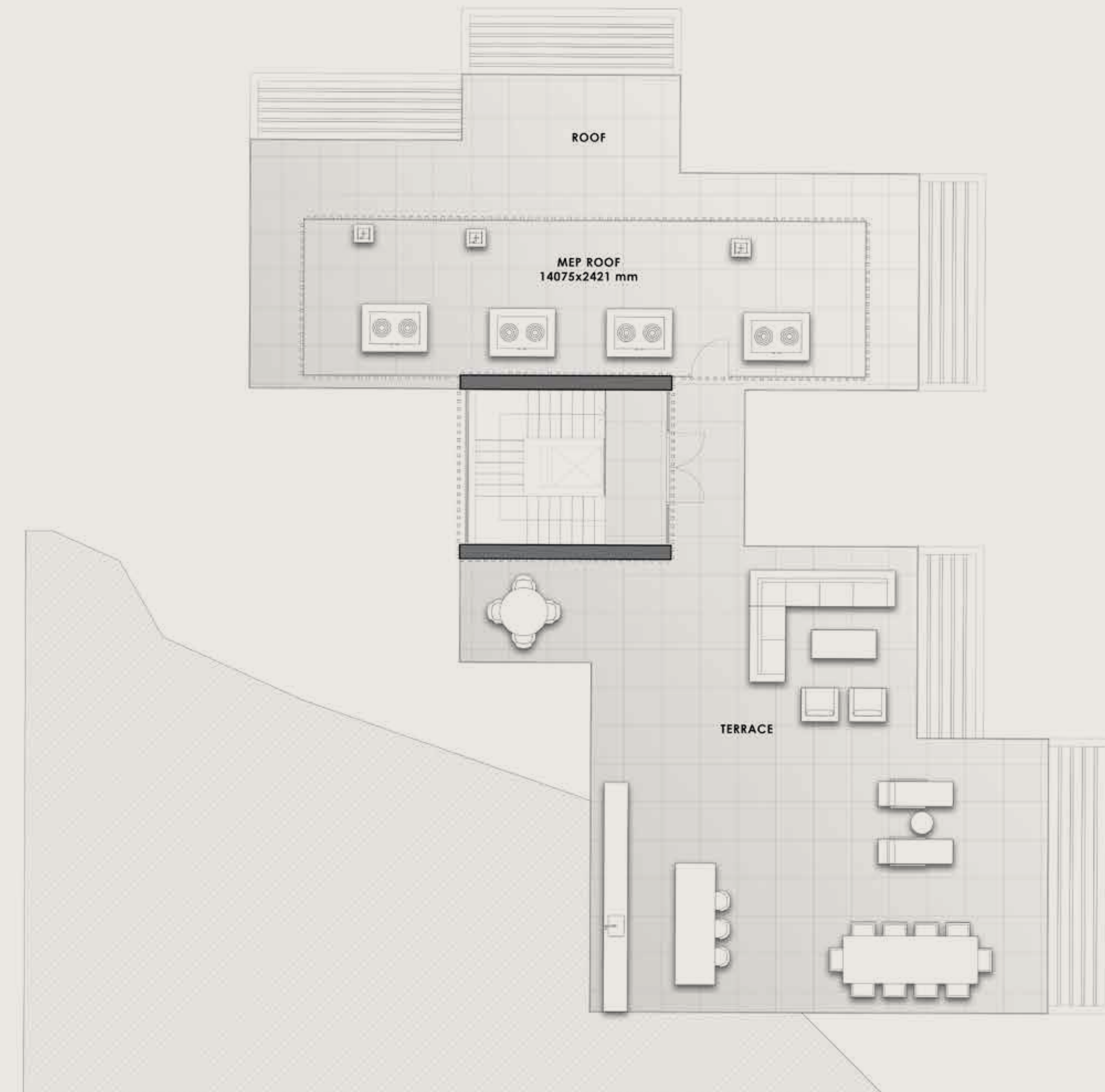
SQFT 26,651 - 31,011

*Including total indoor & outdoor built up area.*



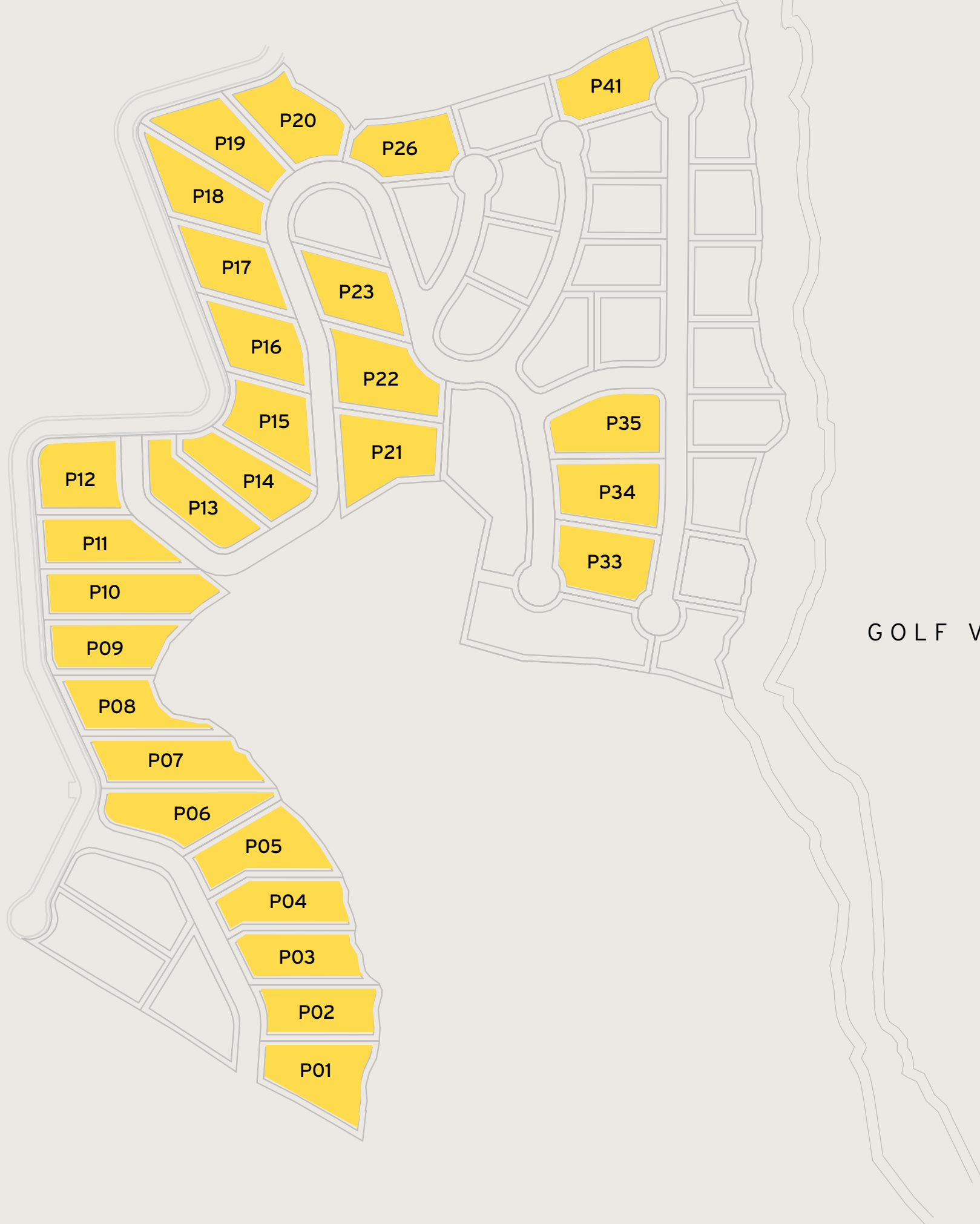
ROOFTOP  
TERRACE

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# T/ERRA V/VA



GOLF VIEWS

SEA VIEWS

# ZAFIRO VILLAS

5 - B E D

**SQM** 863 - 1,034

**SQFT** 9,289 - 11,130

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**PLOT SIZE** / **SQM** 1,389 - 1,874

**SQFT** 14,951 - 20,172

*Including total indoor & outdoor built up area.*



T/ERRA V/VA

# ZAFIRO VILLAS

5 - B E D

**SQM**  
863 - 1,034

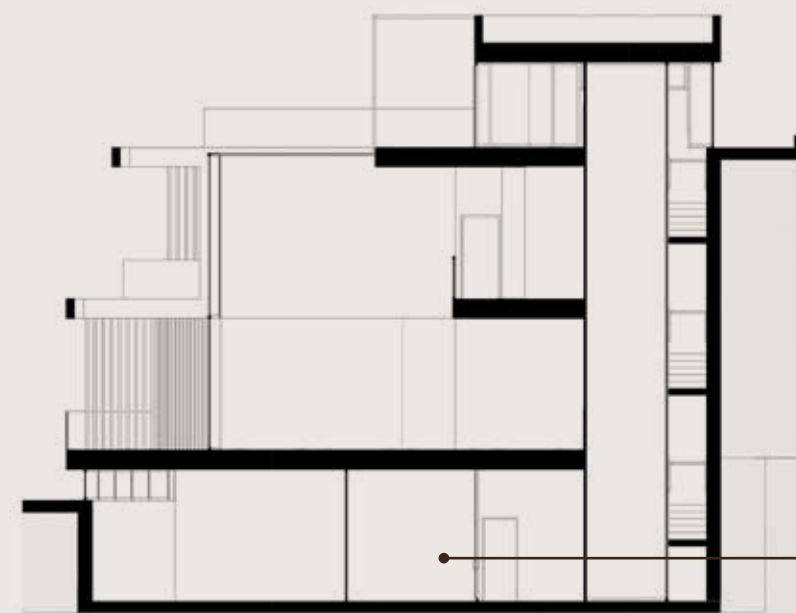
**SQFT**  
9,289 - 11,130

