

T/ERRA V/VA

An aerial photograph of a modern residential development, likely a luxury villa estate, set in a lush, green landscape. The buildings are multi-story, light-colored structures with flat roofs and large windows, arranged in a tiered fashion on a hillside. The development is surrounded by dense tropical vegetation, including palm trees and cypresses. In the background, a body of water (the sea) is visible under a clear sky. 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

GOLF VIEWS →

SEA VIEWS ↘



T/ERRA V/VA



# DIAMANTE VILLAS

6 - B E D

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

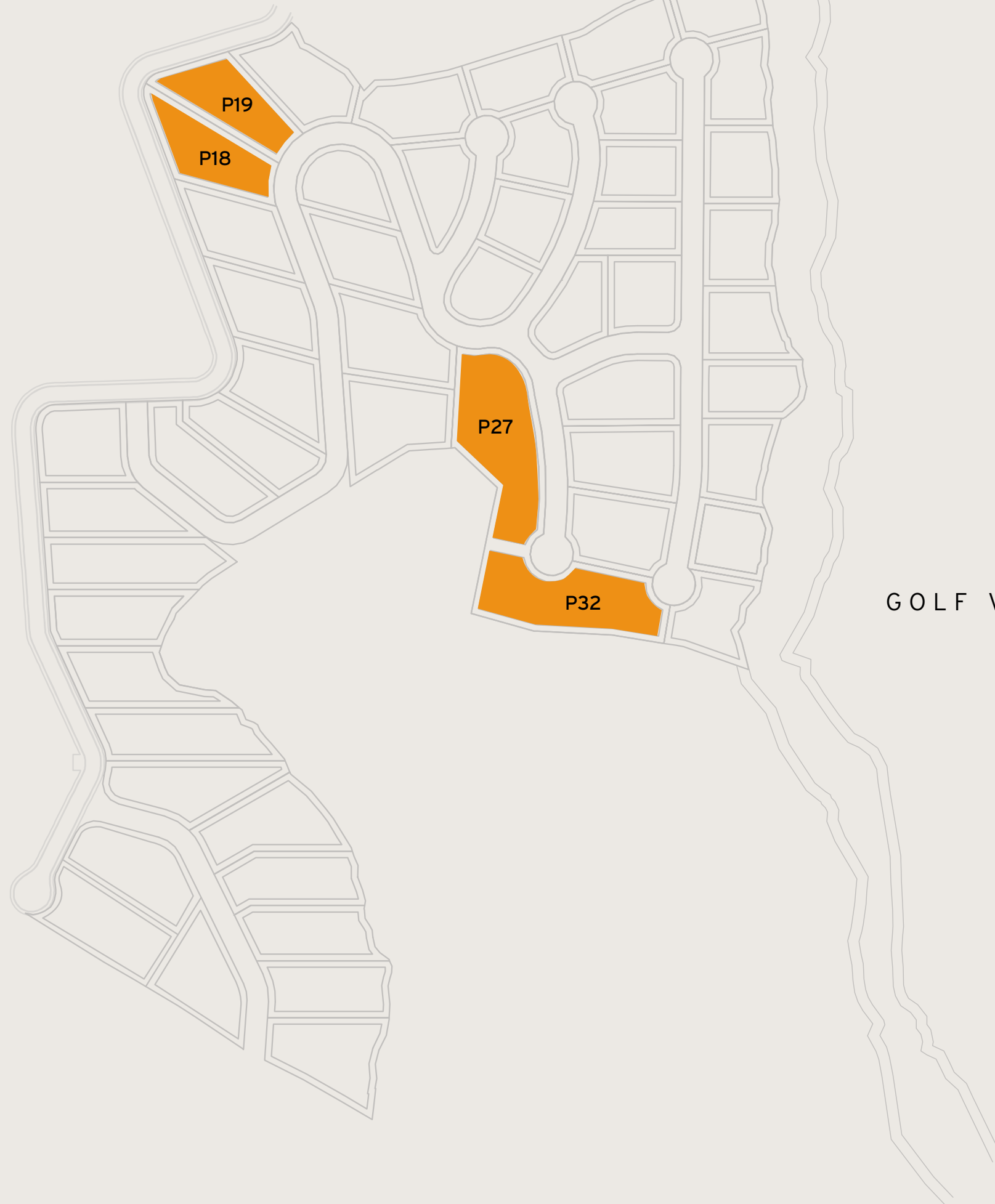
**SQFT** 13,498 - 15,608

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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

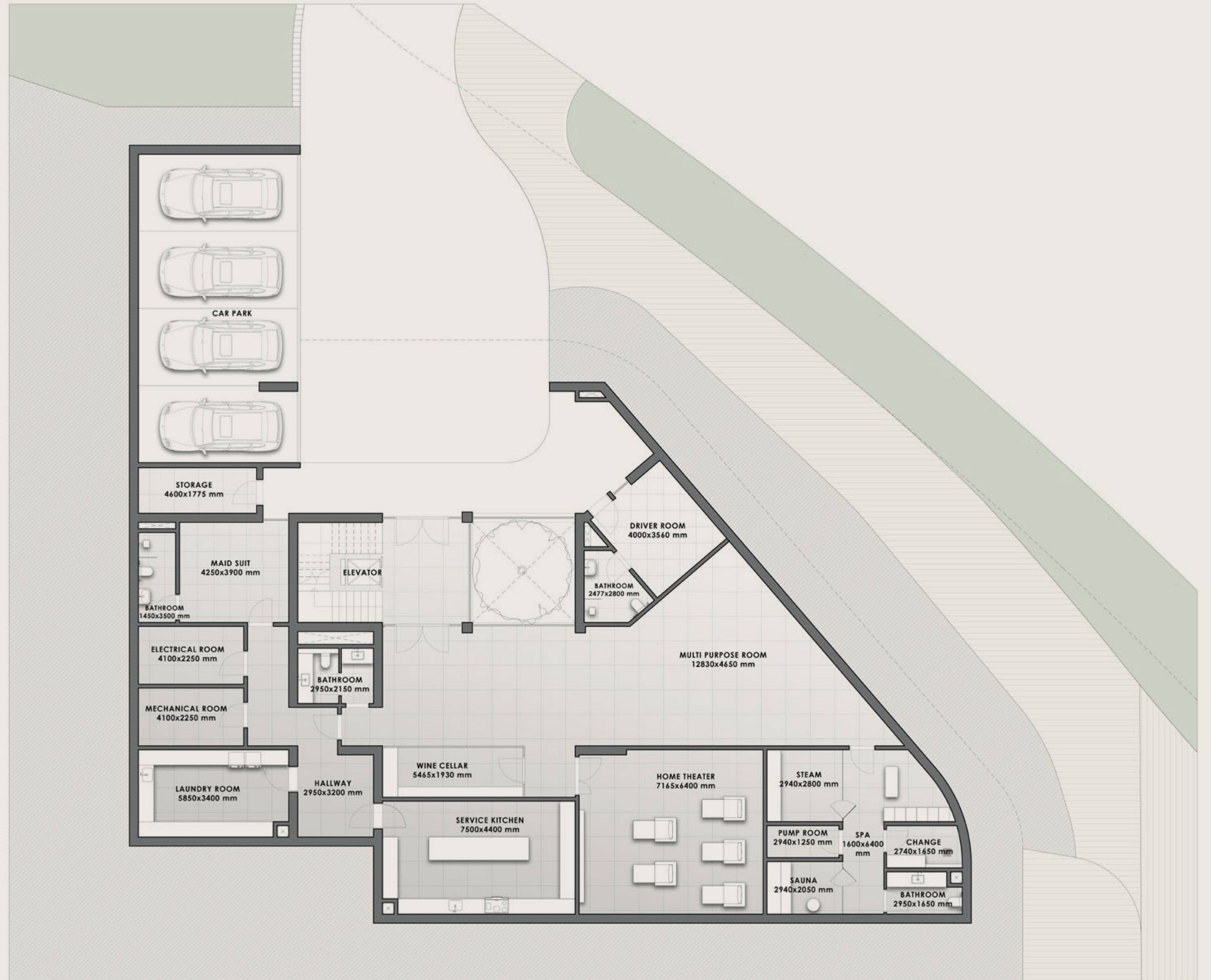
<b>PLOT SIZE</b>	
<b>SQM</b>	2,476 - 2,881
<b>SQFT</b>	26,651 - 31,011

