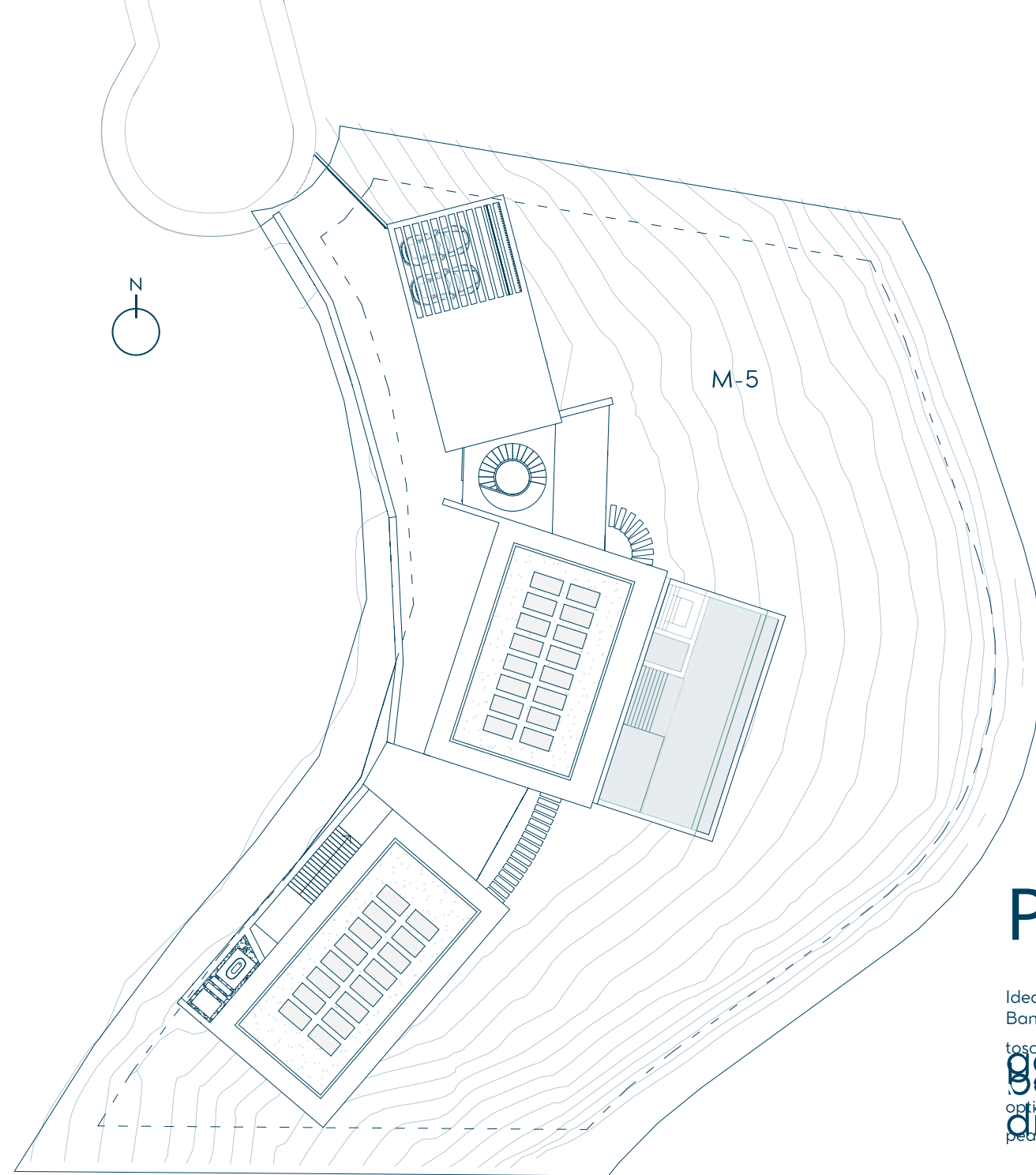








Prime Location

Ideally located just a short 15-minute drive from Marbella and Puerto Banús, Monte Mayor balances serene living with convenient access to some of the Costa del Sol's most desirable attractions. World-class golf courses, nearby beaches, high-end shopping, and fine dining are all within reach. For residents to enjoy the best of both worlds, a peaceful retreat and dynamic lifestyle choices.