**PLOT SIZE**

**SQM** 1,389 - 1,874

**SQFT** 14,951 - 20,172

*Including total indoor & outdoor built up area.*



**BASEMENT**



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T/ERRA V/VA

# ZAFIRO VILLAS

5 - B E D	<b>SQM</b> 863 - 1,034
	<b>SQFT</b> 9,289 - 11,130

## PLOT SIZE

<b>SQM</b>	1,389 - 1,874
<b>SQFT</b>	14,951 - 20,172

*Including total indoor & outdoor built up area.*



## GROUND FLOOR

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T/ERRA V/VA

# ZAFIRO VILLAS

<b>5 - BED</b>	<b>SQM</b> 863 - 1,034
	<b>SQFT</b> 9,289 - 11,130

## PLOT SIZE

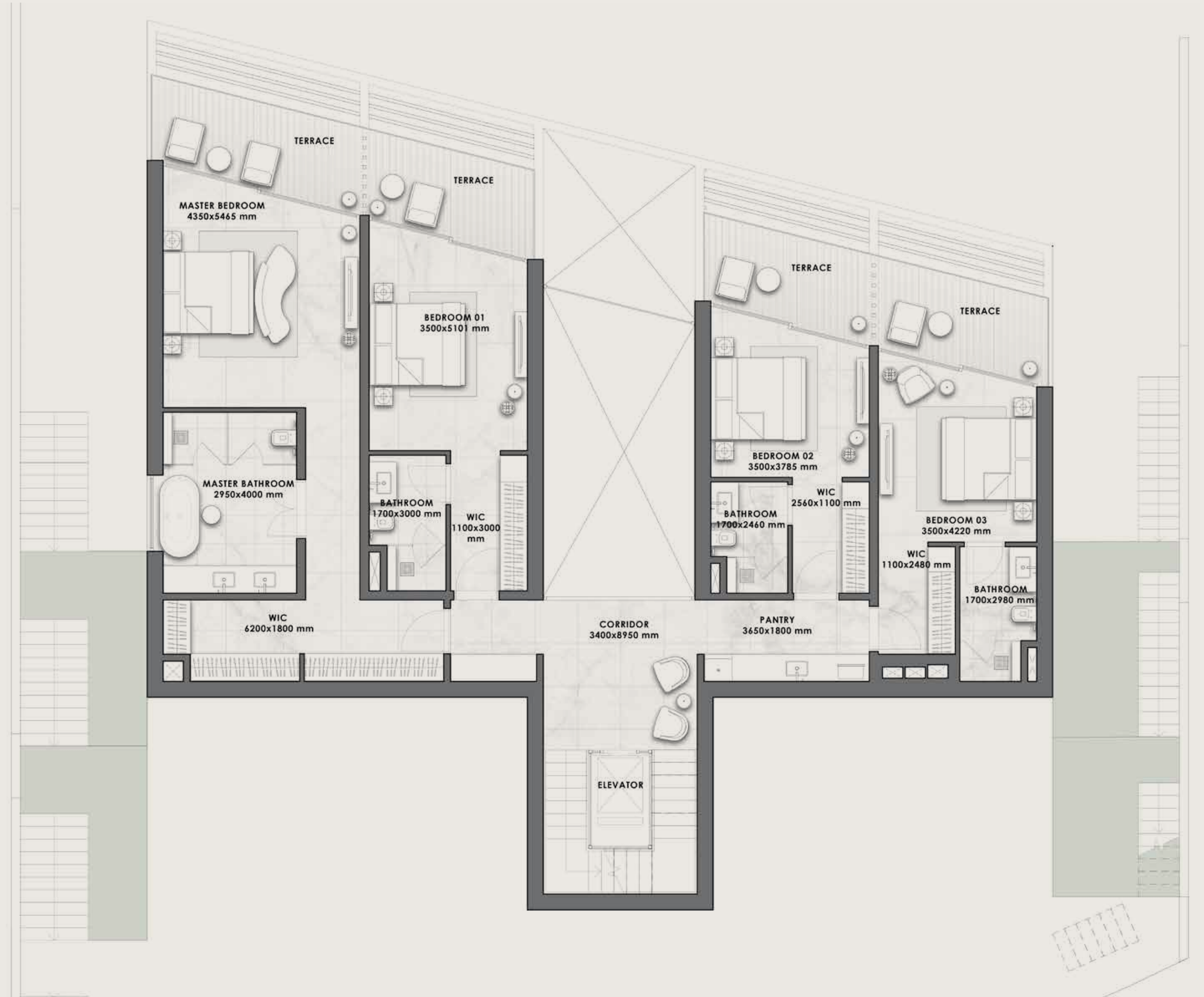
<b>SQM</b>	1,389 - 1,874
<b>SQFT</b>	14,951 - 20,172