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

<b>SQM</b>	2,476 - 2,881
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GROUND  
FLOOR



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6 - BED	<b>SQM</b> 1,254 - 1,450
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## PLOT SIZE

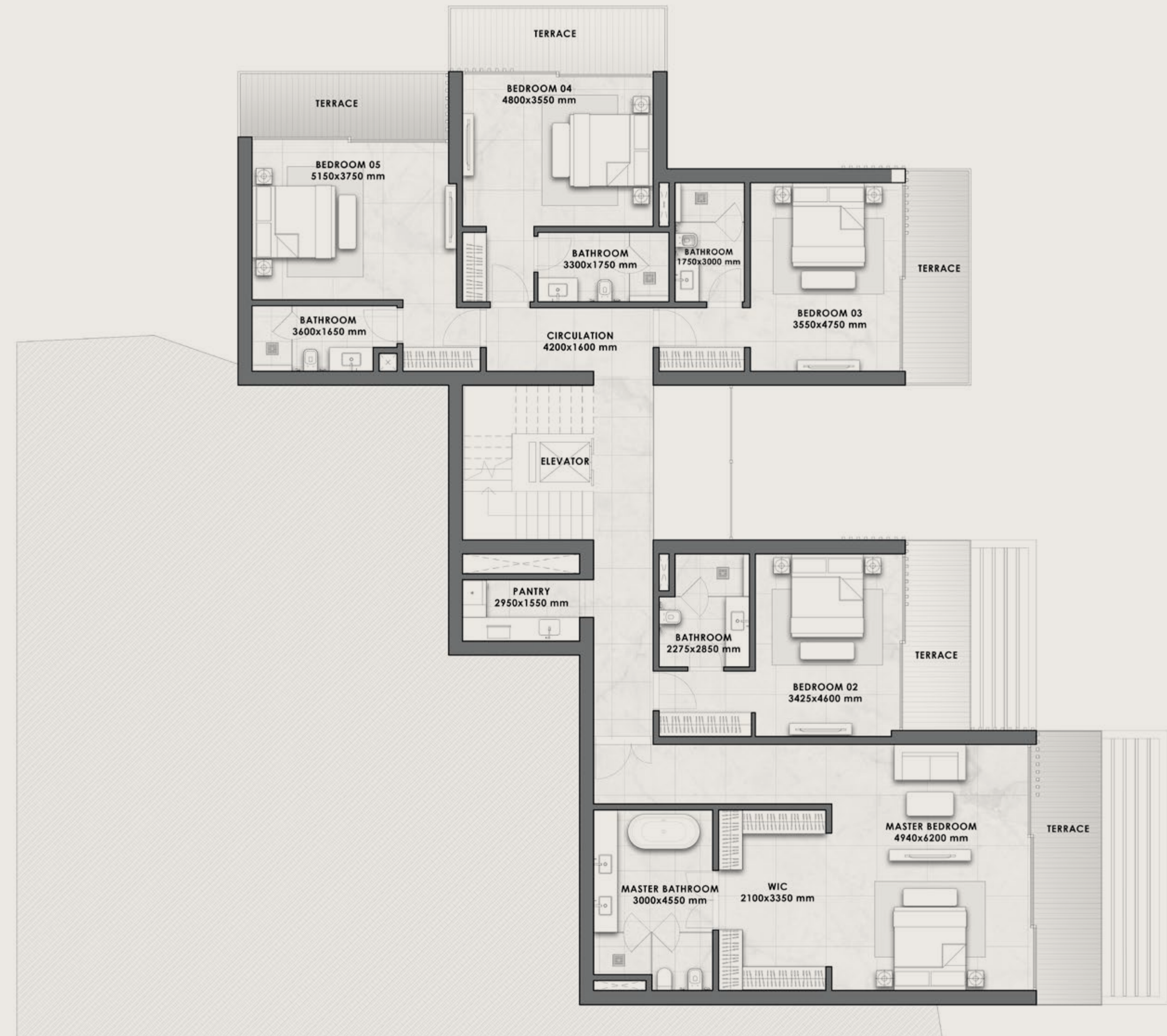
<b>SQM</b>	2,476 - 2,881
<b>SQFT</b>	26,651 - 31,011

Including total indoor & outdoor built up area.



