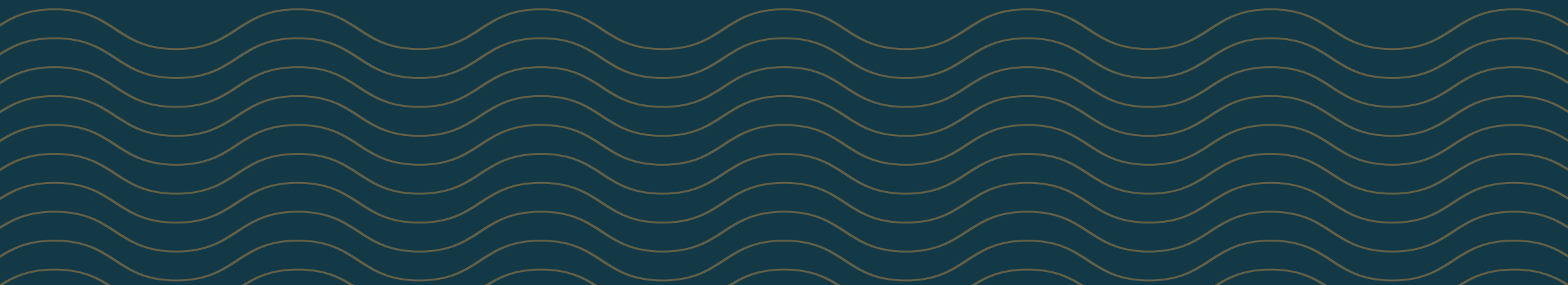


CCYAN
LUXURY VILLAS

Villa 11





EXPERIENCING

the blend of architecture and
nature is truly unforgettable.

Located in a picturesque and coveted setting amidst nature's splendour, Ocyan Luxury Villas comprises a collection of twelve sophisticated and exclusive villas boasting contemporary aesthetics. Among them, **Villa 11 stands out as one of the villas with the most spacious plots.**

Nestled amongst the tranquil terrain, Villa 11 is meticulously crafted to exude its unique charm, seamlessly blending with the natural environment.

This exclusive residence offer a serene and intimate existence, elevating the standard of living to unparalleled heights.

Step into the
unparalleled realm of

CCYAN
LUXURY VILLAS

The concept behind the development is to combine the **marine element** that surrounds the villas with the **vibrant cyan** colour that reminds us of the vast sky.

This perfect blend captures the essence of our vision, where the peaceful **charm of the ocean** meets the infinite expanse of the sky and the **boundless heavens**.





Villa 11

Plot Surface 2010 sqm

Basement 465,24 sqm

Ground Floor 304,03 sqm

Upper Floor 172,37 sqm

Solarium 34,88 sqm

Total Interior 976,52 sqm

Covered Terraces 27,00 sqm

Uncovered Terraces 314,67 sqm

Exterior Parking 101,08 sqm

Swimming Pool 76,54 sqm

Total Exterior 518,39 sqm

Total Exterior & Interior* 1494,91 sqm

Bedrooms 3

Bathrooms 3

Customizable up to 7 double bedrooms and 7 bathrooms'

Toilets 2

Exterior Parking 2 cars

Optional Parking Spaces 3 cars

*All the surfaces detailed correspond to built areas.



LIGHTING LUXURY

In the design of Villa 11, light reigns as both the protagonist and an essential element. The strategic placement of expansive windows and double-height spaces is meticulously crafted to harness the power of natural light.

The alignment of Villa 11 allows for the seamless integration of sunlight throughout the day, illuminating every corner with a soft, ethereal glow.

This thoughtful approach not only enhances the aesthetic appeal but also creates an ambience of warmth, openness, and serenity.



A peaceful coexistence
of the land and the sea



Experience the epitome of contemporary design with our open-plan spaces, seamlessly integrating kitchens as architectural masterpieces, adorned with the finest materials and state-of-the-art appliances. Elevating the concept of both indoor and outdoor kitchens, **the designs will be meticulously crafted by Modulnova**, a distinguished industry leader celebrated for its artistry, elegance, and expert handling of materials.

MODULNOVA







Experience Ultimate Convenience
with a Four-Story Elevator
for Effortless Living

PRIVATE AREAS

At Ocyan Luxury Villas, all bedrooms are designed to offer **maximum comfort** and embrace the Mediterranean. They draw inspiration from 6-star resorts.



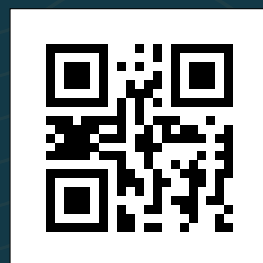




CRAFT YOUR ULTIMATE LUXURY BASEMENT RETREAT

The villa 11 offers a unique opportunity to personalize the basement to suit your lifestyle and needs. **In addition to the three bedrooms in the main living area, the basement can accommodate up to four additional bedrooms.** Alternatively, you can transform this space into anything you imagine, such as a gym, home theater, wine cellar, game room, and more. This flexibility ensures that your villa is not just a home, but a reflection of your personal taste and desires.

Villa 11



ocyan.es | info@ocyan.es