Including total indoor & outdoor built up area.



FIRST  
FLOOR

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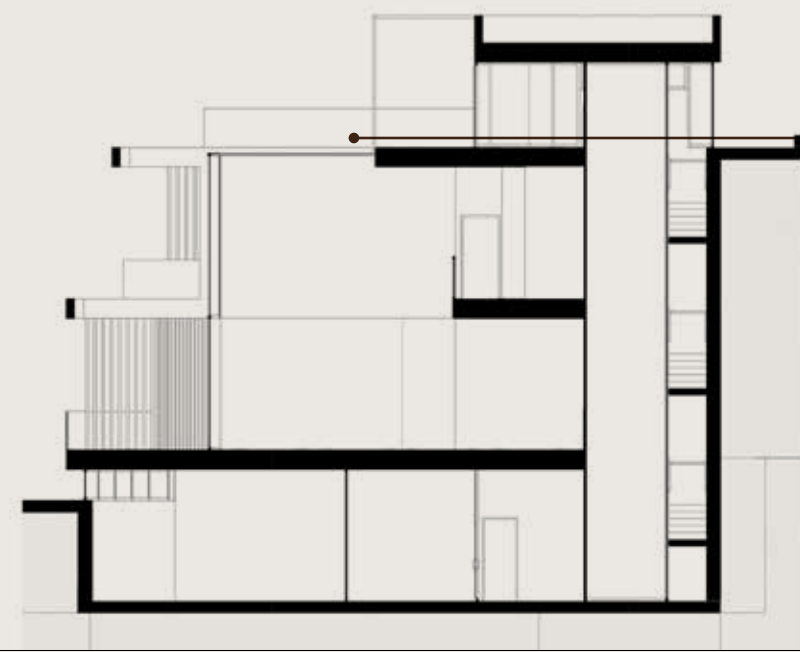
# ZAFIRO VILLAS

5 - B E D	<b>SQM</b> 863 - 1,034
	<b>SQFT</b> 9,289 - 11,130

## PLOT SIZE

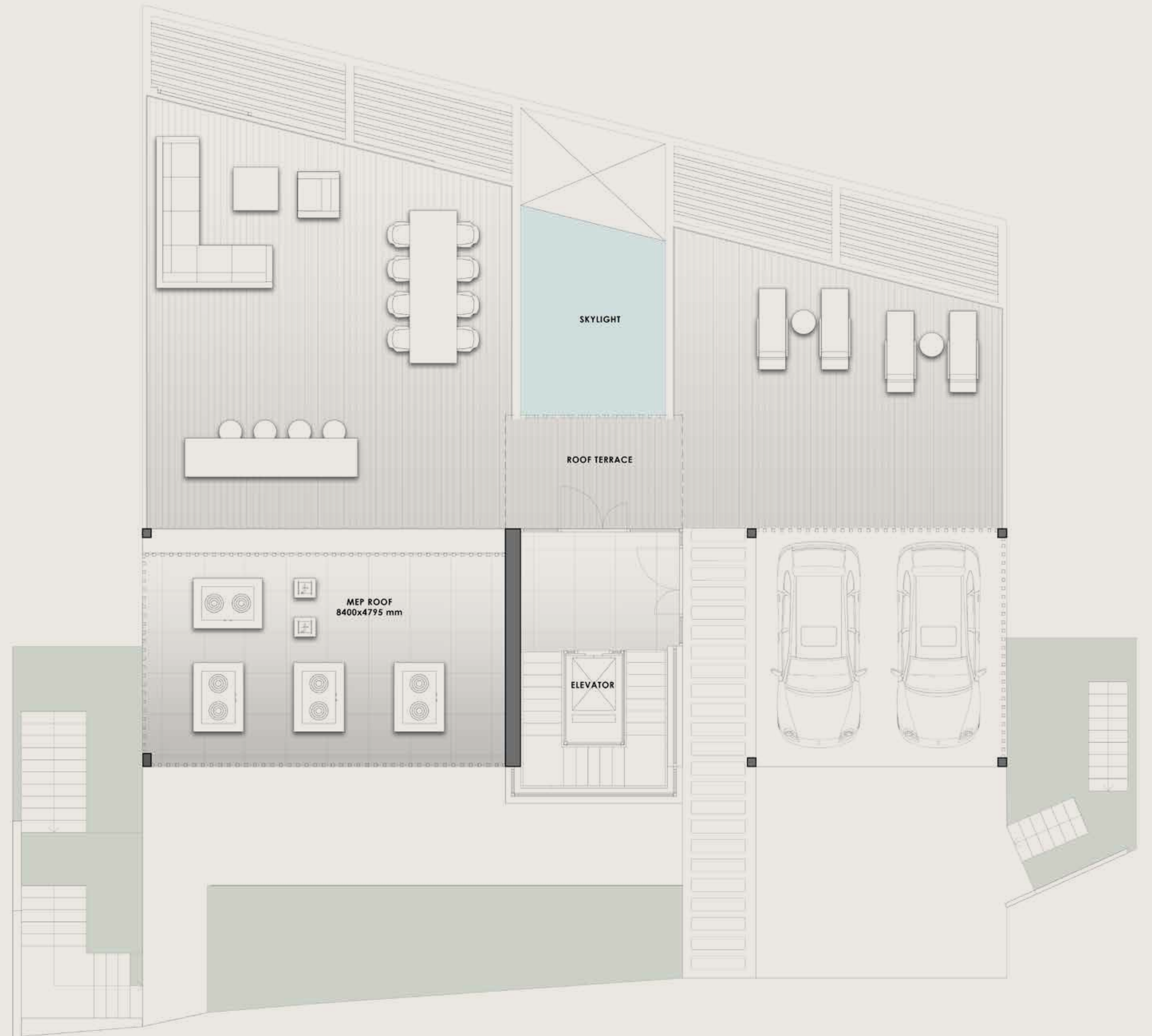
<b>SQM</b>	1,389 - 1,874
<b>SQFT</b>	14,951 - 20,172