FIRST FLOOR

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## PLOT SIZE

SQM 2,476 - 2,881

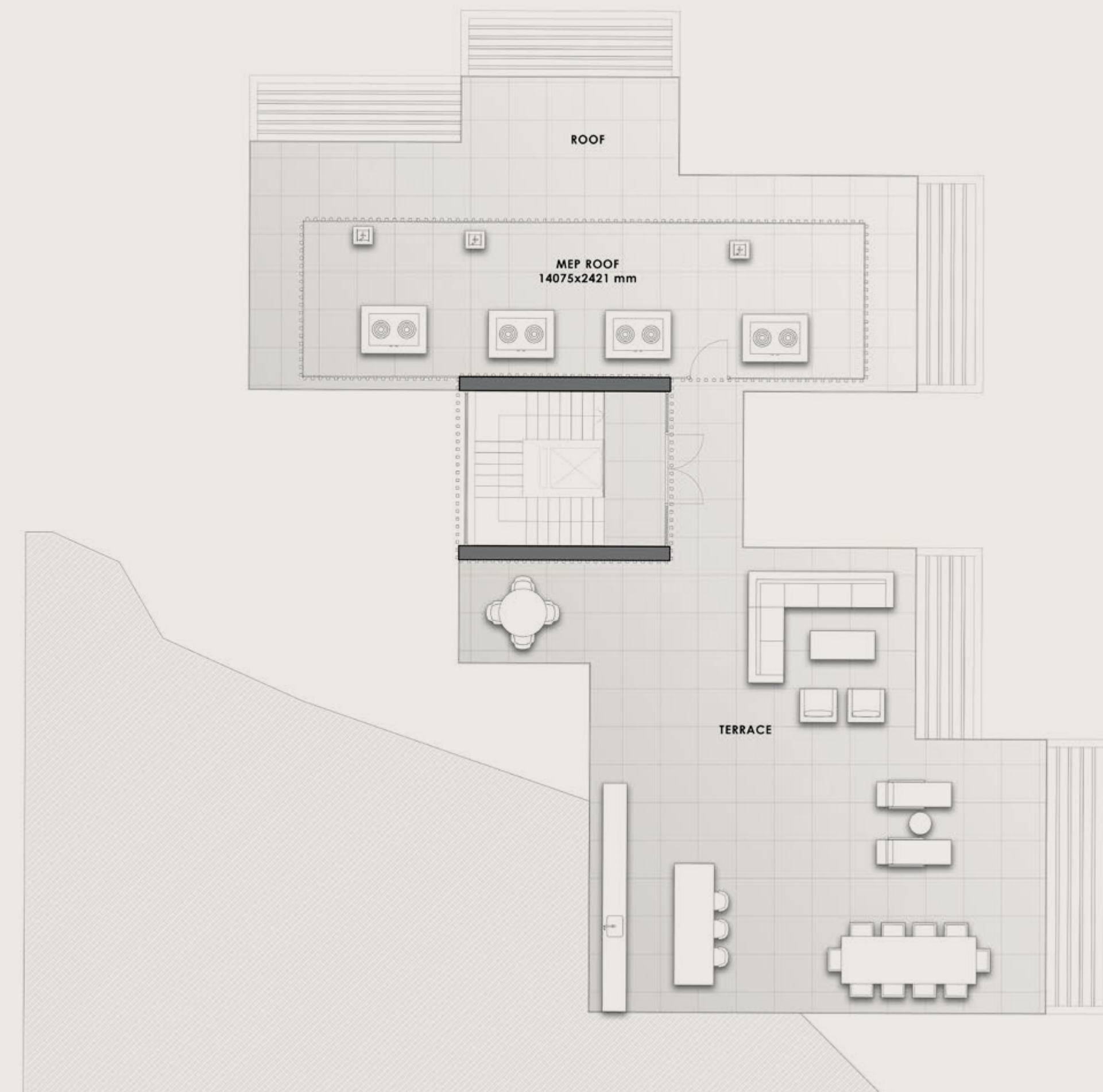
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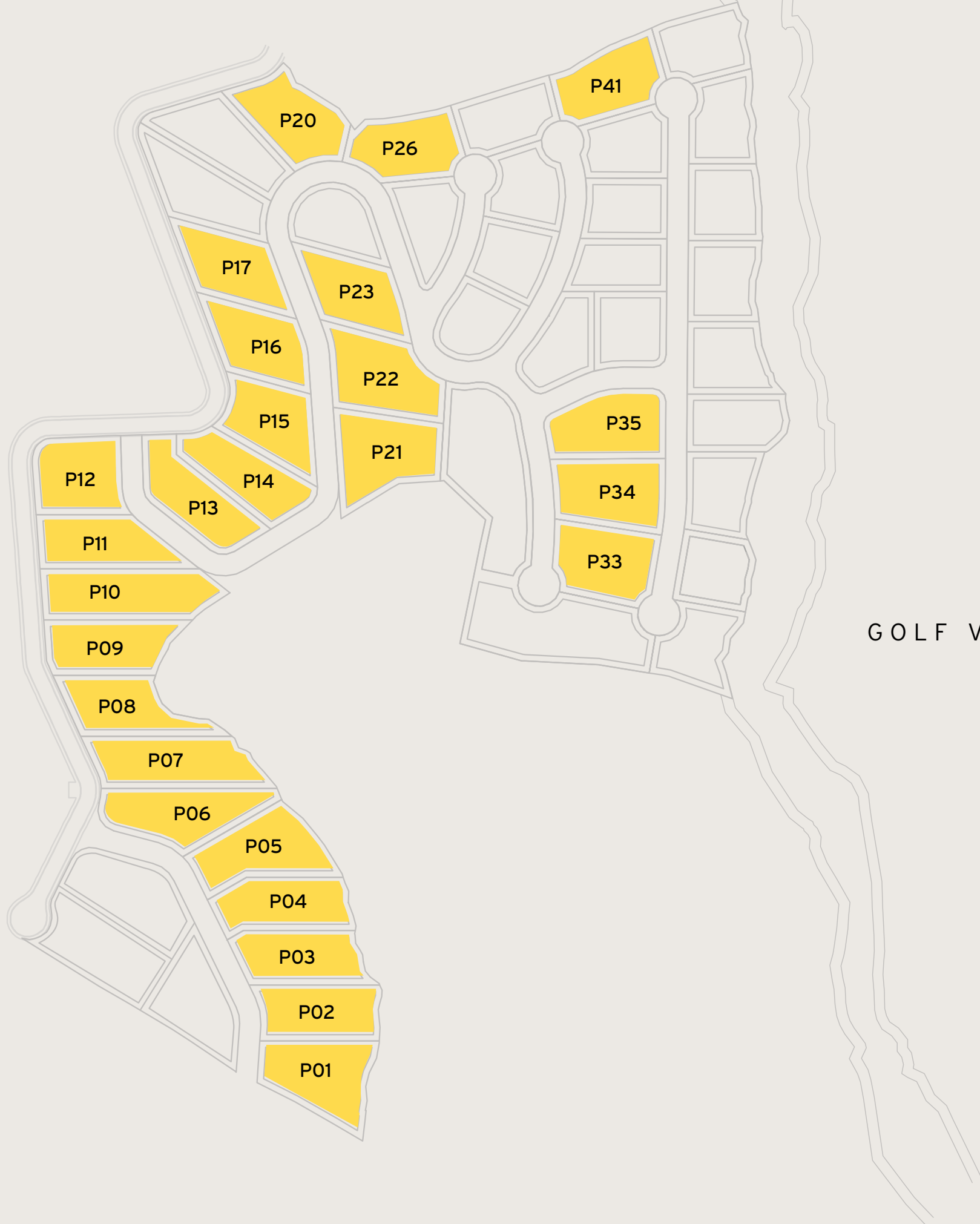
ROOFTOP  
TERRACE