Ground Floor

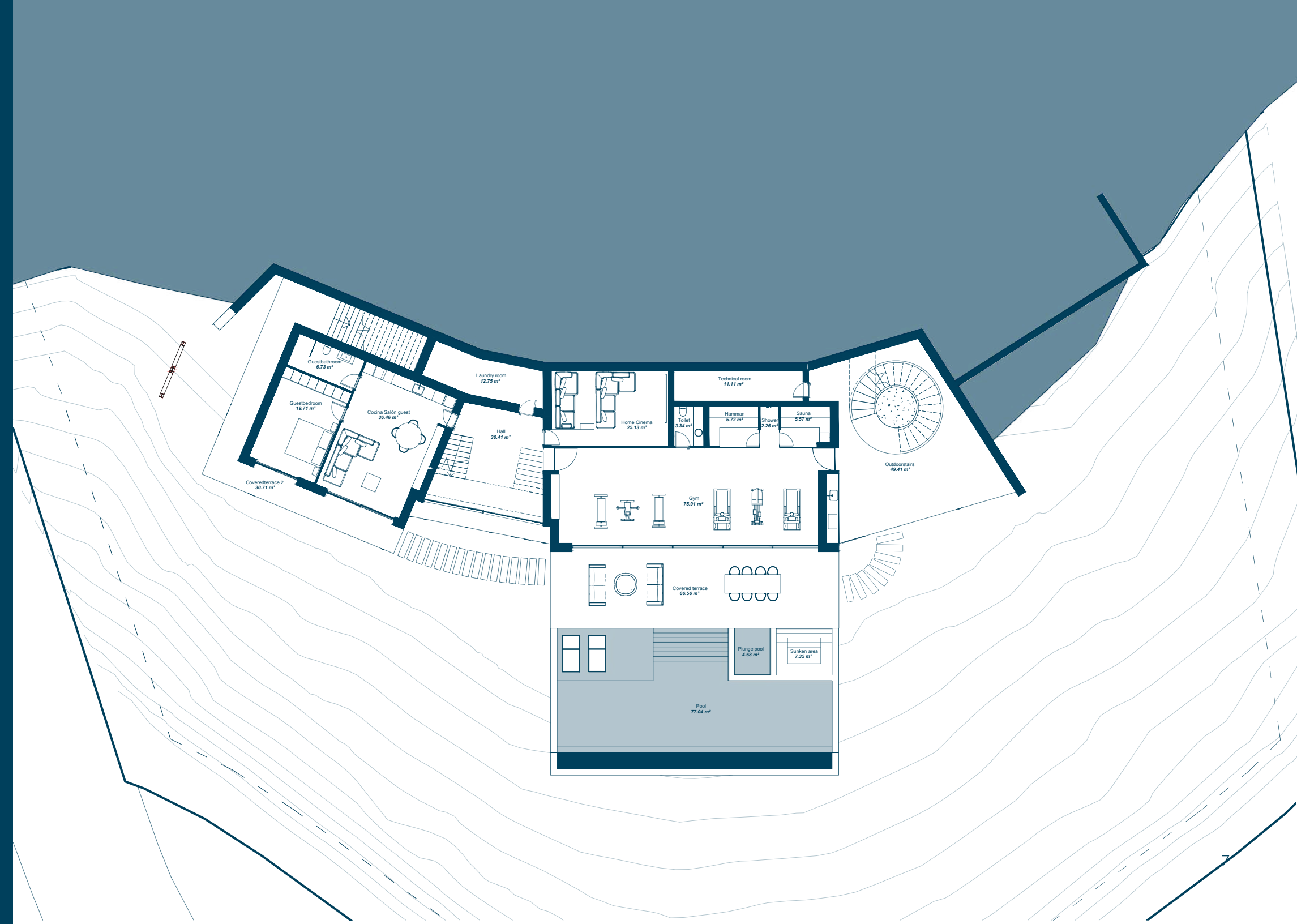
BUILT AREA — HOUSE
GROUND FLOOR: 291.62 m²
UPPER FLOOR: 297.17 + 119.17 m² (garage + storage)
TOTAL HOUSE: 707.96 m²

