ELEVEN 41



where your dream becomes home



11 EXCLUSIVE ATTACHED VILLAS

Cancelada - Costa del Sol

ELEVEN41 is made up of 11 beautiful attached villas with 3 bedrooms in the exclusive location of Cancelada, in the Costa del Sol. The proximity to the Mediterranean and Marbella and the privileged climate make this place an unique location.

DISCOVER

ELEVEN 41





A PRIVILEGED LOCATION

ELEVEN41 is located in Cancelada, an authentic Andalusian beauty spot in the middle of beaches, golf courses and amenities of the Marbella area.

Golf, beaches, resort hotels, spas, shops, excellent restaurants, schools and leisure facilities are all within easy range.



beach	supermarket	school	medical center	golf
6 min	3 min	5 min	4 min	7 min

WELLNESS & COMFORT

11 exclusive attached villas in the Costa del Sol.

At ELEVEN41 we aim to offer a quality of life in which the wellness and comfort of the residents is a priority. For this reason, every apartment has a private garden and swimming pool, spacious terraces and a solarium to enjoy open spaces, as well as their own parking space.







NATURAL LIGHT

Bright homes, with open spaces and large windows exposing the properties to a flood of natural light.

bedrooms	bathrooms	living place	terrace
3*	4	172 m²	115 m²

* Bonus entertainment spaces in basement with option to extend until 5 bedrooms





INSPIRATION

ELEVEN41’s thoughtfully designed layout and ample natural light combine to create a warm and inviting space that sparks creativity.





EXCLUSIVE FINISHES

The attached villas are built to the highest standard, with top-quality materials.
At ELEVEN41 every detail has been carefully thought.
All the materials and equipment have been selected by our technical team
to create an exclusive housing project for high demanding clients.

PRIVATE PARKING PLACE

The outdoor parking area is generously sized, comfortably accommodating two large vehicles with plenty of room for maneuvering and parking.