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# T/ERRA V/VA



SEA VIEWS

GOLF 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

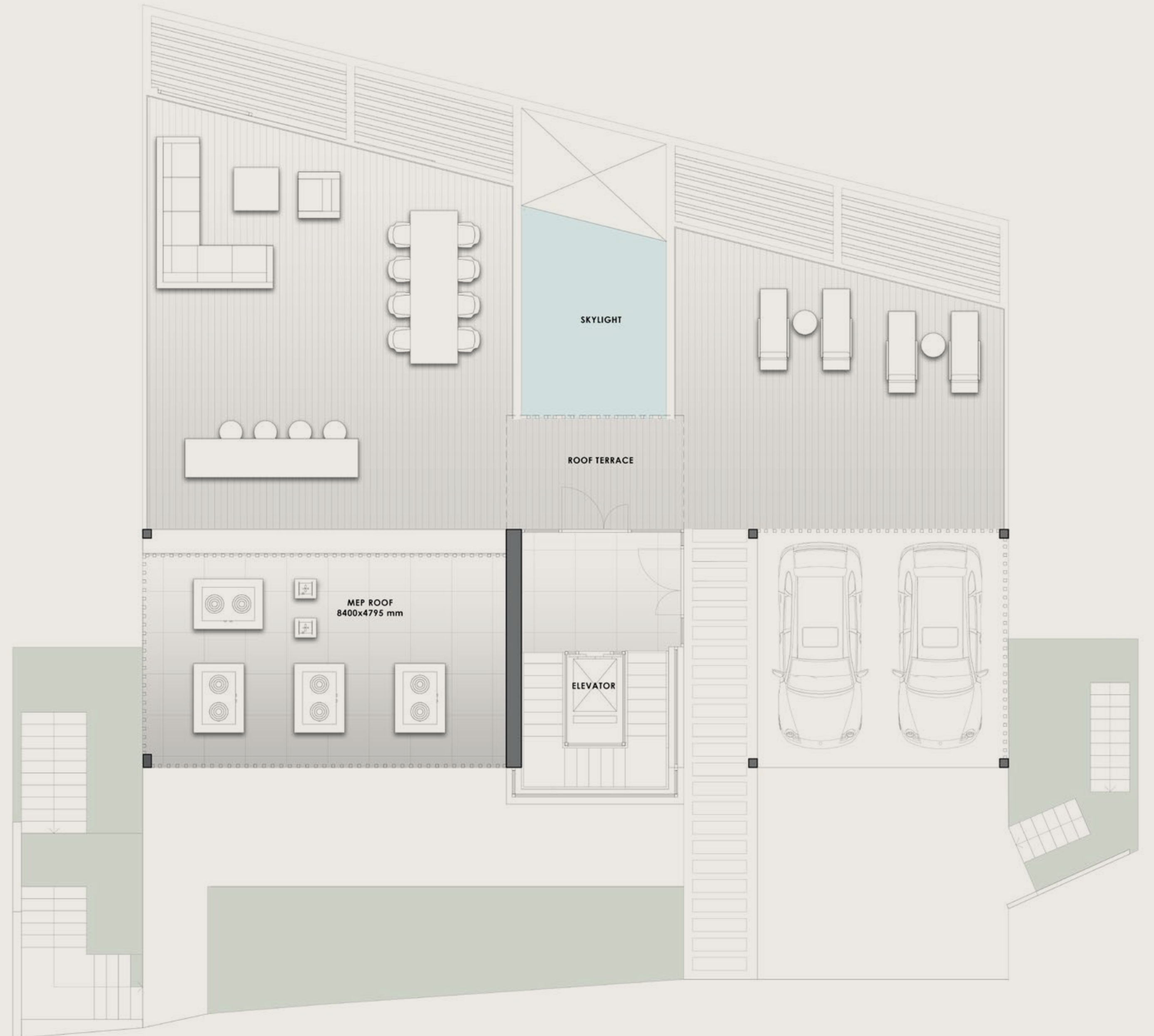
5 - B E D	<b>SQM</b> 863 - 1,034
	<b>SQFT</b> 9,289 - 11,130
<b>PLOT SIZE</b>	
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*Including total indoor & outdoor built up area.*

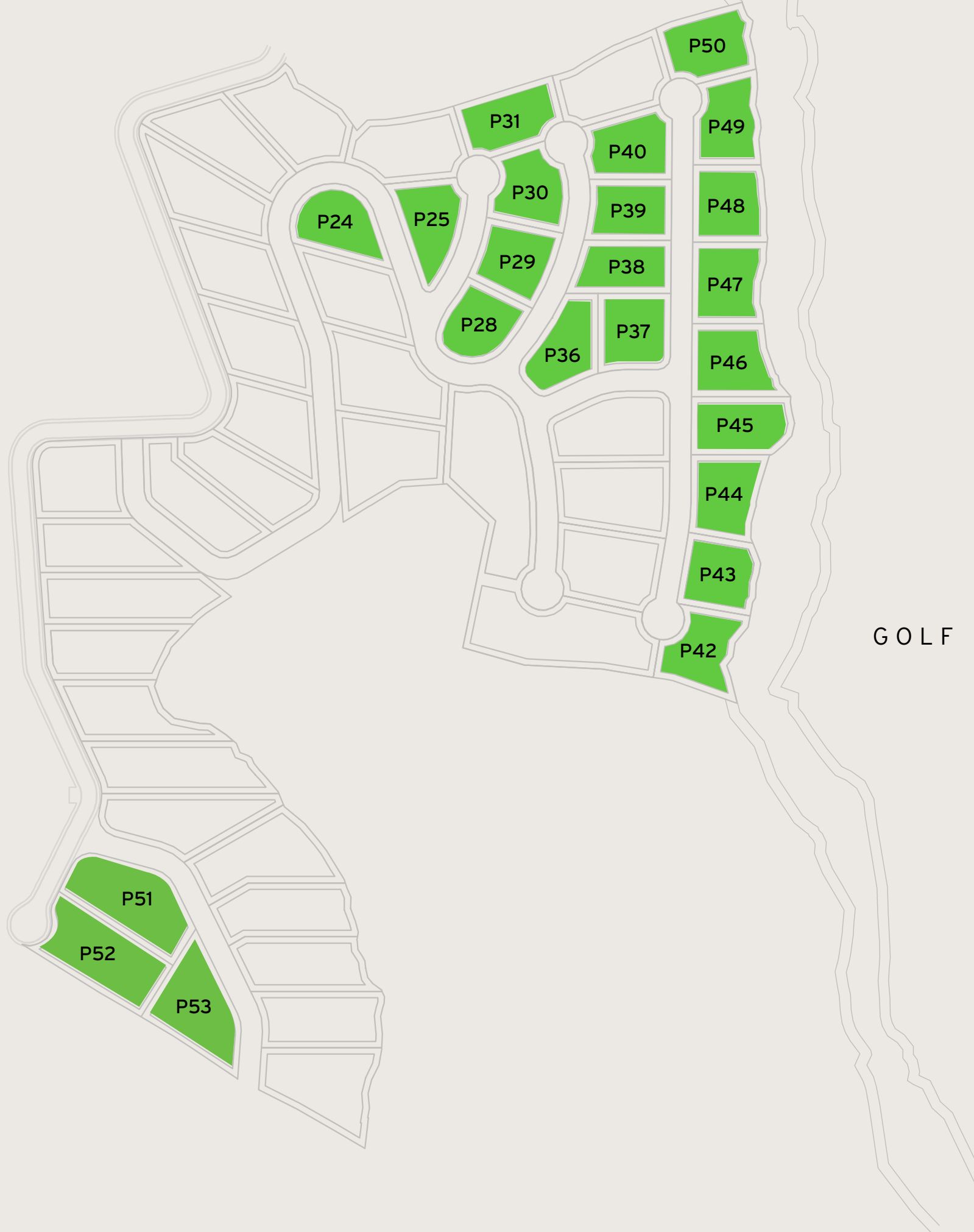


ROOFTOP  
TERRACE

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# T/ERRA V/VA



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.