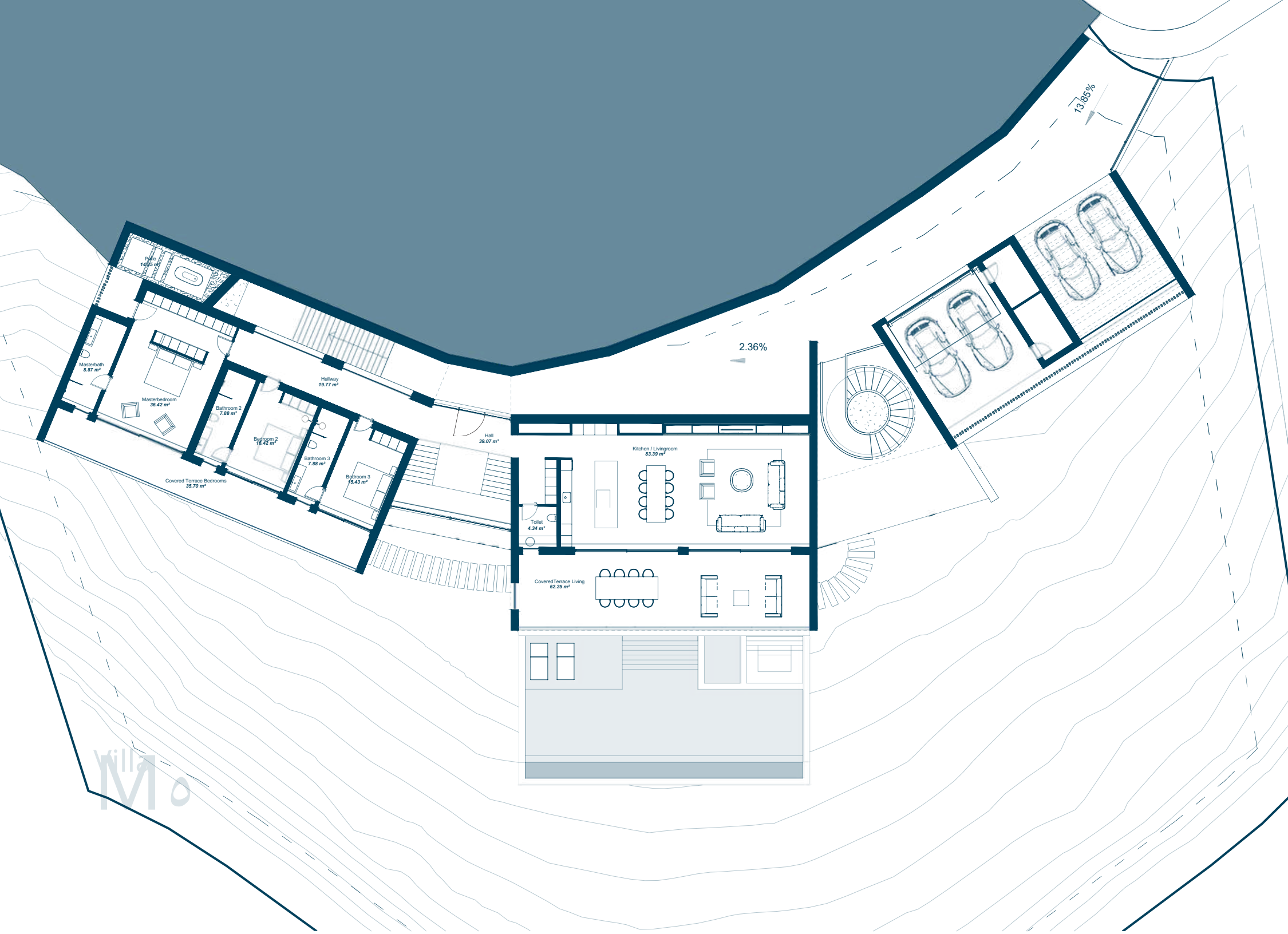
BUILT AREA — COVERED TERRACES
GROUND FLOOR: 105.71 m²
UPPER FLOOR: 102.09 m²
TOTAL COVERED TERRACES: 207.8m²

BUILT AREA — UNCOVERED TERRACES
GROUND FLOOR: 81.07 m²
UPPER FLOOR: 227.19 m²
TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²





Upper Floor

BUILT AREA — HOUSE
 GROUND FLOOR: 291.62 m²
 UPPER FLOOR: 297.17 + 119.17 m² (garage + storage)
 TOTAL HOUSE: 707.96 m²