*Including total indoor & outdoor built up area.*

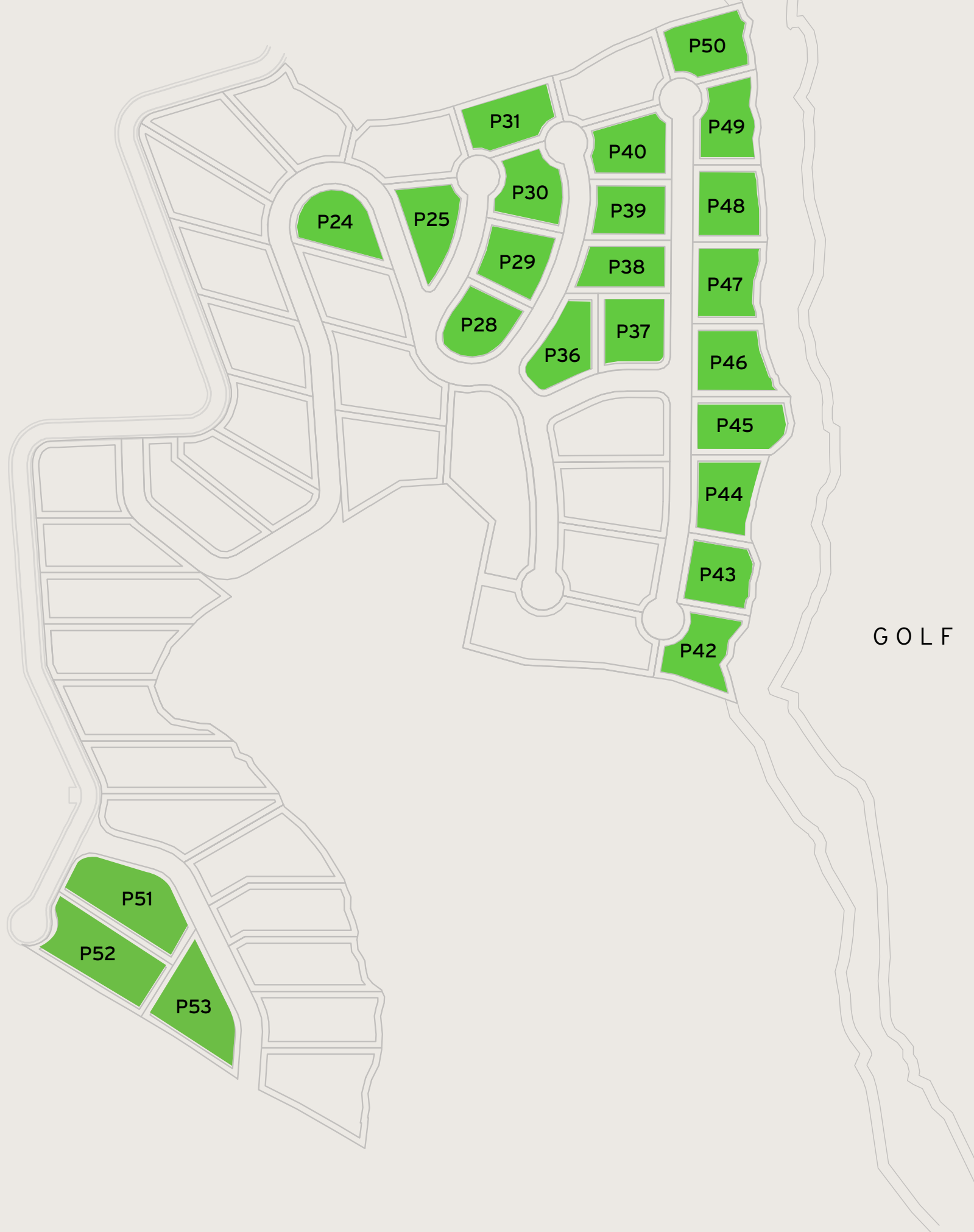


## ROOFTOP TERRACE

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# T/ERRA V/VA



GOLF VIEWS

SEA VIEWS

## ESMERALDA VILLAS

4 - B E D

SQM 680 - 822

SQFT 7,320 - 8,848

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PLOT SIZE / SQM 1,005 - 1,669

SQFT 10,818 - 17,965

Including total indoor & outdoor built up area.

