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## Tranquilo in Spain's El Madroñal – a Masterclass in Construction

**Anyone with a generous bank manager can build a house, but very few have the skills and intuition to build a home. A home with exquisite proportions, spaces for lively entertainment and spaces for private repose. With tasteful decoration, discreet home comforts and above all boundary-pushing qualities which ensure that its just-finished feel never fades. Thankfully, the mastermind behind Tranquilo is a home-maker of the highest order.**



Paul Rossiter of exclusive sales agents, Carrington Estates, comments, “If you’re constructing to sell, you must remove the heart from the process and lead with the head, but inexperienced self-builders often fall into bad habits. Common faux pas include adding more bedrooms to add more zeros to the sales price, yet few families need seven bedrooms so all you’re doing is shutting off a chunk of your target market. Others cut corners on everything from flooring to interior carpentry in order to maximize the profit margin, another mistake as a discerning purchaser will have an eye for the detail and catch you out.”

Paul continues, “A big self-build offence is to try and play it too safe and be bland and unadventurous in décor and furnishings. Each room needs a certain ‘wow’ factor in order to stand out from the crowd and a sea of magnolia just won’t cut it. Lastly, never underestimate the worth of home automation. This is the 21st century, so allocate a sizeable budget to wiring the property for sound, cinema, security – the lot. During the build process the cabling can be concealed, afterwards it becomes a headache, one which the future owner won’t want to take on.”

Finished in August 2008, Tranquilo is relaxed by name and relaxed by nature as the English constructor has clearly swallowed the manual of successful self-build. McCloud would be proud. Set on a 4,406m<sup>2</sup> south-west facing plot at the heart of the stunning rural retreat of La Reserva del Madroñal, this all en-suite four bedroom home encompasses 600m<sup>2</sup> arranged over three storeys, and sets the benchmark for new-build villas in the Marbella area.



At entry level a bright double-height entrance hall with guest WC gives way to an oversized living space, also double-height, with feature stainless steel open fireplace with full-height chrome flue and doors to the terrace, garden and swimming pool. An ample dining room leads to a modern two-tone grey kitchen with central island which is fully equipped with Siemens, Miele and Bosch appliances from the American-style fridge freezer down to the coffee machine and wine fridge. Also at this level, but at a secluded arm’s length from the living areas, are two guest bedrooms, each with their own private terrace. Upstairs, via a stainless steel balustraded staircase complete with spot-illuminated risers, there are two generous bedroom suites linked by a glass and stainless steel galleried landing, each with walk-in

dressing areas, private terraces and, for the master bedroom – a decadent in-room bathtub to view either the flat-screen TV or the mesmerizing country views.

The lower ground floor, surprisingly bright thanks to plenty of natural light, accommodates a games room with fully-equipped bar, pool table and cinema screen with surround-sound. There's also an additional guest toilet, office, laundry room and garaging for two cars. Outside the garden has mature planting with exterior lighting whilst the infinity pool flanked by floating decking is the ideal spot for soaking up the sunshine and the sea views, gin and tonic in hand.

Tranquilo boasts the latest generation intelligent domotics system controlling lighting, security, home entertainment and audio, extending right through to the terraces and swimming pool area whilst all principal rooms have independently controlled hot and cold air-conditioning devices.

Delivered fully furnished with a contemporary interior design by Richard Lewis Interiors plus chic Kettal outdoor furniture, Tranquilo is priced at 2.75 million euros and available exclusively through Carrington Estates. A ten year build guarantee is in place, compulsory under Spanish law.

### **About La Reserva del Madroñal**



La Reserva del Madroñal is a stunning retreat in the midst of unspoilt nature with amazing views over the Mediterranean and the famous landmark mountain, La Concha, yet within easy reach of sport, leisure and entertainment facilities. Marbella is just twenty minutes away and the cosmopolitan port of Banús even closer. A minimum plot size of 2,600m<sup>2</sup> has been implemented to ensure utter privacy and harmonious integration of homes into the environment. Set amidst poplars and fragrant pines, it is a location that will be fully appreciated by the nature loving connoisseur.

La Reserva del Madroñal is secured via six gated entrances each of which has access either via a remote control or video entry for guests. In addition 24 hour patrolled security and strategically placed cameras ensure peace of mind for all. Intentionally without facilities to preserve the wild Andalucian countryside, La Reserva del Madroñal has the advantage of particularly low community fees with no golf courses, gymnasiums, Spas or restaurants to maintain. There is however a tennis club within the estate with five courts and its own Clubhouse.

*Black Card readers can contact Carrington Estates on 00 34 952 810 868, UK Local Rate 0845 094 1168, email [info@carrington-estates.com](mailto:info@carrington-estates.com) or visit [www.newvilla-elmadrional.com](http://www.newvilla-elmadrional.com)*