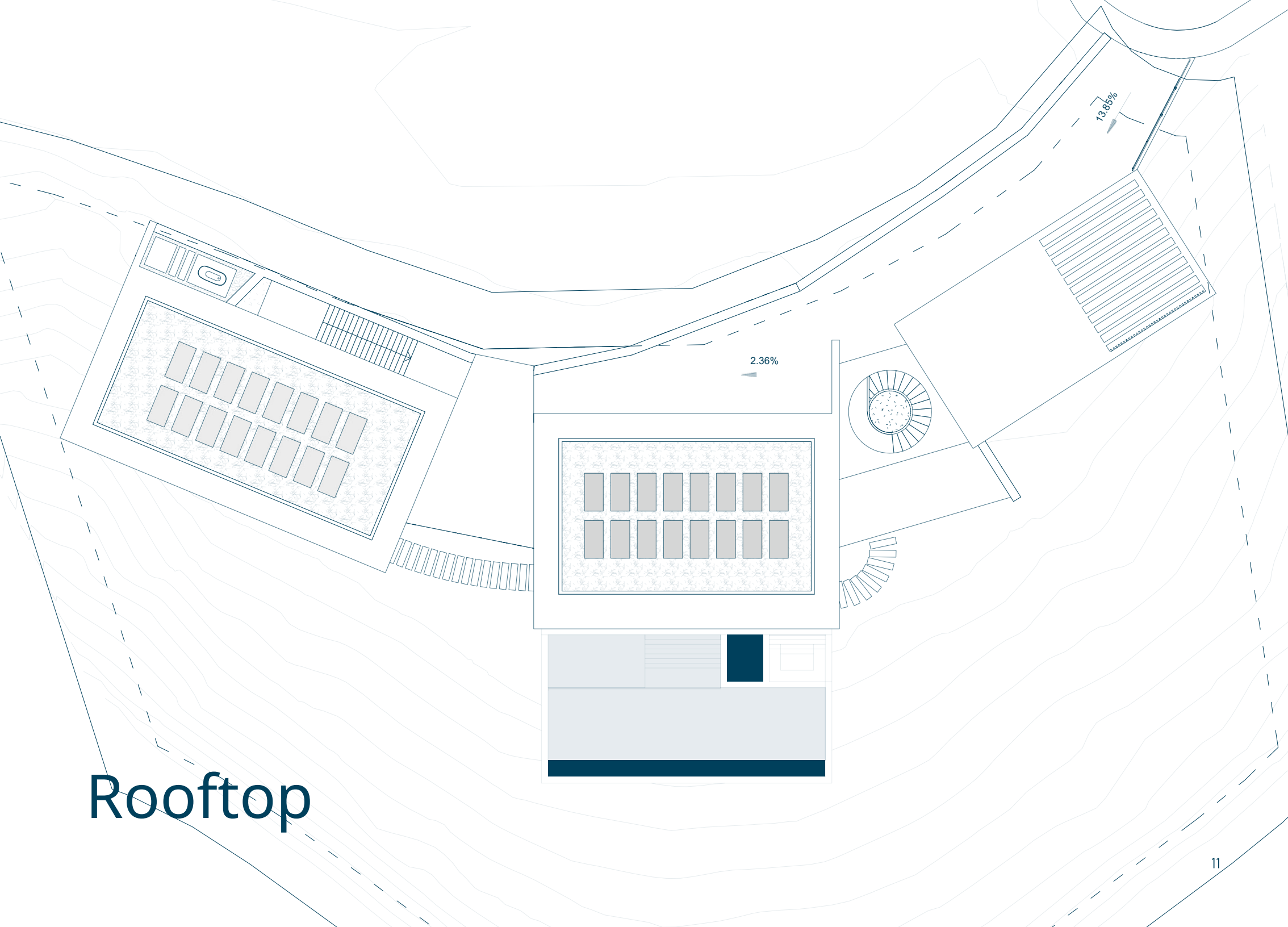
BUILT AREA — COVERED TERRACES
 GROUND FLOOR: 105.71 m²
 UPPER FLOOR: 102.09 m²
 TOTAL COVERED TERRACES: 207.8m²

BUILT AREA — UNCOVERED TERRACES
 GROUND FLOOR: 81.07 m²
 UPPER FLOOR: 227.19 m²
 TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²