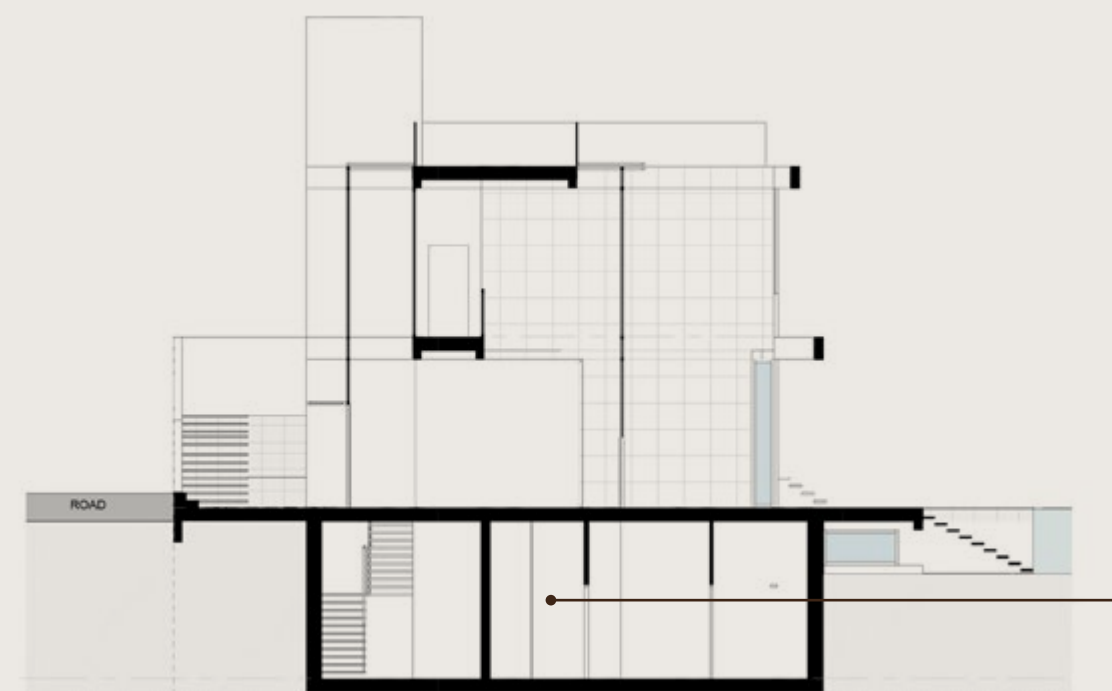


T/ERRA V/VA

# 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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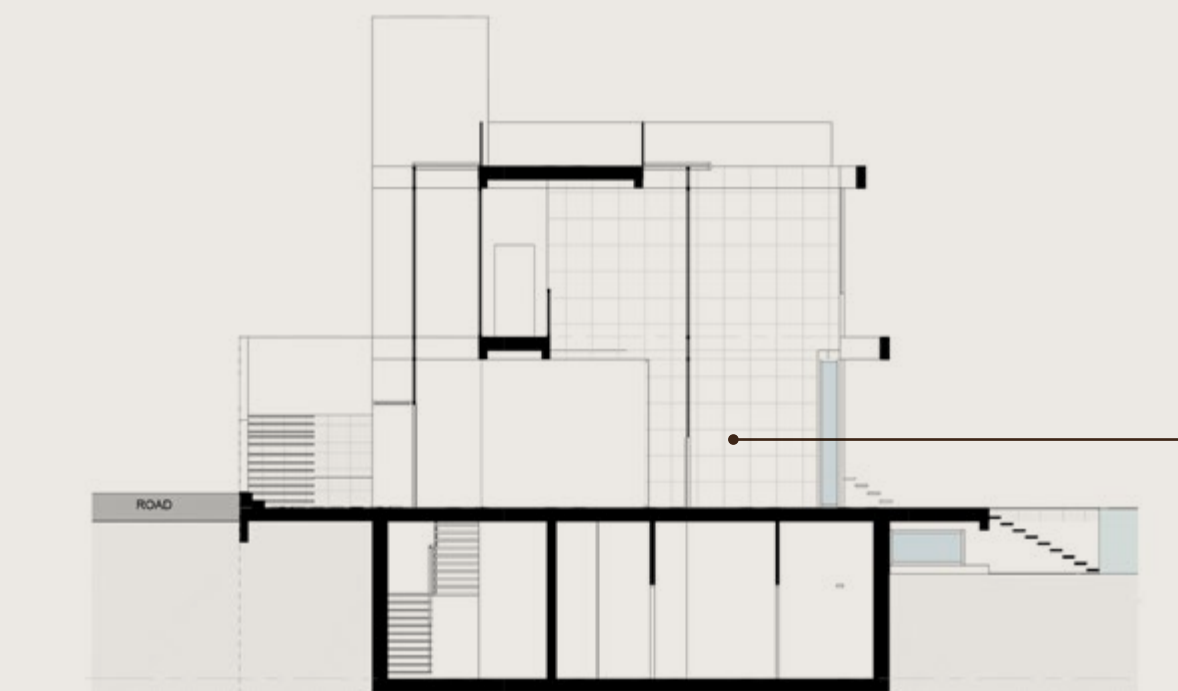
T/ERRA V/VA

# ESMERALDA VILLAS

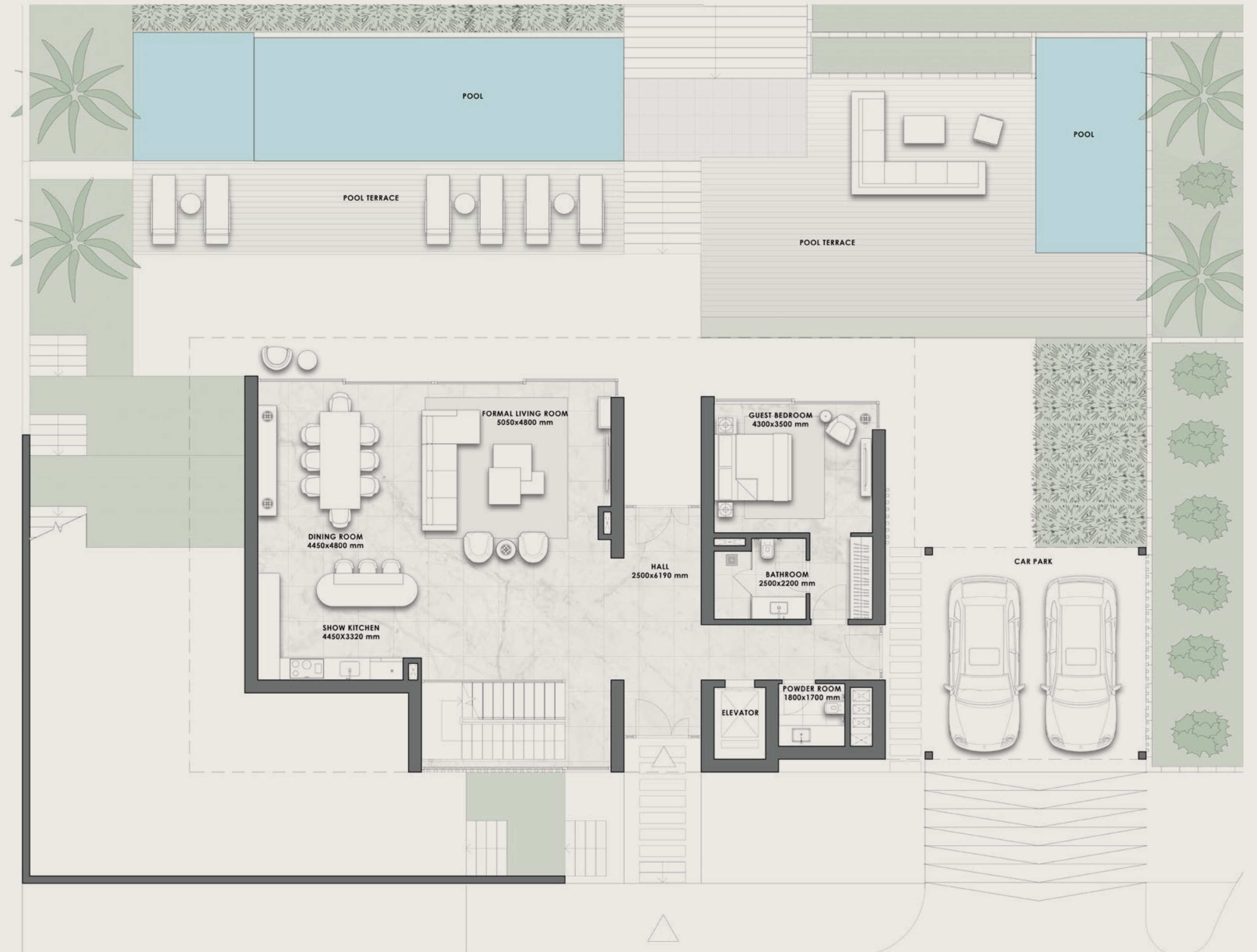
4 - BED	<b>SQM</b> 680 - 822
	<b>SQFT</b> 7,320 - 8,848

