

GEMINI VILLAS



FLORES DEL PARAÍSO · BENAHAVÍS, MÁLAGA

Gemini I

A double-height great room open to the light.

€5,950,000

PROPERTY DOSSIER

THE CONCEPT

Two villas, one quiet material language

Set within Flores del Paraíso, on the hillside above Benahavís, Gemini pairs two private villas sharing an uninterrupted view toward the Mediterranean. Designed by **Ismael Mérida Arquitectos** and developed by **Alba Developments**, each residence takes its own approach to the same restrained palette of travertine, walnut, bouclé, and natural stone, beneath flat rooflines and timber pergolas that soften the light through every room.

Gemini I and Gemini II are distinct in plan and interior design, but built to the same standard: private pool, roof terrace, and a basement wellness wing, reached by a private internal elevator.



DEVELOPER

Alba Developments S.L.

ARCHITECT

Ismael Mérida Arquitectos

INTERIOR DESIGN

Vasco Trigo

PROJECT REFERENCE 809-23 · FEBRUARY 2026



Gemini I

Set within Flores del Paraíso, on the hillside above Benahavís, Gemini I is a 868.50 m² contemporary villa arranged across three levels, its 535.12 m² of interior space built around an uninterrupted line toward the Mediterranean.

The ground floor opens into a great room that rises through the first floor above it, a 42.68 m² double-height void framed in concrete and travertine and lit by a cascade of hand-blown glass pendants. A fireplace anchors the seating area, bouclé upholstery and warm wood tones soften the concrete and stone, and walnut cabinetry with a long dining table for eight give the kitchen its character, sliding open onto a 242.52 m² covered terrace and the villa's own 55.90 m² pool. Floor-to-ceiling glass runs the length of the room, holding the same view of hills and coastline from every seat. A 16.68 m² bedroom sits off the hall on this level with its own bathroom, far enough from the living space to stay quiet and close enough to the terrace to belong to the house rather than to hide from it.

Upstairs, the first floor holds three more bedrooms beneath the great room's open void, each finished in the same restrained material language of travertine, walnut, bouclé, and natural stone that runs through every room. A roof terrace sits above, reached by the villa's private internal elevator alongside every other level.

Below ground, a dedicated wellness and entertainment wing pairs a fully equipped gym and sauna with a home bar and media lounge, built to function independently of the living floors above.

Two further rooms open off the same level, 20.29 m² and 13.74 m², each with its own bathroom and its own light well, drawn as studios on the licensed plans and sized to be used as bedrooms.

Across its six bedrooms and six and a half bathrooms, Gemini I is built for a household that wants both grand shared spaces and genuine privacy, a short drive from the restaurants of Benahavís and the beach clubs of the Golden Mile.

SPECIFICATION

Price	€5,950,000
Plot size	2,214 m ²
Total built area	868.50 m ²
House interior	535.12 m ²
Covered terraces	242.52 m ²
Uncovered terraces / stairs	391.76 m ²
Pool	55.90 m ²
Bedrooms	6
Bathrooms	6 full + 1 guest WC
Levels	Basement · Ground · First
Energy rating	Available on request



STANDOUT FEATURES

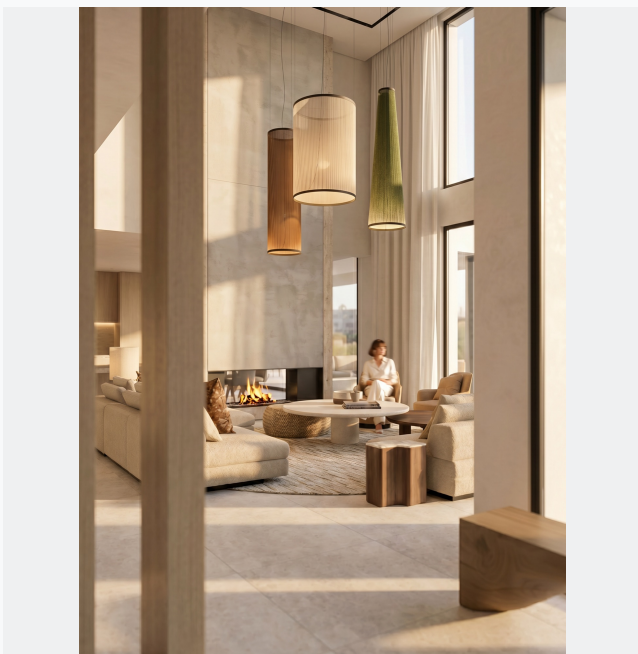
- 42.68 m² double-height void over the great room
- Private internal elevator
- Basement wellness and entertainment wing with a gym, sauna, home bar, and media lounge
- Private pool
- Roof terrace