Rooftop

Unique Environment

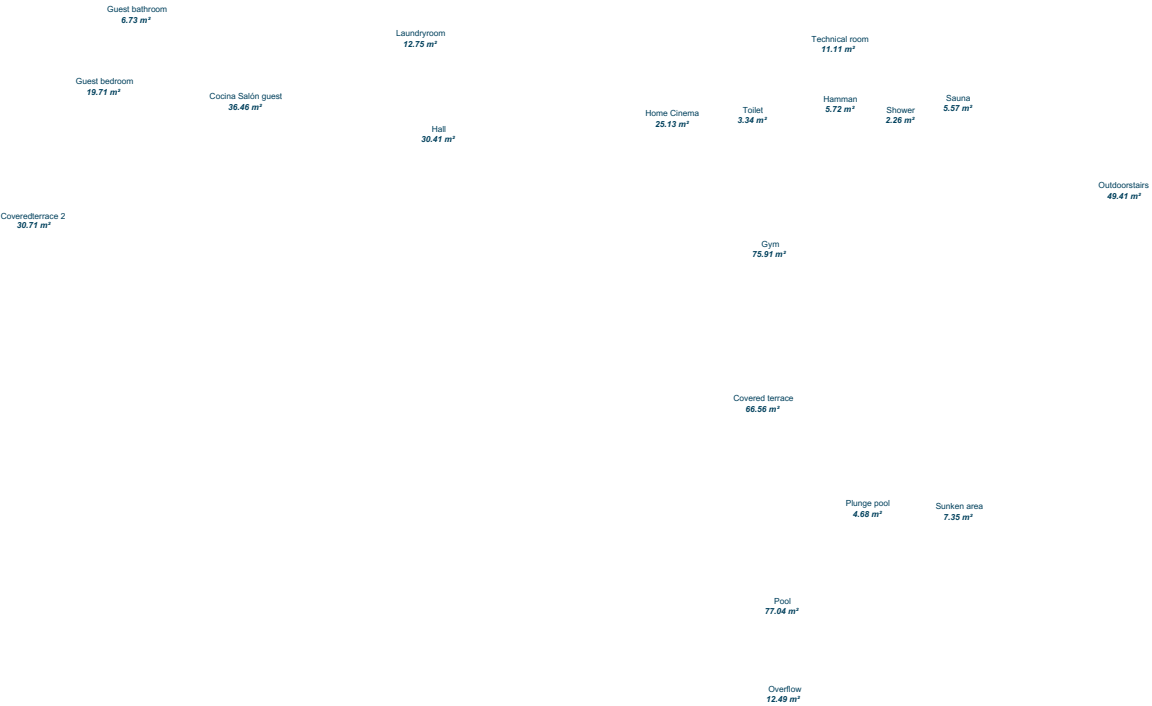
Villa M_o is designed for ultimate comfort and privacy, offering breathtaking sea views from every room. Surrounded by lush trees and the Mediterranean landscape, the villa provides a serene and secluded environment, blending seamlessly with nature to create a truly peaceful retreat.



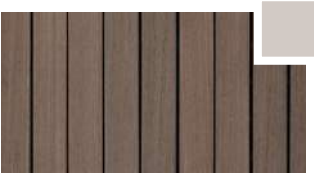


Resilient ExteriorMaterials

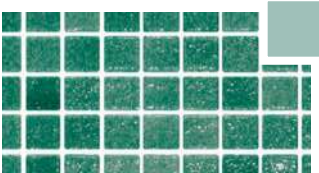
Our villas are crafted with durable, weather-resistant materials such as premium cladding, natural stone, and energy-efficient glass, ensuring both longevity and minimal maintenance. These materials not only enhance the villa's resilience to the elements but also provide a timeless aesthetic that complements its modern architecture.