<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.*



## GROUND FLOOR



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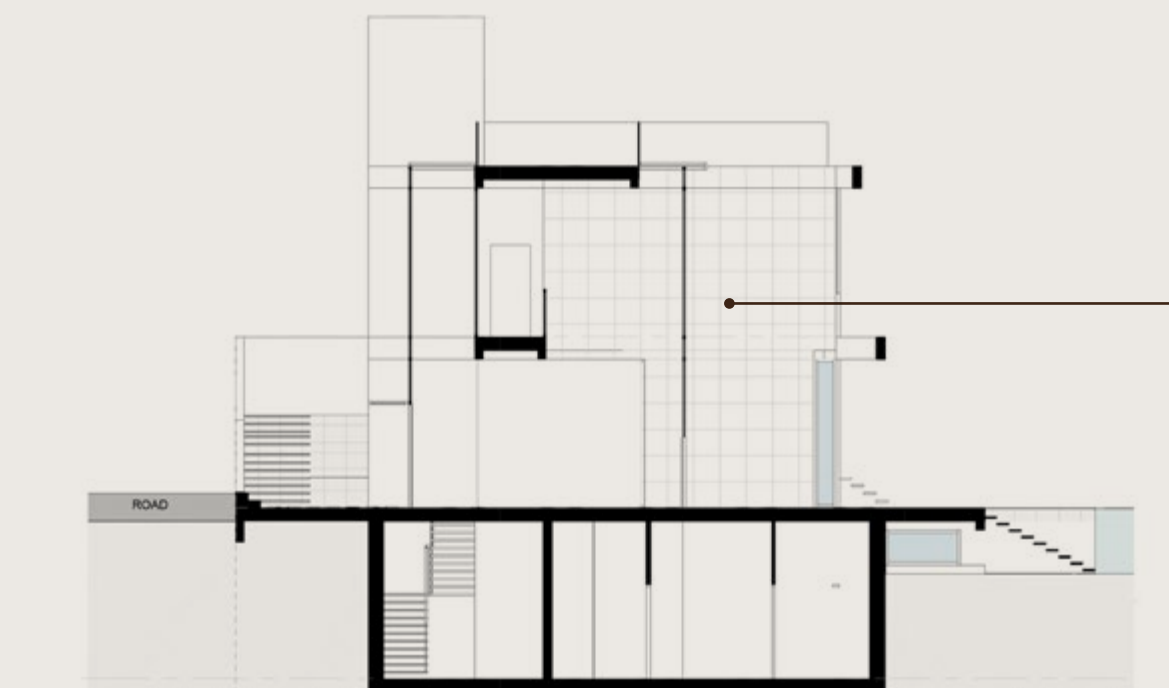


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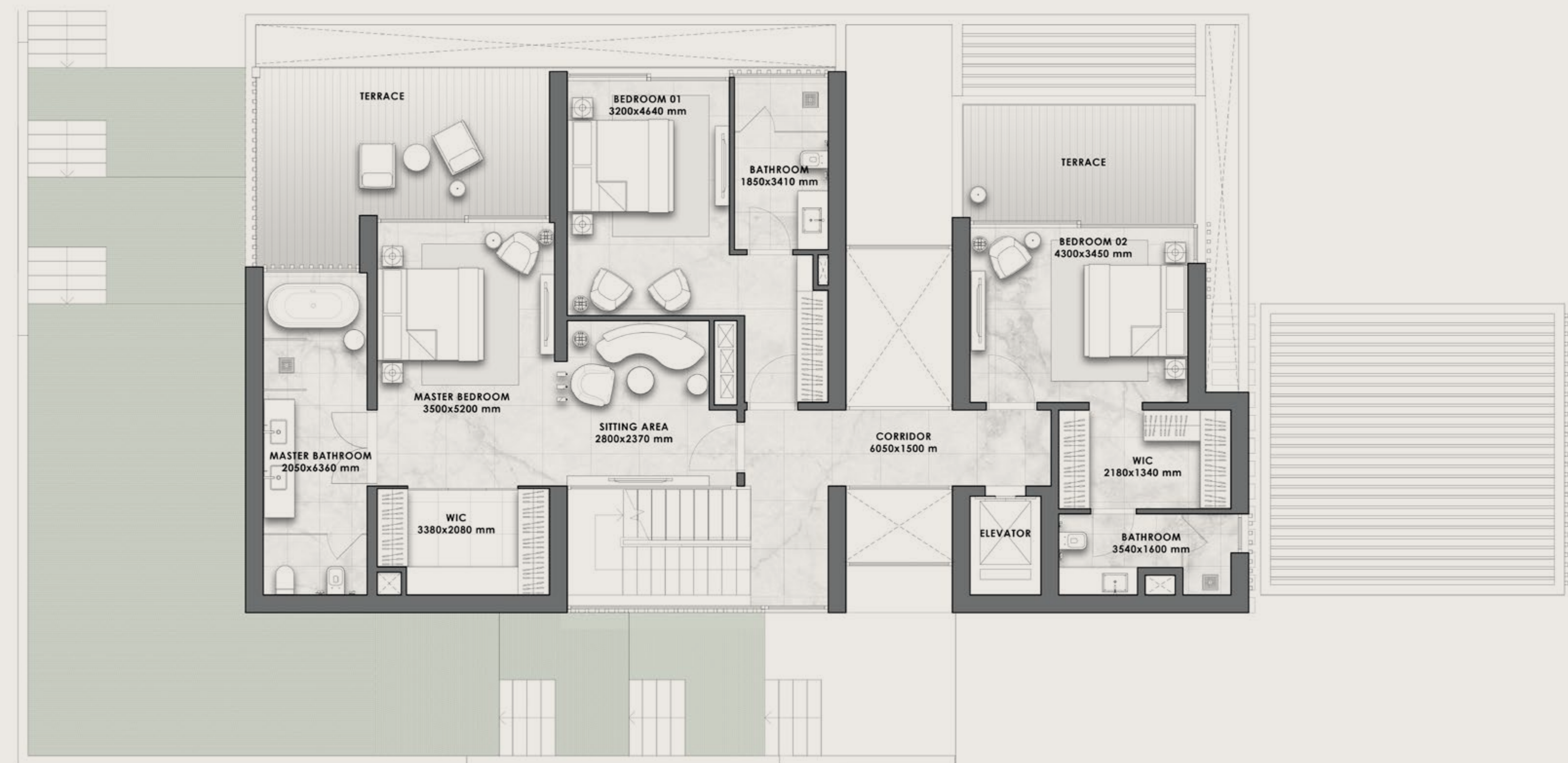
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<b>PLOT SIZE</b>	
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*Including total indoor & outdoor built up area.*