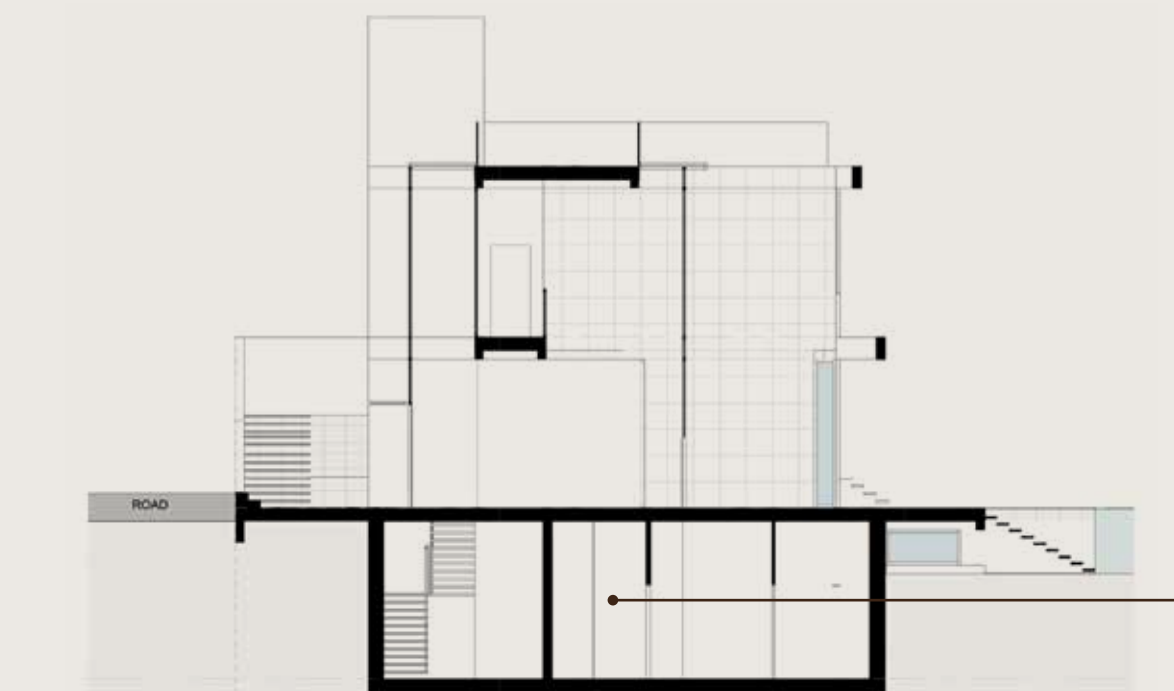


T/ERRA V/VA

# ESMERALDA VILLAS

<b>4 - BED</b>	<b>SQM</b> 680 - 822
	<b>SQFT</b> 7,320 - 8,848
<b>PLOT SIZE</b>	
<b>SQM</b>	1,005 - 1,669
<b>SQFT</b>	10,818 - 17,965

Including total indoor & outdoor built up area.