Mystone Limestone Taupe



Deck flooring | Wood look



Dark green pool mosaic tile



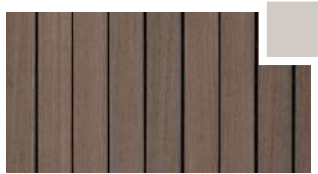
Cream oak wood



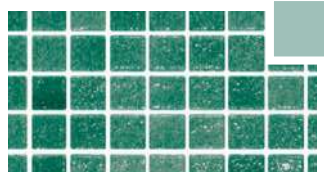
Polished concrete



Mystone Limestone Taupe



Deck flooring | Wood look



Dark green pool mosaic tile



Cream oak wood



Polished concrete



High-End Finishes

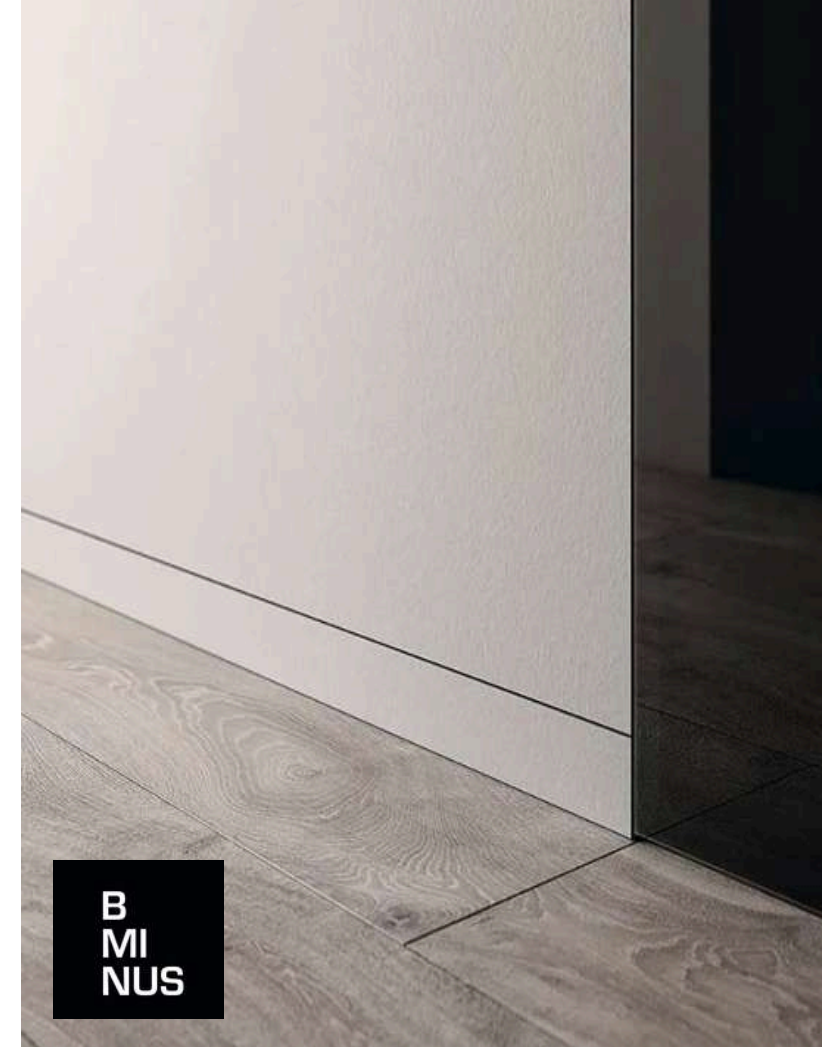
The thoughtful selection of materials creates a harmonious blend with the surrounding landscape, ensuring a cohesive and seamless design. This approach reflects a commitment to quality, sustainability, and the natural beauty of the environment.

Construction Details



Recessed Windows

This minimalist sliding window system with thermal break maximizes natural light with minimal visible aluminum. Its elegant design features a light central profile and offers the option to conceal the perimeter frame. The central profile closure allows the panes to be hidden within the frame when viewed head-on, creating a sleek, unobstructed appearance.



Hidden Skirtings

BMINUS skirting offers a modern and minimalist aesthetic for your villa. Designed to install flush with the wall, these baseboards allow furniture to be placed directly against them without obstruction. They create a clean transition between the floor and wall, protect against damage, and contribute a refined touch to your interiors, enhancing the sense of spaciousness in each room.

Hidden Doors

ECLISSE hidden doors feature a design known as "filomuro," where only the door slab is visible, typically sitting flush with the wall. While these frameless doors do have a concealed frame embedded within the wall assembly, it remains entirely invisible, allowing for a clean, modern look. This design minimizes clutter and enhances the flow of your interiors, blending functionality with a sophisticated aesthetic.



CARBON DIOXIDE EMISSIONS [kg CO₂/m².year]



Achieving Energy Efficiency

We use rockwool insulation, solar-shielding overhangs, a heat pump, and photovoltaic panels to achieve an A energy rating. These solutions reduce energy consumption, enhance thermal comfort, and promote sustainability, making the building energy-efficient and environmentally friendly.

High-end Installations

The property features high-quality electrical distribution with separate protection sectors and a general main switch box, ensuring secure, grounded connections with JUNG switches. The lighting design is tailored to the architectural plans, offering a professional setup of ceiling lights, downlights, wall lights, and LED spotlights for optimal illumination.