## FIRST FLOOR



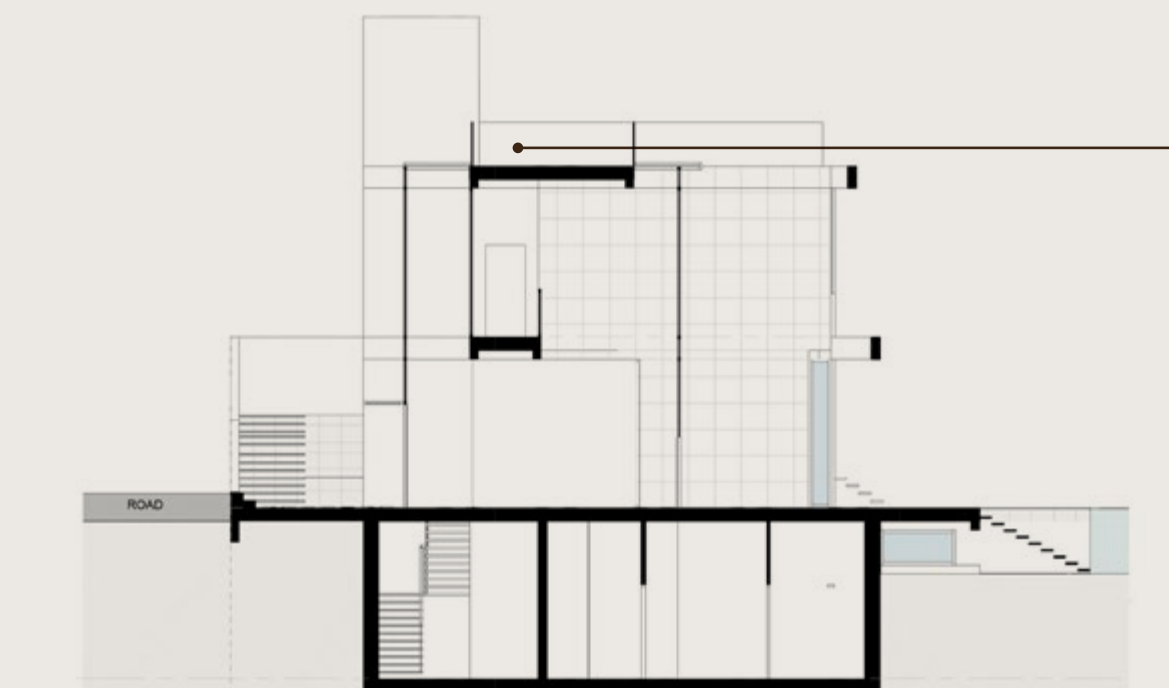
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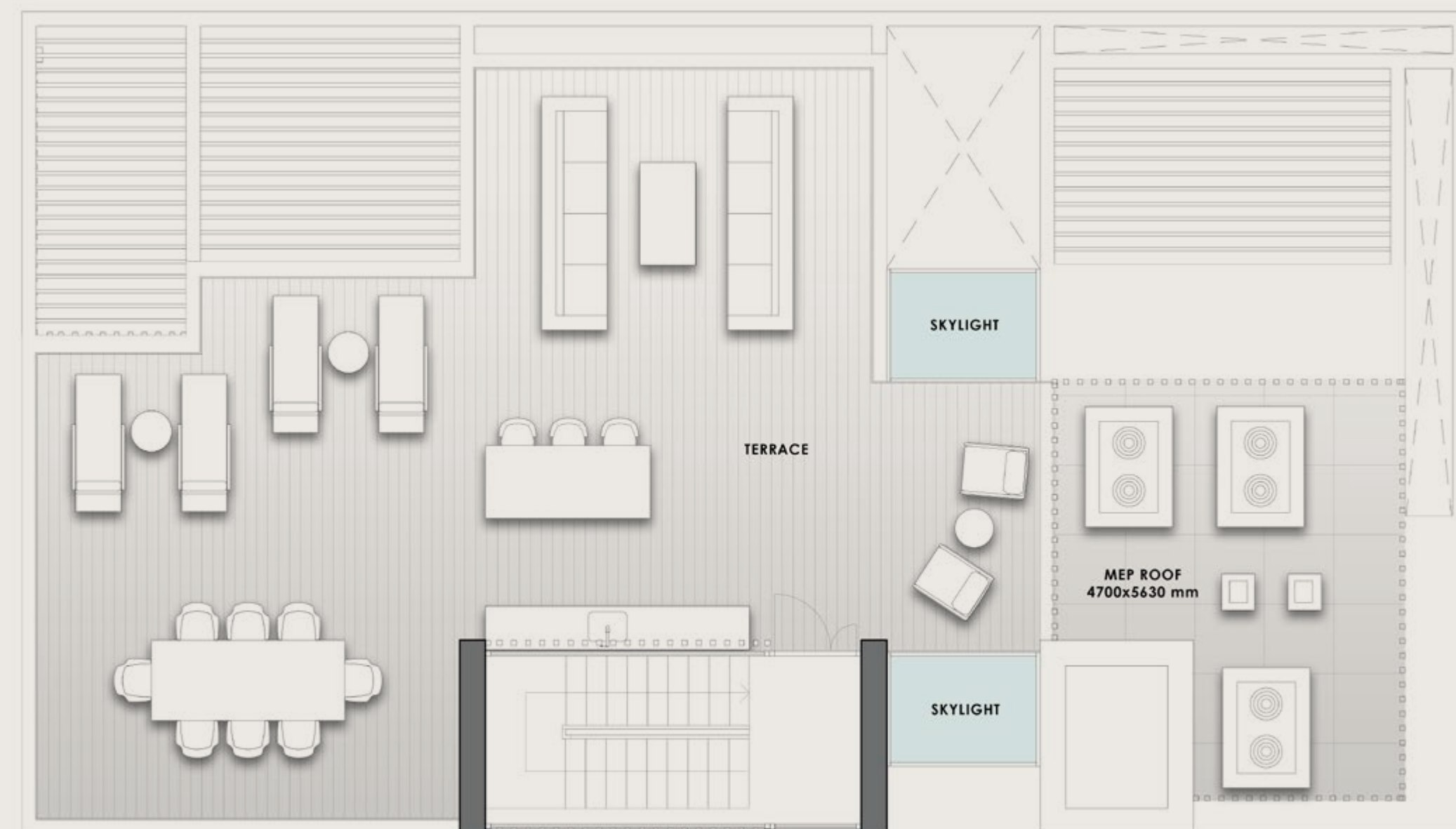
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ROOFTOP  
TERRACE



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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 a reinforced concrete structure. External walls are made of double layer engineered bricks and thermal insulation. The villas have double glazed windows, cooling and heating system, leveled and graded outdoor spaces, concrete pavers on driveway and parking.