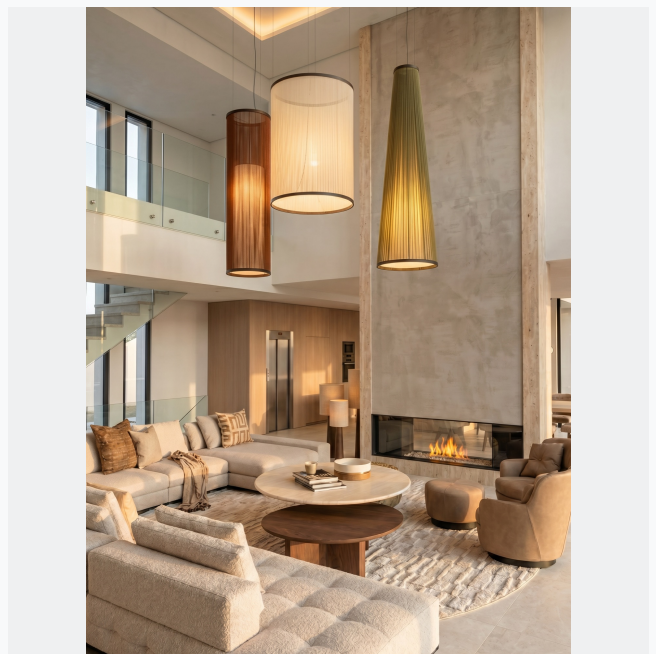
INTERIORS



LIVING ROOM



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN



BEDROOM



PRIMARY BEDROOM



ENTERTAINMENT ROOM



ENTERTAINMENT ROOM



HOME BAR



GYM AND SPA

Ground floor



First floor



Basement



Room by room

Useful floor area (superficie útil) in m², as measured in the architect's project documentation. The constructed areas shown in the specification are measured on a different basis and are not directly comparable.

BASEMENT · INTERIOR

Almacén	7.98
Baño 04	7.48
Baño 05	4.43
Bodega	5.70
Cuarto de instalaciones	16.82
Distribución	10.35
Escalera	4.51
Gimnasio	25.19
Lavandería	6.39
Sala usos múltiples	78.15
Sauna	2.15
Taller 01	20.29
Taller 02	13.74
Total	203.18

GROUND FLOOR · INTERIOR

Aseo 01	2.19
Baño 03	4.43
Dormitorio 03	16.68
Escalera	8.64
Hall	10.80
Pasillo	2.45
Salón / comedor / cocina	88.23
Total	133.42

GROUND FLOOR · EXTERIOR

Lago	16.32
Patio	11.23
Piscina	33.00
Terraza 01	44.79
Terraza 02	9.24
Terraza 03	9.87
Terraza cubierta 01	36.67
Terraza cubierta 02	110.88
Terraza cubierta 03	3.27
Total	214.72

FIRST FLOOR · INTERIOR

Baño 01	5.43
Baño 02	3.28
Baño principal	9.41
Dormitorio 01	21.74
Dormitorio 02	16.92
Dormitorio principal	22.65
Escalera	8.64
Pasillo	14.54
Vestidor	9.55
Total	112.16

FIRST FLOOR · EXTERIOR

Escalera exterior	5.68
Terraza 04	5.23
Terraza cubierta 04	28.48
Terraza cubierta 05	13.92
Total	53.31

ROOF LEVEL · EXTERIOR

Terraza instalaciones	53.00
Terraza solárium	99.90
Total	152.90



LOCATION

Benahavís, Costa del Sol

Benahavís sits inland from the coast between Marbella and Estepona, among golf valleys and cork-oak hillsides, a short drive from the beach clubs of the Golden Mile. Gemini occupies a private hillside plot within Flores del Paraíso, set back from the road and screened by mature planting on every side.

CONSTRUCTION

Progress



CURRENT STATUS:	ESTIMATED COMPLETION
Structure	Late summer 2027

PURCHASE

Reserving the villa

A reservation deposit secures your villa, formalized through a private purchase contract (*contrato de compraventa*), with staged payments protected by bank guarantee under Law 57/1968. Flexible payment plans are available on request.



Gemini Villas

FLORES DEL PARAÍSO · BENAHAVÍS, MÁLAGA

ENQUIRIES

Marketed by One Living Estate

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IMPORTANT INFORMATION

All interior and exterior images are computer generated renders of the design intent and may differ from the completed build. Surface areas are taken from the architect's project documentation and remain subject to as built measurement. Prices exclude taxes and purchase costs. This document is marketing material and does not form part of any contract. The Documento Informativo Abreviado and the project energy performance certificate are available on request.