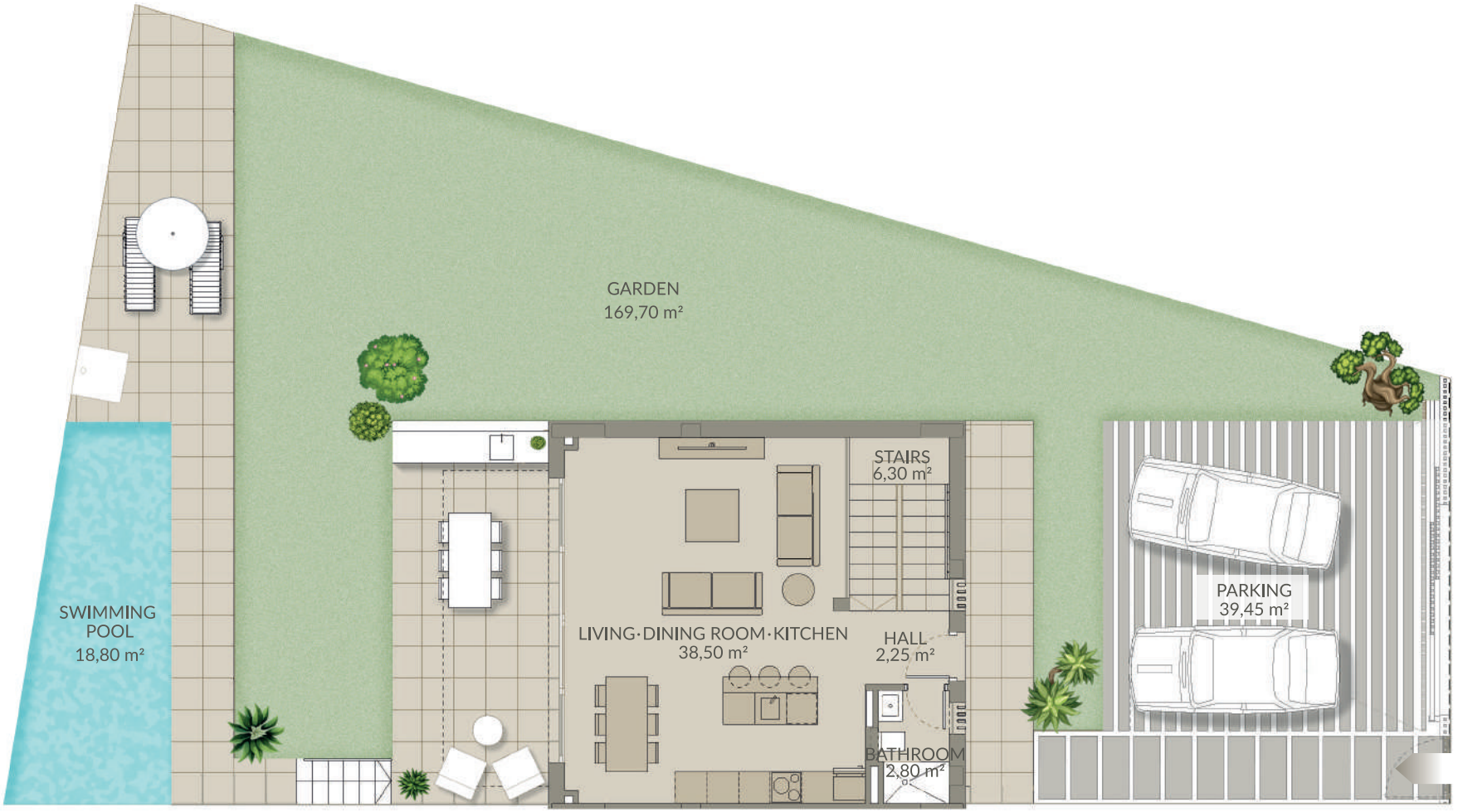


PLANS

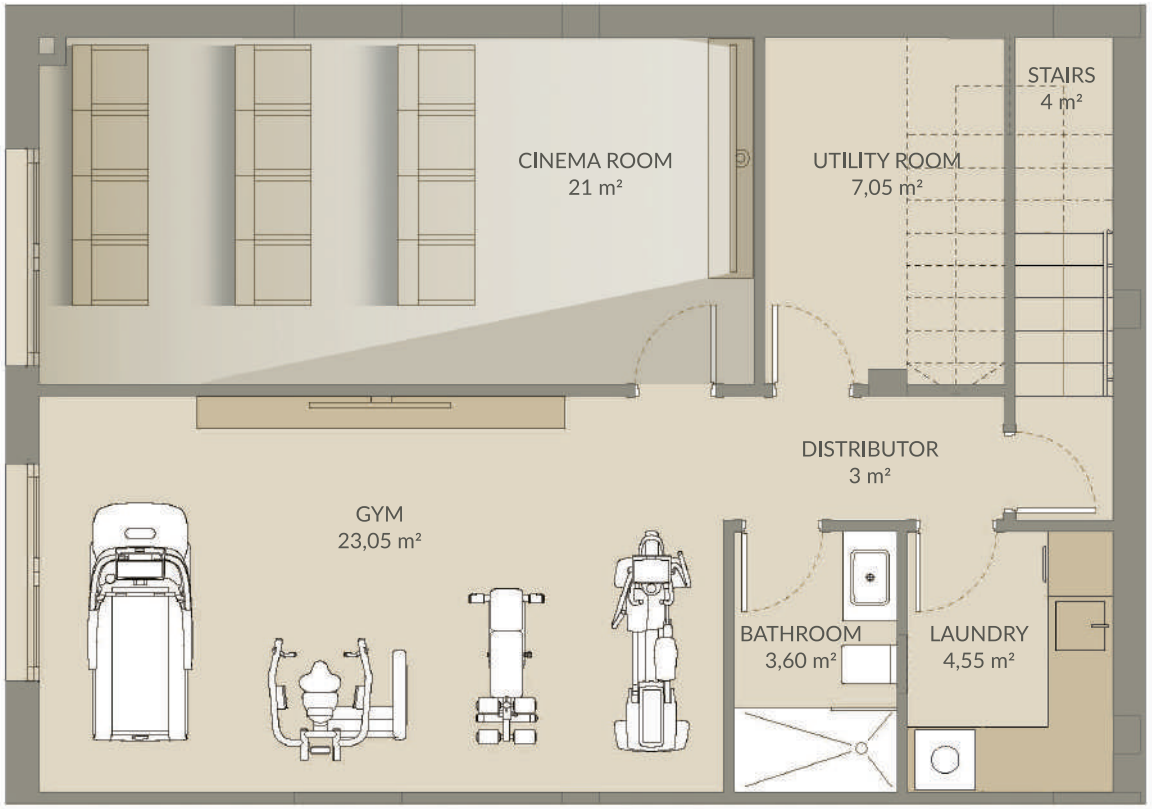
The property is distributed in 4 floors: basement, ground floor with open kitchen, first floor and a fantastic solarium.