## BASEMENT

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# ESMERALDA VILLAS

4 - B E D

**SQM**  
680 - 822

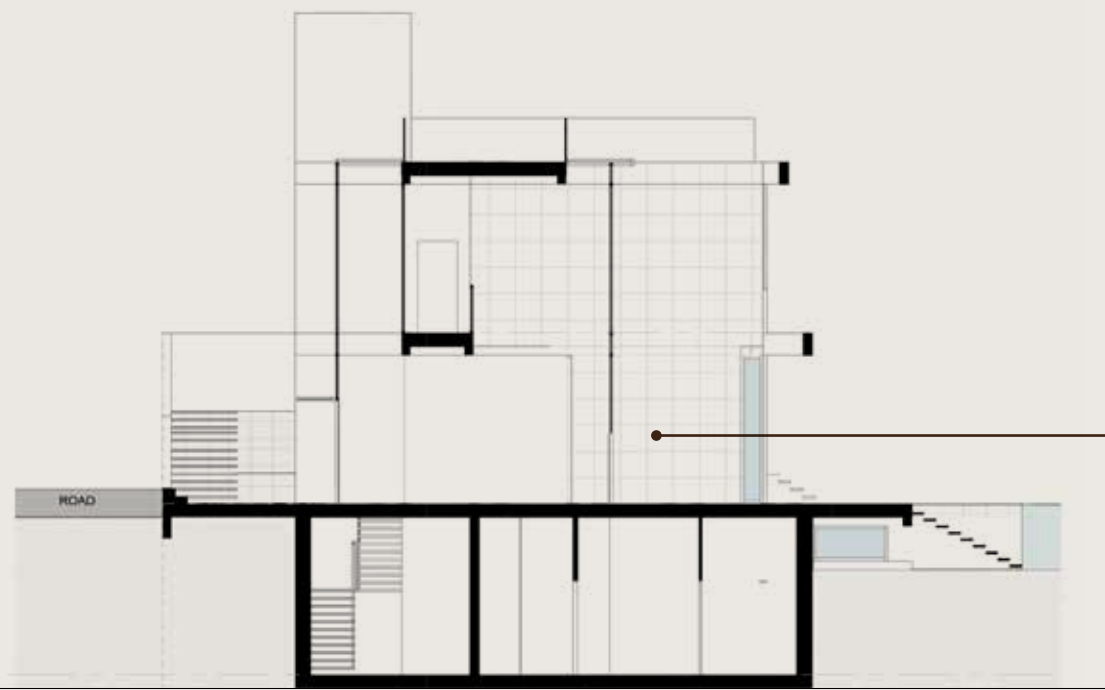
**SQFT**  
7,320 - 8,848

**PLOT SIZE**

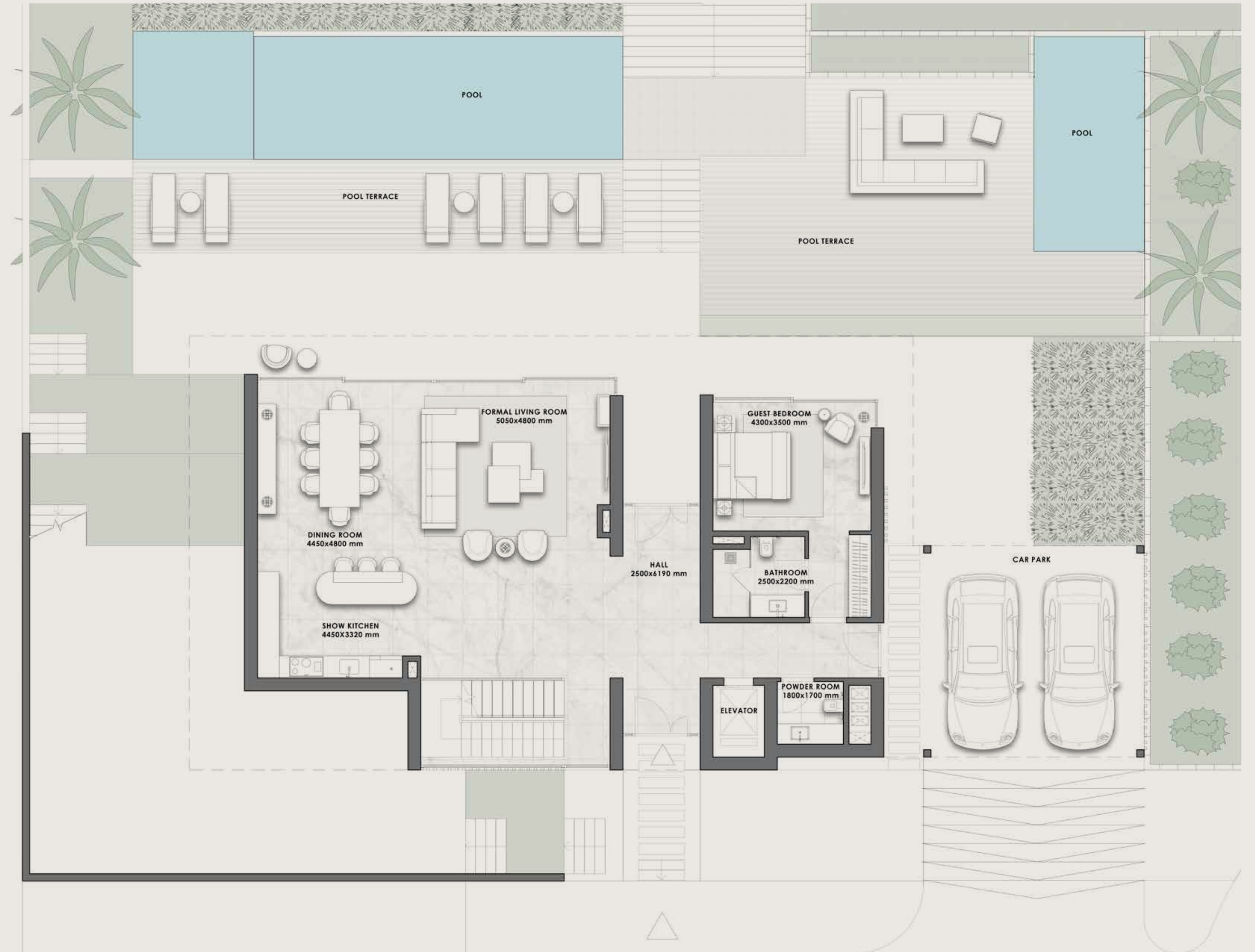
**SQM** 1,005 - 1,669

**SQFT** 10,818 - 17,965

*Including total indoor & outdoor built up area.*



**GROUND FLOOR**



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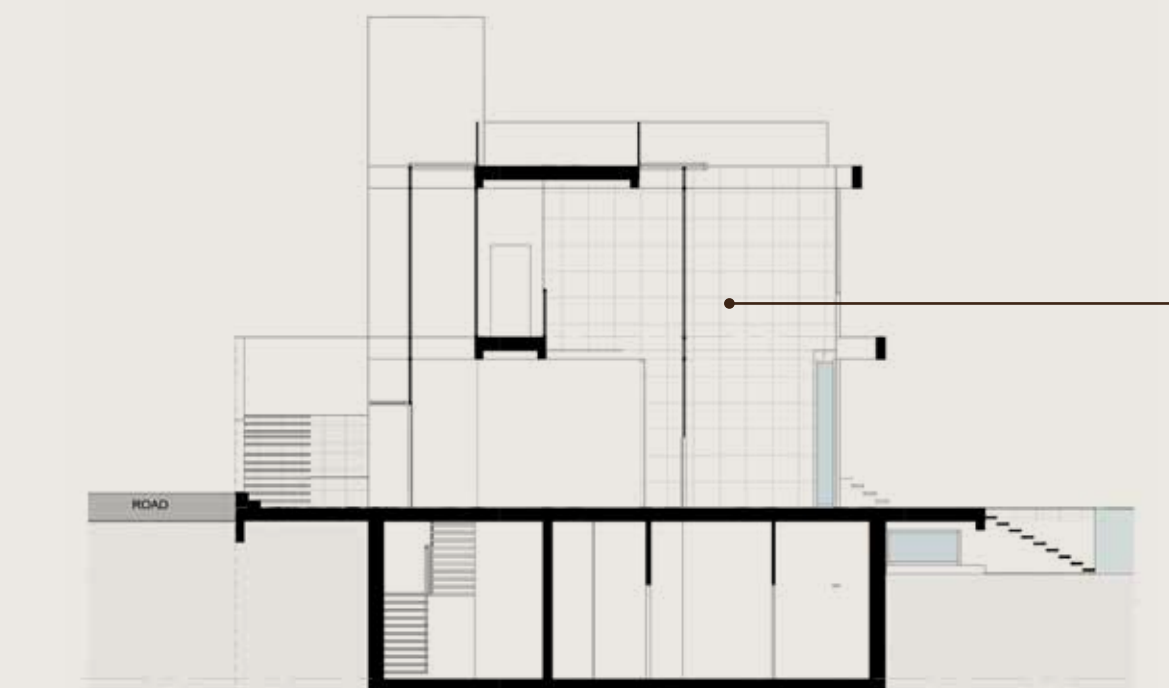


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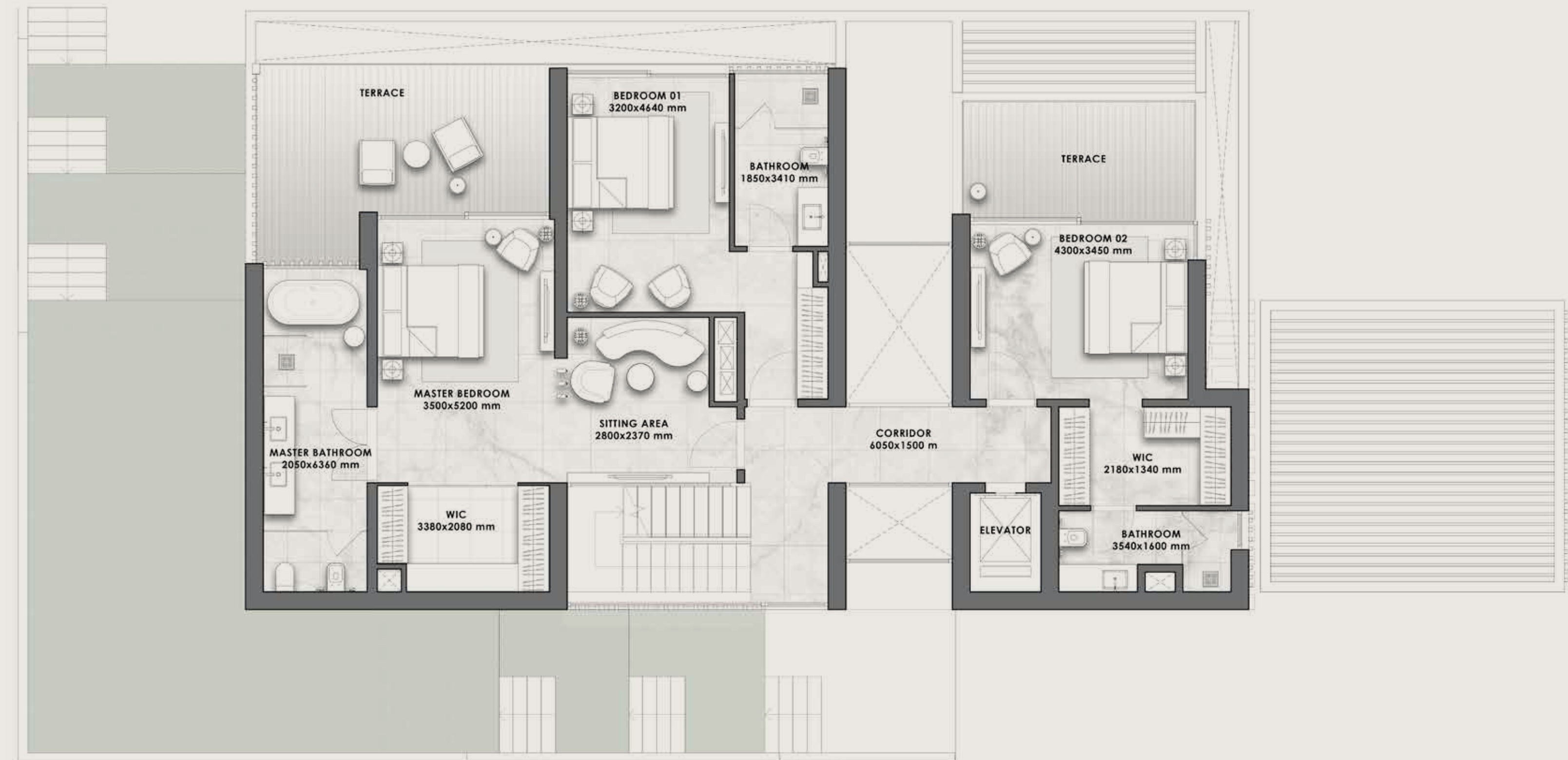
# ESMERALDA VILLAS

