

SYLVA

Private Residence

Elviria · Marbella · 2026



THE NAME

SYLVA

/ˈsil.va/ Latin - forest, woodland

SYLVA takes its name from the Latin silva - forest, woodland.

More than a name, it expresses the idea behind the residence: a home conceived in close dialogue with its natural surroundings.

Set in the green landscape of Elviria, with protected, non-buildable land extending behind the property, SYLVA was designed around light, vegetation, natural materials and a seamless connection between indoor and outdoor living.

A place where architecture becomes quieter, nature feels closer, and Marbella takes on a different rhythm.

A home shaped by nature.





THE DESTINATION

MARBELLA

Mediterranean living, elevated.

Between the Mediterranean and the mountains, Marbella has become one of Europe's most established destinations for international living - bringing together climate, nature, golf, gastronomy and a distinctive culture of hospitality and wellbeing.

320

days of sunshine per year

18.5 C

average annual temperature

27+ KM

of Mediterranean coastline

GOLF

an international reference

A different rhythm of life.

THE SETTING

ELVIRIA

A different side of Marbella.

Green, established and distinctly residential, Elviria offers a quieter expression of Marbella - shaped by mature vegetation, open space and the Mediterranean landscape.

Here, beaches, golf, international schools, restaurants and everyday services remain close at hand, while life moves at a more private and relaxed pace.

For SYLVA, this balance is essential: the privilege of being connected to Marbella, without living in the middle of its intensity.

**Close to everything.
Far from the noise.**



THE SURROUNDINGS

NATURE AS A NEIGHBOUR

Privacy shaped by the landscape.

SYLVA occupies a particularly peaceful setting within Elviria, surrounded by greenery and with protected, non-buildable land extending behind the property.

This natural backdrop creates a rare sense of privacy and calm. Vegetation becomes part of the everyday view; the sounds of the city give way to birdsong, while the landscape forms a permanent background to the architecture.

It is this relationship with nature - while remaining only minutes from the beach, golf and Marbella - that defines the character of the residence.

Marbella, with room to breathe.



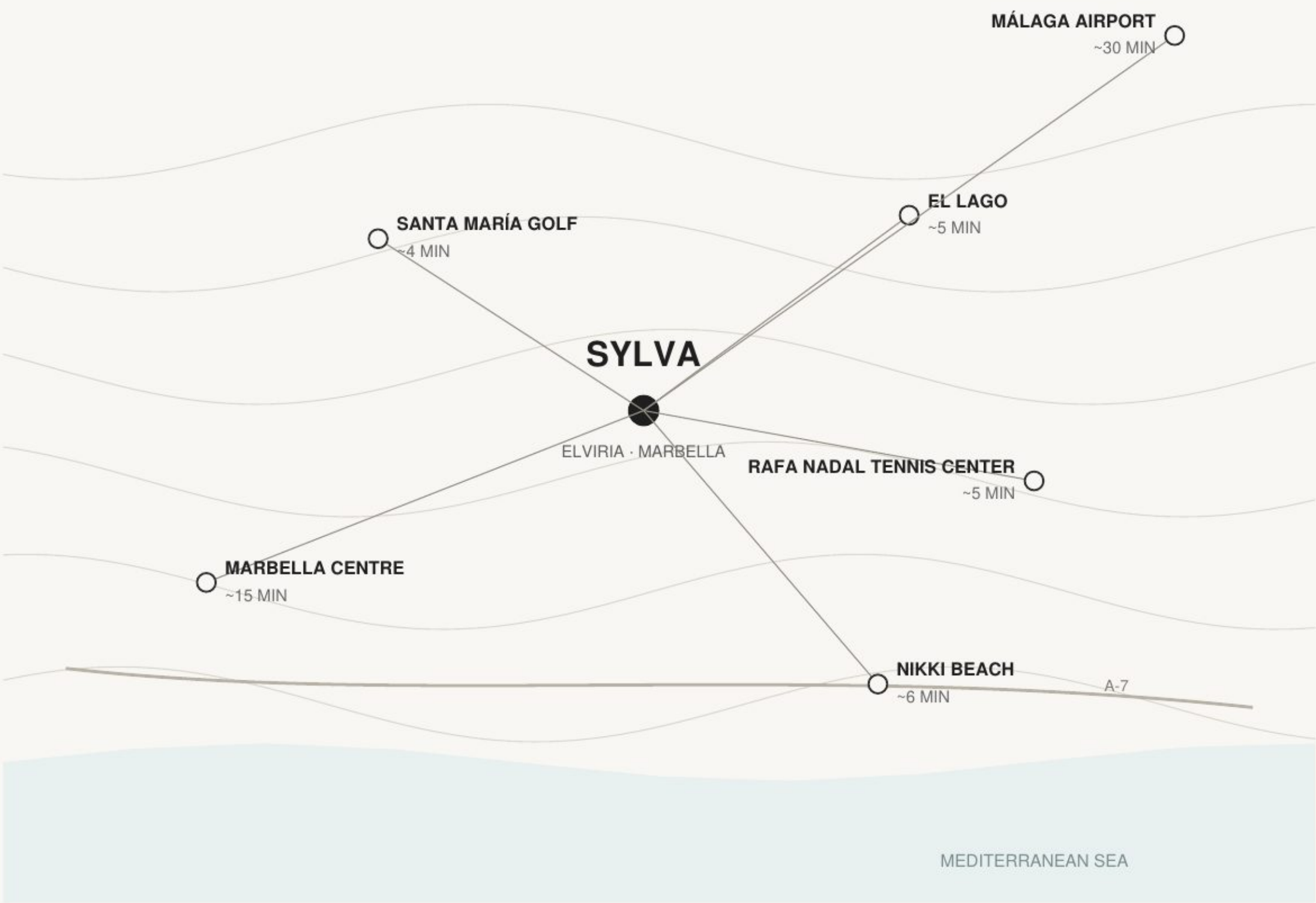
THE LOCATION

CONNECTED BY NATURE

Everything within easy reach.