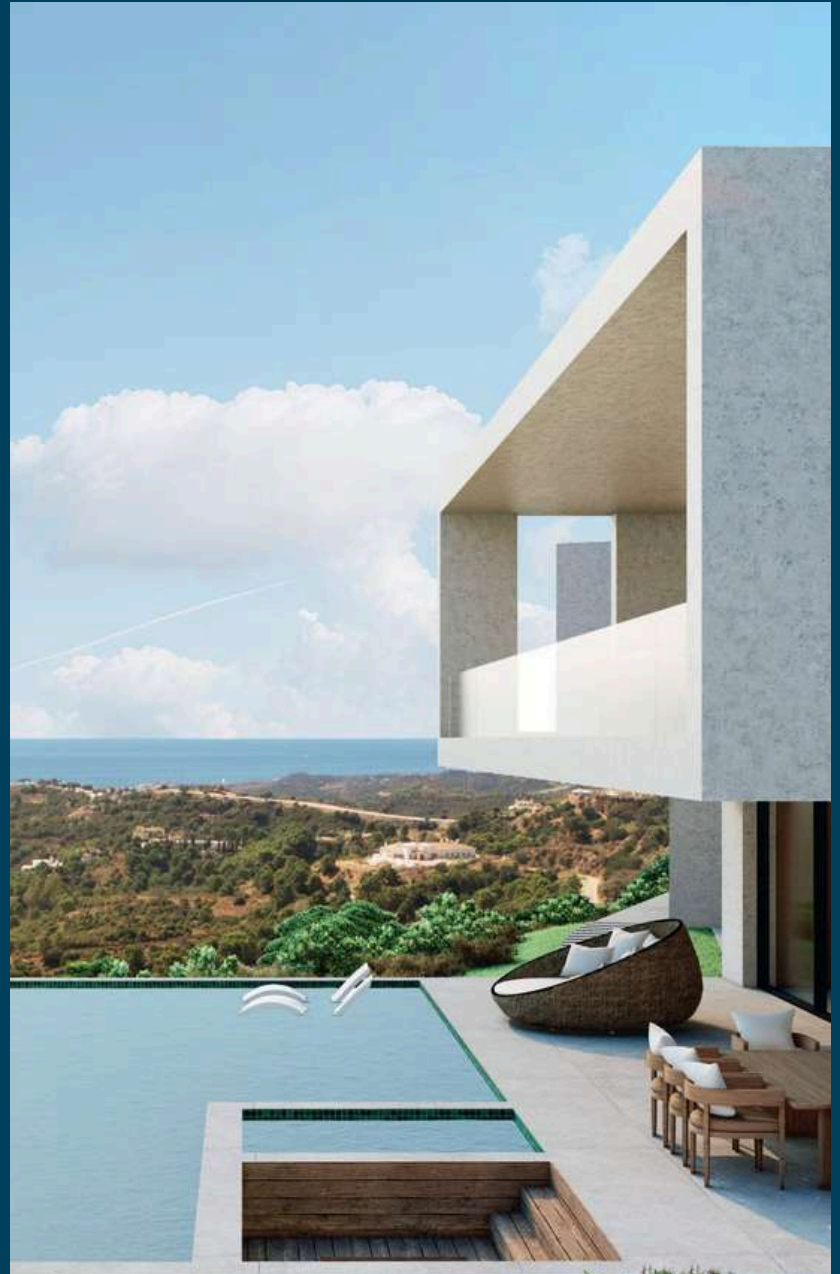
Telecommunications are integrated with a network and Smart TV distribution via optical fiber, alongside Wi-Fi installation. Plumbing includes cold and hot water connections with secure pipes and an ALTHERMA DAIKIN system, complemented by high-quality sanitation equipment.



JUNG Mechanisms



BPM Lighting



High-definition IP Dome Camera



High-definition Compact Camera

All-Inclusive Security Solution

The villa features a high-end security system with a wireless alarm supporting up to 100 devices and 25 IP cameras, with dual SIM GPRS and Ethernet for remote monitoring via mobile and PC apps.

It includes IP cameras with motorized lenses, infrared EXIR lighting, and WDR, plus a Network Video Recorder (NVR) with up to 6TB storage. Motion detectors, pet-friendly sensors, magnetic contacts on windows and doors, and flood, smoke, and temperature sensors provide comprehensive protection.