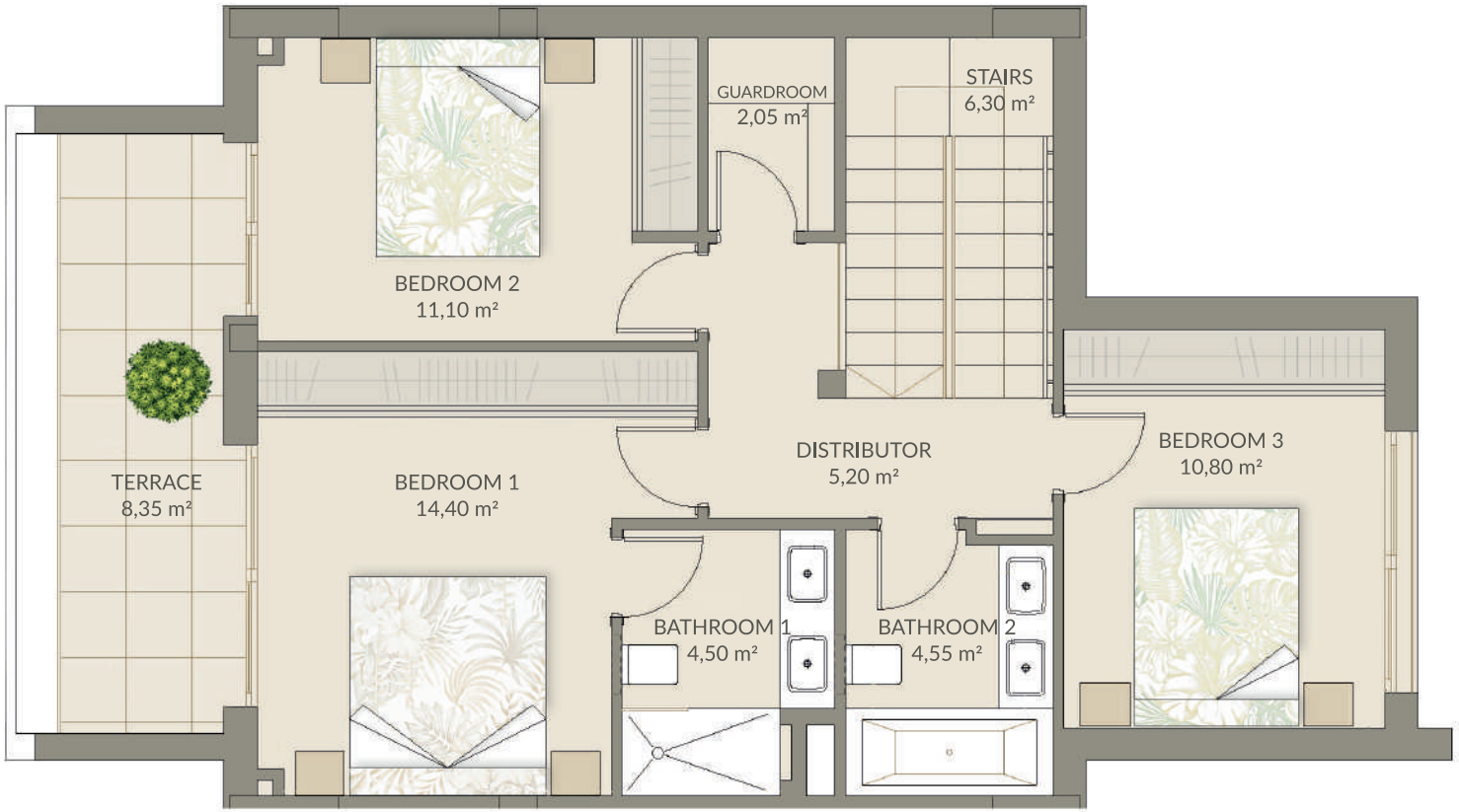
GROUND FLOOR



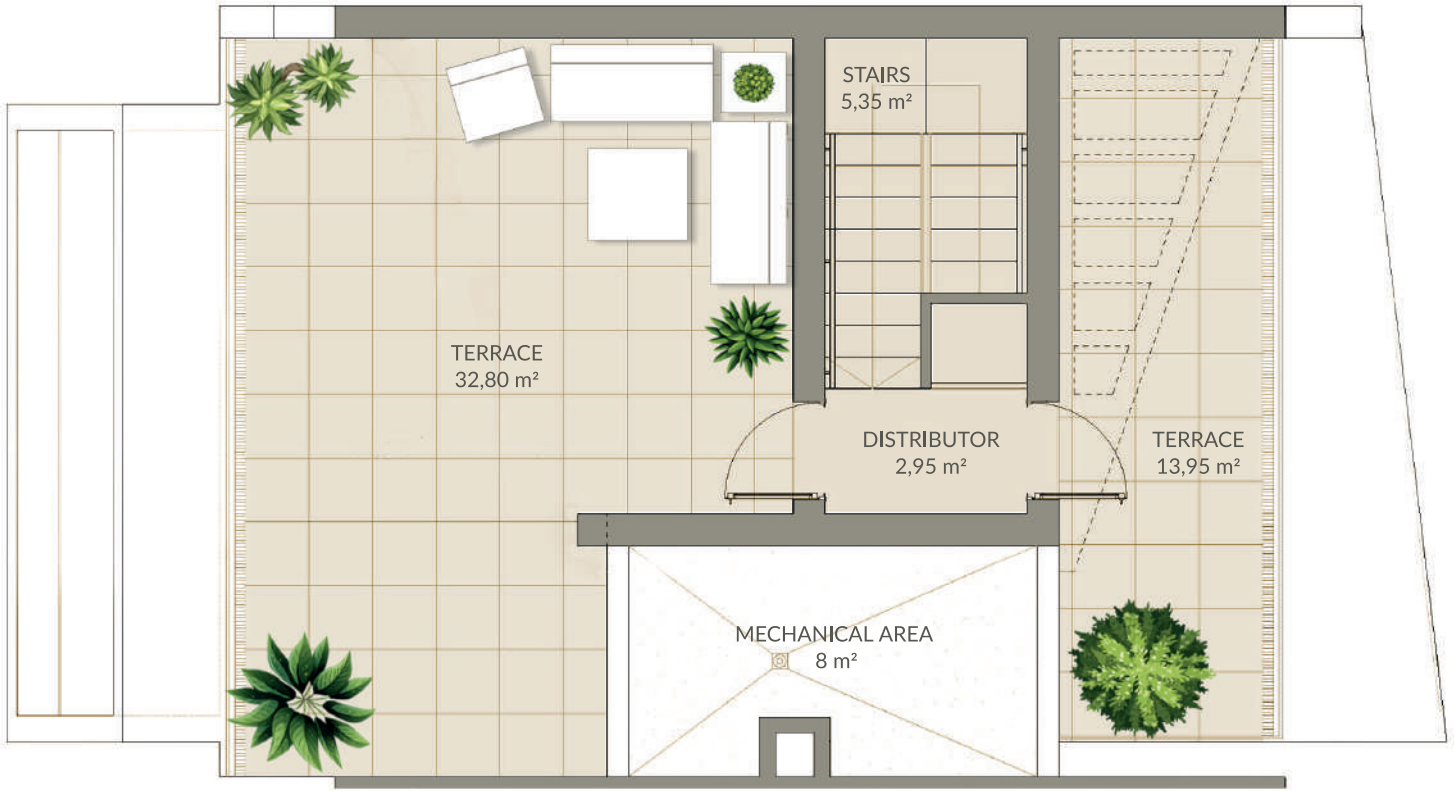
BASEMENT


CINEMA ROOM
21 m²
UTILITY ROOM
7,05 m²
STAIRS
4 m²
DISTRIBUTOR
3 m²
GYM
23,05 m²
BATHROOM
3,60 m²
LAUNDRY
4,55 m²

FIRST FLOOR


BEDROOM 2
11,10 m²
GUARDROOM
2,05 m²
STAIRS
6,30 m²
TERRACE
8,35 m²
BEDROOM 1
14,40 m²
DISTRIBUTOR
5,20 m²
BEDROOM 3
10,80 m²
BATHROOM 1
4,50 m²
BATHROOM 2
4,55 m²

SOLARIUM


STAIRS
5,35 m²
TERRACE
32,80 m²
DISTRIBUTOR
2,95 m²
TERRACE
13,95 m²
MECHANICAL AREA
8 m²





QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

FOUNDATIONS

Reinforced concrete foundations with wall footing, waterproof membrane and blinding concrete.

STRUCTURE

Structure built with waffle slabs and reinforced concrete pillars.

ROOFS/BALCONIES

FLAT NON-ACCESSIBLE ROOF

Flat non-accessible roof with gravel finish, geotextile membrane, separator membrane, thermal insulation layer, double-layer waterproofing, a layer of autoclaved aerated concrete to form the pitch and a cement mortar protective layer.

FLAT ACCESSIBLE ROOF

Flat accessible roof with a non-slip ceramic paving stone finish (Balcony paving finish). Below that is a thermal insulation layer, double-layer waterproofing, a layer of autoclaved aerated concrete to form the pitch and a cement mortar protective layer.

INTERIOR AND EXTERIOR WALLS

FACADE

Facade comprising three layers: perforated brick wall, mineral wool thermal insulation and a self-supporting coating made of laminated plasterboard sheets.

TERRACE/ROOF PARAPET WALLS

