

THE HILLS 12

Specification & Level of Quality

LA QUINTA · BENAHAVÍS · COSTA DEL SOL

The Hills Villa N° 12 is a mansion built to the absolute highest quality and standards on the market, down to every single detail throughout. A team chosen and led by the developer — applying over 40 years of engineering know-how — realised this architectural masterpiece by the award-winning architect Diego Tobal.

- **Architect:** Diego Tobal (the most recognised architect in Marbella)
- **Builder:** B. Solís
- **Designers:** Aalto & Pedro Peña (two of the most recognised designers in the area)

THE PROPERTY

- **Built area:** 1,451 m²
- **Plot:** 2,650 m²
- **Security:** 24-hour, with the guard stationed directly in front of the villa
- **Position:** the highest plot in the community, dominating all other villas, with unobstructed views to Africa and Puerto Banús
- **Location:** 10 minutes from the beach, 5 minutes from the Nueva Andalucía golf courses
- Own helicopter landing pad
- **Orientation:** fully south, with a southwest wing

AREAS

- **Plot:** 2,650 m²
- **Built:** 1,451 m²
- **First floor:** 274 m²
- **Ground floor:** 445 m²
- **Basement (living):** 555 m²
- **Basement (storage & technical):** 177 m²
- **Porches:** 188 m²
- **Terraces:** 150 m²
- **Outdoor heated swimming pool:** 66 m²
- **Carport:** 61 m²
- **Ceiling & door heights:** 3 m

MAINTENANCE & SUSTAINABILITY

- Built for maximum self-sufficiency, minimising the resources needed for upkeep
- Façade mainly of cladded stone and aluminium panels — very little surface to repaint over time
- Garden landscaping designed for sustainable, cost-efficient maintenance and low water use

TECHNICAL FEATURES

- Underfloor heating throughout
- Gas tank
- Electric windows and curtains
- Heated pools with cover
- Latest-technology machine room
- 32 solar panels covering the roof area, for electrical efficiency

HOME AUTOMATION

A fully automated home system for:

- Entrance door
- Lighting throughout
- Air-conditioning and underfloor heating
- Electric curtains
- Ambient lighting
- **Music:** Sonos system throughout, indoors and in the garden

KITCHENS & APPLIANCES

- Main kitchen, utility kitchen and laundry — all Modulnova (Italy), chosen for quality and modern design
- **Appliances:** Gaggenau throughout

FURNITURE & INTERIOR

- **Floor carpets:** Olivo Tappeti (Italy)
- **Staircase 8-metre chandeliers:** Designheure (France)
- **Entrance lamps:** Designheure (France)
- **Sofas:** Aalto — bespoke, designed for Villa 12
- **Kitchen ceiling lamps:** Roche Bobois (France)
- **Outdoor dining table:** made from an 8.5 m teak board sourced on the plot
- **Wall art:** Chelsea Dvine
- **Wall mirrors:** Fendi Casa (Italy)
- **Office desk & chair:** Reflex Angelo (Italy)
- **Doors:** ceiling-height, with hidden hinges throughout
- **Bathroom faucets, showers and bathtub:** Axor

- **Guest toilet:** Axor Starck V
- **Illuminated onyx slabs:** Nova Stone (Madrid)
- **Elevator:** TKE
- **Solar panels:** 32 units
- **Marble floors:** highest quality on the market
- Wood floors
- **Cinema:** 10 Dolby speakers + 4 Sonos, wall screen and projector — a state-of-the-art, world-level cinema
- **Playroom billiard table:** Biliardi Cirillo (Italy)
- **Outdoor furniture:** Ethimo (yacht specialists)
- **Gym equipment:** Precor
- **Massage room:** adjustable massage benches from a Swiss wellness company

SECURITY

- Triple-gated community with 24/7 security guards
- Surrounded by cameras, inside and out
- 50 metres from the development's security house

GARDEN

- 96 trees planted
- 2 green walls, built to withstand drought and to be kept with minimal maintenance, with automatic irrigation