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	<b>SQFT</b> 7,320 - 8,848
<b>PLOT SIZE</b>	
<b>SQM</b>	1,005 - 1,669
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*Including total indoor & outdoor built up area.*



FIRST  
FLOOR



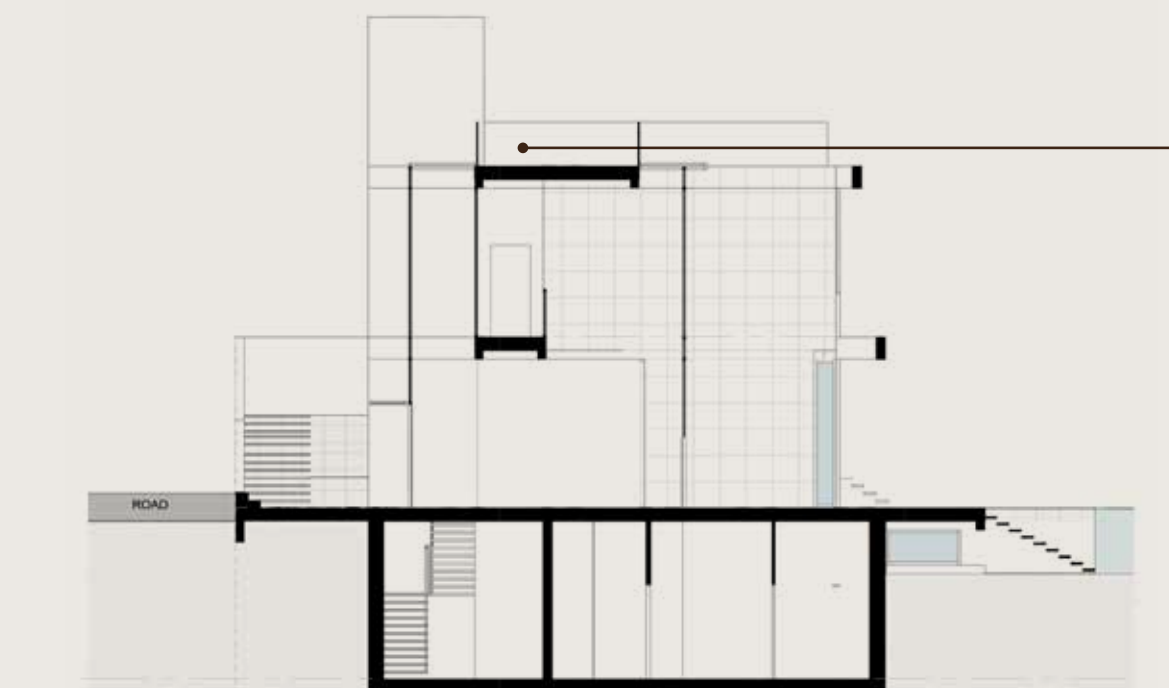
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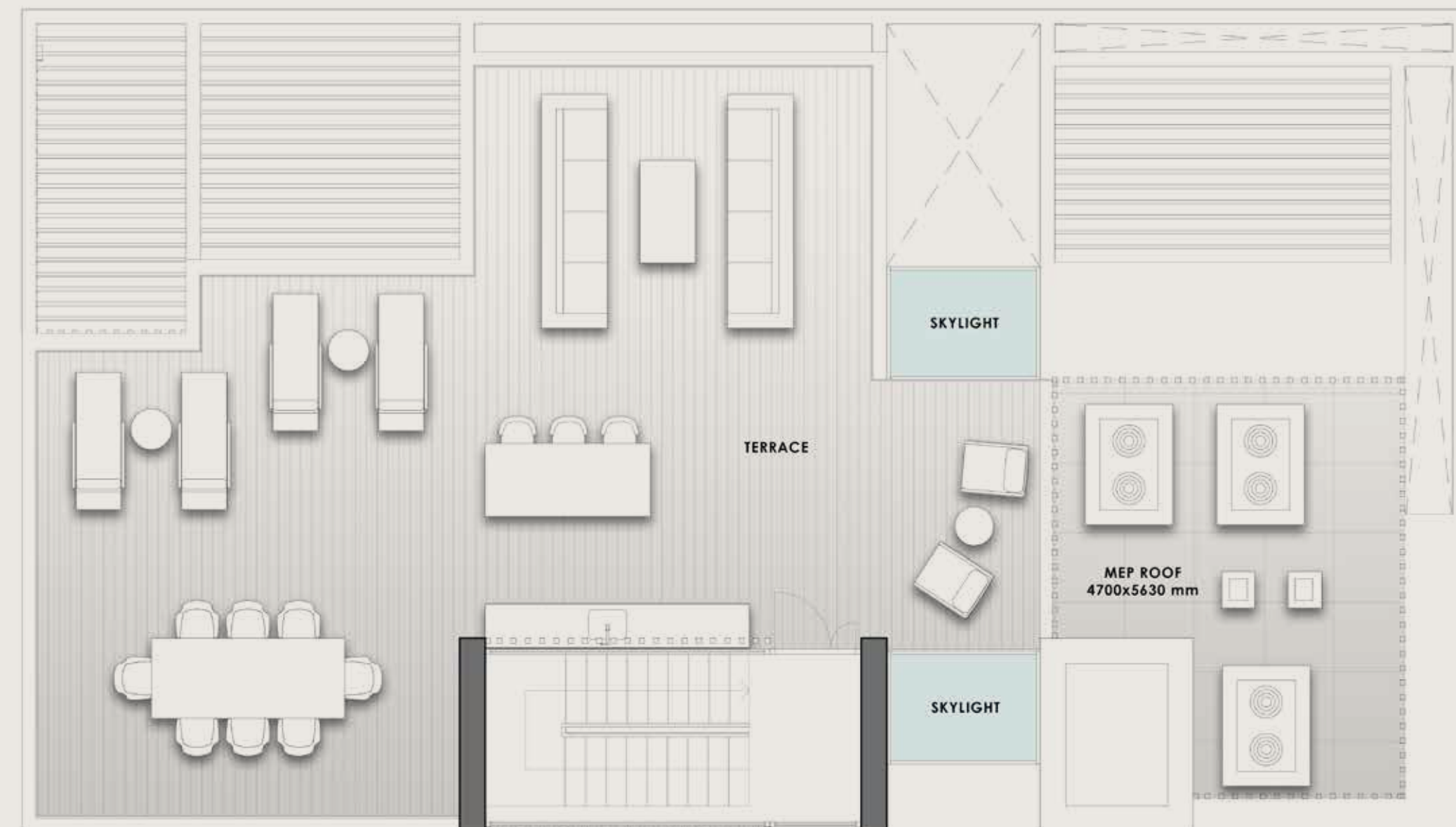
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<b>PLOT SIZE</b>	
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*Including total indoor & outdoor built up area.*



