

GEMINI VILLAS

FLORES DEL PARAÍSO · BENAHAVÍS, MÁLAGA

Gemini II

A quieter footprint, the same uninterrupted view.

€5,550,000

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 II

Set within Flores del Paraíso, on the same hillside above Benahavís as its twin, Gemini II is a 766.94 m² contemporary villa built to a quieter footprint, its 492.47 m² of interior space holding the same uninterrupted line toward the Mediterranean that runs through both villas.

The ground floor gathers its living spaces around a sculptural pendant fixture and a fireplace that anchors the room through every season, bouclé upholstery and warm wood tones set against the same travertine and natural stone palette as its twin. The kitchen and dining area open directly onto the terrace and the villa's own 34.96 m² pool, and gardens and open terrace take up more of the plot here than covered space, 416.71 m² of uncovered terrace against 114.11 m² covered. A 14.35 m² bedroom sits off the hall with its own bathroom, and a second kitchen behind it keeps the service side of a full house out of sight.

Upstairs, the first floor holds three more bedrooms, each finished in Gemini II's own distinct interior scheme within the shared material language of travertine, walnut, bouclé, and natural stone. A roof terrace sits above, reached by the villa's private internal elevator alongside every other level.

Below ground, the wellness and entertainment wing mirrors Gemini I's, a gym and sauna paired with a home bar and media lounge, built to function independently of the living floors above.

Two further rooms open off the same level, 15.98 m² and 10.70 m², each with its own bathroom, 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 II offers the same standard as its twin in a more compact plan, a short drive from the restaurants of Benahavís and the beach clubs of the Golden Mile.

SPECIFICATION

Price	€5,550,000
Plot size	1,742 m²
Total built area	766.94 m²
House interior	492.47 m²
Covered terraces	114.11 m²
Uncovered terraces / stairs	416.71 m²
Pool	34.96 m²
Bedrooms	6
Bathrooms	6 full + 1 guest WC
Levels	Basement · Ground · First
Energy rating	Available on request



STANDOUT FEATURES

- 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



KITCHEN



DINING ROOM



BEDROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



HOME BAR



ENTERTAINMENT ROOM



ENTERTAINMENT ROOM



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

Baño 04	3.62
Baño 05	4.71
Cuarto de instalaciones 01	6.90
Escalera	11.70
Gimnasio	19.37
Lavandería	6.78
Sauna	2.15
Taller 01	15.93
Taller 02	10.50
Sala usos múltiples	68.43
Total	150.09

GROUND FLOOR · INTERIOR

Aseo 01	2.45
Baño 01	4.30
Cocina secundaria	4.84
Dormitorio 01	14.35
Escalera	11.52
Hall	14.23
Pasillo	2.65
Salón / comedor / cocina	76.59
Total	130.93

GROUND FLOOR · EXTERIOR

Escalera exterior 01	8.37
Piscina	34.96
Terraza cubierta 01	28.33
Terraza cubierta 02	24.60
Terraza cubierta 03	4.01
Terraza descubierta 01	139.71
Terraza descubierta 02	17.92
Total	257.90

FIRST FLOOR · INTERIOR

Baño 02	6.36
Baño 03	3.59
Baño principal	23.29
Dormitorio 02	16.09
Dormitorio 03	12.67
Dormitorio principal	9.41
Escalera	9.63
Pasillo	19.91
Vestidor	9.71
Total	110.66

FIRST FLOOR · EXTERIOR

Escalera exterior 02	5.80
Terraza cubierta 04	21.83
Terraza cubierta 05	7.97
Total	35.60

ROOF LEVEL · EXTERIOR

Terraza solárium	82.11
Terraza instalaciones	13.98
Total	96.09



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

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ENQUIRIES

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IMPORTANT INFORMATION

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