Terrace parapet walls consisting of laminated glass safety railings with metal outlines. The sides will have perforated brick parapet walls with cement mortar plastering, finished with white or grey exterior acrylic paint (depending on the project).

PARTITIONING

Apartment Interior partition walls made from laminated plasterboard sheets with mineral wool inside.
Party walls constructed with perforated brick and self-supporting laminated plaster-board sheets on both sides, incorporating mineral wool.

THERMAL BRIDGES

Thermal bridges on framing edges resolved with a layer of thermal mortar.

EXTERIOR COATINGS

Facade with cement mortar plastering, finished with white or grey exterior acrylic paint (depending on the project).

INTERIOR COATINGS

Horizontal and vertical interior surfaces coated with white flat matt water-based paint on laminated plasterboard sheets. Anti-mould paint in areas with plumbing.

Inside the apartment, a false ceiling made with laminated plasterboard sheets with cavities in the areas where False Ceilings are indicated on the plan.

In rooms with plumbing, false ceiling constructed with moisture-resistant laminated plasterboard sheets. One of the bathrooms will have a removable false ceiling for access to heating devices.

FLOORING AND SIDING

Interior floor throughout the apartment using rectified porcelain tiles by ECOCERAMIC (PAMESA group), UPTOWN model or similar, 90 x 90 cm in white/pearl. Skirting board in the same material.

Balcony flooring using non-slip rectified porcelain tiles by ECOCERAMIC (PAMESA group), UPTOWN model or similar, 90 x 90 cm in white/pearl. Skirting board in the same material.