ROOFTOP  
TERRACE



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T/ERRA V/VA



## AN EXCLUSIVE COMMUNITY WITH 24/7 PREMIUM SECURITY

Located within the gated community of Los Jaralillos - Benahavís, Tierra Viva prides itself on providing a private and secure environment for its residents with premium 24/7 security services.

T/ERRA V/VA



## PERSONAL PARADISE

Each villa within Tierra Viva comes with its own private pool, offering a chance to create a personal oasis for serene moments and unforgettable memories.



# T/ERRA V/VA

## SPECIFICATIONS

All villas come with concrete boundary walls, double glazed windows, cooling and heating system, leveled and graded outdoor spaces, precast concrete pavers on driveway and parking.

Each villa features an exquisite pool and beautifully crafted hardscape.

Note: The villas do not come with any furniture nor softscaping.

### FOYER

FLOOR	Local Marble or equivalent
SKIRTING	Local Marble or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint
ELEVATOR	Passenger elevator

### LIVING ROOM / DINING

FLOOR	Local Marble or equivalent
SKIRTING	Local Marble or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint

### BEDROOMS

FLOOR	Porcelain Marble Look or equivalent
SKIRTING	Porcelain Marble Look or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint
WARDROBE	Joinery with lacquered or laminate finish

### KITCHEN

FLOOR	Porcelain Marble Look or equivalent
SKIRTING	Porcelain Marble Look or equivalent
WALLS	Wall panels
CEILING	Gypsum ceiling with emulsion paint
COUNTERTOP	Engineered Stone or equivalent
CABINETS	Joinery with lacquered or laminate finish
APPLIANCES	Built-in appliances (Fridge, Oven, Hob, Hood, and Dishwasher). Brand: Miele or equivalent

### BATHROOMS

FLOOR	Porcelain Marble Look or equivalent
WALLS	Porcelain Marble Look or equivalent
CEILING	Moisture resistant gypsum ceiling finished with paint
COUNTERTOP	High quality solid surface or equivalent
JOINERY	Joinery with lacquered / laminate finish
SANITARY FIXTURES	Duravit or equivalent
SANITARYWARE	Duravit, Kohler or equivalent
MIRROR	Included

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# T/ERRA V/VA

## SPECIFICATIONS

### SERVICE KITCHEN

FLOOR	Porcelain tile or equivalent
SKIRTING	Porcelain tile or equivalent
WALLS	Wall panels
CEILING	Gypsum ceiling with emulsion paint
COUNTERTOP	Engineered Stone or equivalent
CABINETS	Joinery with lacquered / laminate finish

### BASEMENT HALLWAY

FLOOR	Porcelain Marble Look or equivalent
SKIRTING	Porcelain Marble Look or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint

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### SPA ROOM

Mechanical, electrical and plumbing provisions will be provided.

COUNTERTOP	High Quality Solid Surface or equivalent
JOINERY	Joinery with lacquered / laminate finish
SANITARY FIXTURES	Duravit or equivalent
SANITARYWARE	Duravit, Kohler or equivalent
MIRROR	Included

*\* Lockers, bench and furniture not included*

### SAUNA & STEAM

Mechanical, electrical and plumbing provisions will be provided.

### HOME THEATRE

FLOOR	Porcelain tile or equivalent
SKIRTING	Porcelain tile or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint

*\* Carpet, furniture and electronics not included*

### MULTIPURPOSE ROOM/GYM

FLOOR	Porcelain Marble Look or equivalent
SKIRTING	Porcelain tile or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint

*\* Gym equipment not included*

### MAIDS, STORAGE & LAUNDRY

FLOOR	Porcelain tile or equivalent
SKIRTING	Porcelain tile or equivalent
WALLS	Plastered walls with emulsion paint
CEILING	Gypsum ceiling with emulsion paint

### MAIDS BATHROOMS

FLOOR	Porcelain tile or equivalent
WALLS	Porcelain tile or equivalent
CEILING	Moisture resistant gypsum ceiling finished with paint
COUNTERTOP	Solid Surface or equivalent
SANITARY FIXTURES	Duravit or equivalent
SANITARYWARE	Duravit, Kohler or equivalent
MIRROR	Included



PAYMENT PLAN

**30%**

**DOWNPAYMENT**

IMMEDIATE

**30%**

**2<sup>nd</sup> INSTALLMENT**

UPON COMPLETION OF STRUCTURE

**40%**

**3<sup>rd</sup> INSTALLMENT**

ON PROJECT COMPLETION



# T/ERRA V/VA

Luxury4you  
Immobilien

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**NEWSLETTER  
JETZT ANMELDEN**

**BELLEVUE**  
Best Property  
Agents  
2022

immowelt  
**Diamond  
Partner**