Each villa features an exquisite pool and crafted hardscape.

Note: The villas are not furnished nor softscaping is provided.

## VILLA

### INTERNAL CLADDING

- Vertical and horizontal finishes with premium quality emulsion paint, colour to be defined for walls and ceilings.
- Suspended ceiling in gypsum for the dry areas and waterproof plasterboard for the wet areas.

### EXTERNAL CLADDING

- Waterproof render with emulsion paint from top quality brand. Colour to be defined.
- Stone cladding from first quality for external walls, where applicable.

### FLOORING AND TILING

- Marble first quality, in big format for kitchen, living, dining, hall and common areas of the ground floor.
- Porcelain floor tiling, in big format, from top brand such as COSENTINO, PORCELANOSA, PERONDA, INALCO or similar for bathrooms, wet rooms, bedrooms and service areas.
- For external areas, same tiling in anti-slip version will be provided.

## BATHROOMS

### FLOORING AND TILING

- Porcelain floor tiling, in big format, from top brand such as COSENTINO, PORCELANOSA, PERONDA, INALCO or similar for bathrooms, wet rooms, bedrooms and service areas.
- Porcelain tiling in big format, from top brand such as COSENTINO, PORCELANOSA, PERONDA, INALCO, or similar, in marble effect look finish.

### SANITARY WARE, FAUCETS AND ACCESSORIES

- Suspended built-in toilet, from GEBERIT, KOHLER or similar brand, with soft-closing system.
- Countertop in "Solid Surface" for secondary bathrooms and porcelain for main bathroom, from DURAVIT, COSENTINO, INALCO or similar. In master bathroom, double basin with wooden lacquered cabinet, colour to be defined.
- Basins from DURAVIT, KOHLER, or similar brand.
- Shower tray from top quality brand such as COSENTINO, PORCELANOSA, KOHLER or similar brand.
- Single lever mixer for wash hand basin from HANSGRÖHE AXOR, GESSI, KOHLER or similar brand.
- Thermostatic mixer for shower with built-in over head rain shower from HANSGRÖHE AXOR, GESSI, or similar brand.
- Mirror with LED back light and anti-fog system, for bathrooms.
- Security glass shower screen.

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# T/ERRA V/VA

## SPECIFICATIONS

### KITCHEN

#### CABINETS AND WORKTOPS

- Main kitchen branded by top supplier such as GUNNI&TRENTINO, BULTHAUP or similar, with worktop and back splash made of rather than by porcelain surface from COSENTINO, PORCELANOSA, INALCO, or similar brand.
- Service kitchen with top quality wooden cabinets, with high capacity, colour to be confirmed, with SILESTONE by COSENTINO or similar brand worktop.

#### APPLIANCES

- Appliances from MIELE, GAGGENAU or similar brand for main kitchen.
- Appliances from SIEMENS, BOSCH or similar brand for service kitchen.
- Main and service kitchen fully fitted with fridge, freezer, hob, oven, dishwasher and built-in extractor.

### SPA & STEAM ROOM

#### FLOORING AND TILING

- Porcelain floor tiling, with marble look, in big format, from top brand such as COSENTINO, MARAZZI, PORCELANOSA, PERONDA, INALCO, or similar brand.
- Porcelain tiling in big format with marble look, from top brand such as COSENTINO, MARAZZI, PORCELANOSA, PERONDA, INALCO, or similar brand.

### LAUNDRY

#### CABINETS AND WORKTOPS

- Laundry branded by top suppliers such as GUNNI&TRENTINO, BULTHAUP or similar brand.
- Silestone worktop from COSENTINO or similar brand.

#### APPLIANCES

- Appliances from SIEMENS, BOSCH or similar brand for laundry.
- Fitted laundry with washing machine and tumble dryer.

### INTERNAL CARPENTRY

- Security main entrance door veneered in wood with pivot system.
- Interior doors and wardrobe fronts finished in wood, with hidden hinges.
- Interior of wardrobes fully fitted according to project specifications.

### EXTERNAL CARPENTRY

- Top quality brand aluminum profile system, from CORTIZO, TECHNAL or similar brand, colour to be defined, with thermal bridge break.
- Security double CLIMALITE glazing, with thermal and sun protection according to the orientation.

### FACILITIES

#### AIR CONDITIONING AND HEATING

- Individual air conditioning system (heating & cooling) for every room, from top supplier such LG, DAIKING or similar brand.
- Underfloor heating in ground floor and first floor, electrical for bathrooms and water system for the rest of the rooms.

#### ELECTRICITY & TELECOMMUNICATION & HOME AUTOMATION

- Top quality mechanisms from NIESSEN, GIRA, or similar brand.
- LED lighting with intensity regulation (dimmable) for living, kitchen and bedrooms.
- Sockets with USB charger in bedrooms and kitchen.
- House domotic control for:
  - Heat&Cool system
  - Lighting system
  - Gates

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# T/ERRA V/VA

## PAYMENT PLAN

**30%**

**DOWNPAYMENT**

IMMEDIATE

**10%**

**1<sup>ST</sup> INSTALLMENT**

9 MONTHS FROM  
BOOKING DATE

**10%**

**2<sup>ND</sup> INSTALLMENT**

15 MONTHS FROM  
BOOKING DATE

**10%**

**3<sup>RD</sup> INSTALLMENT**

21 MONTHS FROM  
BOOKING DATE

**10%**

**4<sup>TH</sup> INSTALLMENT**

27 MONTHS FROM  
BOOKING DATE

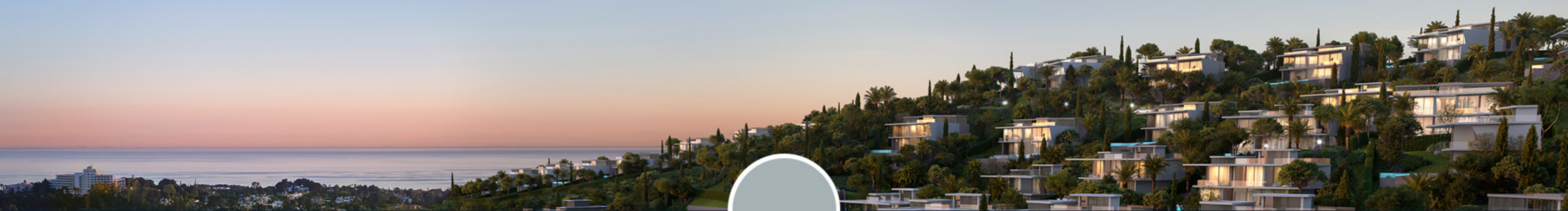
**30%**

**5<sup>TH</sup> INSTALLMENT**

100% PROJECT  
COMPLETION

COMPLETION DATE  
**JUNE 2027**





First Name/Last Name

Mobile

Email

Social Media



Company Name & Address

Brokerage Certificate Number

Trade License Number

Tax Registration Number

Contact Us



**T/ERRA V/VA**