Floor-to-ceiling siding in the main fully-equipped bathroom using rectified tiles by GEOTILES, DOMO model or similar, 30 x 90 cm in pearl/grey/ivory/noce. Floor-to-ceiling siding in the secondary bathroom, toilet and basement bathroom, using tiles by ECOCERAMIC (PAMESA group), UPTOWN model or similar, 37.5 x 75 cm in white/pearl.

OUTDOOR CARPENTRY

Aluminium outdoor carpentry for gaps in the facade at the porch, triple-track sliding doors with thermal break, by EXLABESA or a similar brand, with the appropriate measurements, in anthracite grey outside and inside, with a quality seal. Motorised roller blind.

The rest of the apartment's outdoor carpentry, folding and sliding doors and windows with measurements according to the project, are made from aluminium with a thermal break, by EXLABESA or a similar brand, in anthracite grey and with a quality seal.

Glass panes 8+8 / 12 / 4+4 with double glazing and solar control on the inside.Burglar-proof glass in the living room.

Single-block shutters in bedrooms in the same colour as the outdoor carpentry (anthracite grey).

INDOOR CARPENTRY

Armoured access door to the apartment, made of lacquered wood with a smooth finish, three-point security lock and chrome-plated hardware fittings. Door height of 2.30 m. Windowless doors, hinged or sliding, with white wood veneer, stainless steel hardware fittings, rubber door seals in the frames for silent closure, door trims in damp-proof MDF and locks in bathrooms and toilets. Height of 2.10 m.

Built-in wardrobes, covered and fitted with a hanging rail and shelf inside. Wardrobe fronts lacquered, with folding and sliding leaves as appropriate, and measurements according to the project (h: according to false ceilings).

INSTALLATIONS

ELECTRICITY

Electricity and telecommunication installations will be top-quality and carried out in accordance with current regulations. Mechanisms by BIC or a similar brand.

LED indirect light strips in rooms as per ceiling design. LED lighting inside wardrobes.

Access control via video entry system with a screen colour depending on the design.

PLUMBING

All hot and cold water installations will be carried out in accordance with current regulations, with top-quality pipes for cold water and heat-insulated pipes for hot water, with partial cuts in each room with plumbing, individualised for each device.
Hot water produced with an approved heat pump, by aerothermics.

AIR CONDITIONING

Hot/cold air conditioning for the living room and bedrooms, supplied by pipes with an interior and exterior unit and an aerothermal system using a built-in smart individualised digital thermostat and air conditioning control system.

Underfloor heating with water throughout the apartment and electric in bathrooms. Underfloor heating with water produces heat through aerothermics.

A separate control system will be installed in each room (bedroom/living room) with a thermostat for each room with automated control.

TELECOMMUNICATIONS

INDIVIDUAL telecommunications infrastructure in the apartment which integrates and transfers digital terrestrial television (DTT) signals as per Second Digital Dividend legislation and broadband services from EXTERNAL OPERATORS by fibre optics.

Television services (RTV-SAT). Signal in every room in the apartment,

except for bathrooms, for digital terrestrial channels and open satellite channel packages (ASTRA platform).

Television and UTP outlets in every room. Fibre Optic wall outlet in the living room for router relocation or wireless expander.

HOME AUTOMATION

Home automation installation in each apartment, consisting of a central control with a 5" digital colour touchscreen to manage items and devices.

The system will have alarms to detect intrusion, flooding and smoke, issuing a warning to a particular telephone if triggered and cutting the water supply if it detects water leakage. Integrated video entry system: view and open from the automated screen and from outside the home.

Turn on and turn off the air conditioning device installed in the apartment, both at the property and remotely. Integrated heat device control with an automated system to control and manage remotely.

Control the apartment's motorised shutters.

Set timings for all the functions integrated in the automated system separately. Burglar alarm system with motion detectors integrated in the home automation system. Arm and disarm the system and create status messages using the unified home automation system.

Turn on and turn off all lighting. Read electricity consumption.

Integrate Alexa, Google Home and Apple devices for voice control.

SONOS multi-room audio system for the living room, secondary bathroom, main bathroom and kitchen. Create scenes.

The home automation system will be operated remotely and on site (inside the apartment) using an app (iOS and Android), and can be synchronised with an unlimited number of mobile devices.

LIFT

A lift is set to the installed in apartments where clients so request.

BATHROOMS

In every bathroom, a white wall-mounted toilet, NEXUS DE TEKA model or brand with similar features, with soft-close lid and hidden mounting.

DURAVIT DuraSystem® actuator plates No. WD5002, or a similar brand, with a glass and chrome front plate, in every bathroom.

Anti-slip shower tray by GELCOAT or a similar brand, in white smooth slate, in every bathroom, except bathroom 2 on the first floor. Measurements according to design.

VITHOS DE ROCA, or similar brand, rectangular bathtub with a central plug, in bathroom 2 on the first floor.

Fixed glass shower screen and/or folding door (as appropriate) by BECRISA or a similar brand in every bathroom, with chrome-plated hardware fittings, as per the design.

SOLLER DE TEKA bathroom furniture in white lacquered MDF. Measurements and brand to be determined.
Bathroom tapscomprising:

Built-in mixer tap for sinks in all bathrooms by HANSGROHE, the FINORIS model, or a similar brand.

In every bathroom, except bathroom 2 on the first floor, built-in shower set with thermostat by HANSGROHE, RAINDANCE E 300 model, or similar brand, which includes a fixed shower head, moveable shower head, thermostat, basic set, water outlet and shower hose.

In bathroom 2 on the first floor, for the bathtub taps, HANSGROHE, FINORIS model, or similar brand.

MENSA mirror with LED light above sinks.

KITCHEN

Kitchens fully equipped with cabinetry by KORENGER, or a similar brand, in damp-proof MDF, Silestone worktops, or similar, with integrated sink and appliances with an A-grade energy rating or higher: ceramic hob, oven, microwave, extractor hood, refrigerator, dishwasher and washing machine. Skirting board in the same material as the worktops, on trim. LED lighting under upper cabinets.

BALCONY

Pre-fabricated concrete pergola on balconies.

EXTERIOR OF EVERY APARTMENT

PAVING

Paving in the car parking area constructed from concrete with gravel.

SITE WALL

Metal pedestrian and vehicle door in a contemporary design. Remote-controlled automatic roller garage door.

Perimetry wall of each plot constructed with a perforated brick wall, plastered and painted. The height will vary according to the slope.

POOLS

A saltwater pool for each apartment, finished with white gresite. Anti-slip prefabricated crowning, infinity pool design as applicable, purified with salt ionisation and interior lighting.

GARDEN

Automated drip irrigation system installed in every garden.

MXM GROUP

With a proven track record of success and a commitment to excellence, MxM Group has established itself as a leading real estate company on the Costa del Sol. Our team of experienced professionals is dedicated to providing our clients with exceptional service and delivering projects that exceed expectations.

GRUPO 1941

At Grupo 1941, we are not merely building residences; we are crafting havens of refined living, designed to elevate your lifestyle to an unparalleled level. Our exquisite residential developments are nestled in the most sought-after enclaves, offering a sanctuary of exclusivity and privilege.

The content of this catalogue is general and is printed for guidance only. The floorplans are not binding, do not cover all types and are subject to the technical and design requirements from the project managers. The surface and location of the kitchen fittings and white goods are for guidance only. The final floorplans and the final report will be confirmed upon the signature of the corresponding purchase agreements. All options chosen by the customer will be signed as a renewal of the aforementioned purchase agreement. Should it be impossible to obtain the materials mentioned in this catalogue, those materials will be replaced by similar or better ones as regards quality and/or finish. This catalog contains images from photography banks or images that have been supplied by the provider of the materials directly or through its website, all of them are included as a guide and include furniture and qualities not included in the price. The perspectives and photographs are only for guidance and can be modified. The information regarding Spanish Royal Decree 515/89 of 21st April on Consumer Protection regarding Information and Supply in Purchase - Sale of Residential units can be accessed by our customers at the main headquarters of MxM Group. The information regarding the developer, builder, architect is available in MxM Group, 2, Arias Maldonado avenue, 29602, Marbella (Málaga).



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