SYLVA sits in the green hills of Elviria, in a setting that feels private and removed while remaining exceptionally connected to the Mediterranean lifestyle of Marbella.

Close to everything.
Far from the noise.



Approximate driving times. Map is schematic and not to scale.



THE RESIDENCE

SYLVA AT A GLANCE

1,215 m²

PRIVATE PLOT

455.7 m²

TOTAL BUILT AREA

325.7 m²

COMPUTABLE FLOOR AREA

133.98 m²

BASEMENT - BUILT AREA

147.34 m²

GROUND FLOOR - BUILT AREA

135.59 m²

FIRST FLOOR - BUILT AREA

18.74 m²

ROOFTOP ACCESS / CASTILLETE

108.98 m²

ROOFTOP TERRACE

48.80 m²

POOL WATER SURFACE

Total built area: 455.72 m² = 133.98 m² basement + 147.34 m² ground floor + 135.59 m² first floor + 18.74 m² castillete + 24.00 m² additional built area at level +99.85.

The 83.60 m² 'Open Space Below Building' is identified separately in the execution project and is not added to the official total built area.

Areas according to Execution Project drawings B04/B05 (Apr. 2026). Computable floor area: 325.67 m².



THE ARCHITECTURE

IN DIALOGUE WITH NATURE

Inside and outside, conceived as one.

SYLVA is conceived around a continuous relationship between architecture and landscape.

Large openings dissolve the boundary between interior and exterior, allowing natural light, vegetation and outdoor living to become part of the experience of the house.

Terraces extend the living spaces into the garden. Water, shade and planting shape the exterior rooms, while natural textures carry the same architectural language indoors.

Rather than placing a house within the landscape, SYLVA allows the landscape to become part of the house.

Architecture that opens to its surroundings.



THE CONSTRUCTION

BUILT DIFFERENTLY

Engineered for precision, comfort and performance.

SYLVA combines a robust conventional base with an engineered timber structure above, bringing together the strengths of both construction systems.

FOUNDATIONS + BASEMENT

Conventional reinforced construction forms the solid base of the residence.

GROUND + FIRST FLOOR

A high-performance engineered Wood Frame system shapes the principal living levels.

Not simply built. Engineered.

Construction description is presented at concept level and should be read with the final structural/project documentation.

THE SYSTEM

WHY WOOD FRAME?

High-performance construction, engineered in timber.

Wood Frame is not lightweight prefabrication in the conventional sense. It is an industrialised, regulated construction system designed for precision, comfort, structural performance and long-term efficiency.

01

THERMAL COMFORT

Highly efficient multilayer envelopes make it easier to achieve strong insulation, fewer thermal bridges and greater interior temperature stability.

02

SEISMIC RESPONSE

A high strength-to-weight ratio means lower structural mass and therefore lower inertial forces during an earthquake. Lightweight diaphragms and engineered connections also support ductile energy dissipation.

03

PREDICTABLE FIRE PERFORMANCE

Structural timber chars progressively at a known rate, creating a protective layer. Fire resistance can therefore be calculated and designed as a complete system in accordance with Eurocode 5.

04

PRECISION + QUALITY CONTROL

A greater share of construction can be produced under controlled conditions, reducing tolerances, on-site improvisation, rework and construction moisture.

05

LOWER ENVIRONMENTAL IMPACT

Timber stores biogenic carbon and has lower embodied energy than more emission-intensive structural materials. The final benefit depends on the complete building design and lifecycle.

06

COMFORT + ACOUSTICS

Well-designed multilayer assemblies can meet demanding acoustic standards, while timber contributes material warmth and a strong perception of wellbeing and residential comfort.

Not a wooden house. A high-performance home engineered with wood.

THE RESIDENCE

THE HOME YOU SEE

Conceived as a complete, finished residence.

The images that follow represent the intended final result of SYLVA - not an empty architectural shell, but a fully conceived home in which architecture, interiors, furniture and finishes have been designed as one.

01

SELECTED FINISHES

The residence is specified with carefully selected, high-quality materials and finishes. Each individual specification can be reviewed in the official SYLVA Finishes Schedule.

02

BESPOKE FOR SYLVA

Furniture, joinery and key interior elements are designed specifically for this residence and produced to measure using selected materials and premium raw materials.

03

READY TO LIVE

The result is a coherent, singular home delivered as a complete turnkey residence - finished, furnished and conceived to be lived in from day one.

One vision. One home. Uniquely SYLVA.

TURNKEY · FURNISHED · READY TO INHABIT

Mediterranean Essence

Natural materials, light, and textures create a serene atmosphere, where interiors and landscape come together.



Living Spaces

Living Room

Dining Room

Kitchen





Living Room



Living Room

Material Continuity

Wood creates a continuous language throughout the space, connecting architecture and furnishings.



Living Room



Dining Room

Connection and Continuity

The dining room and kitchen flow together as one space, defined by the warmth of wood and the character of stone.



Kitchen



Powder Room

An intimate space defined by texture, light and a restrained simplicity.

Private Spaces

Primary Suite

Bedrooms

Bathrooms





Primary Suite



Comfort and Serenity

A serene atmosphere shaped by natural materials, soft tones and a close connection to natural light.



Walk-in Wardrobe

A functional and elegant space where integrated lighting enhances the materials and brings effortless order to everyday life.



Primary Suite Bathroom



Hallway

Primary Suite Bathroom



Suite 03



Bathroom 03



Suite 04



Bathroom 04

Leisure Spaces

Terrace

Entertainment Room





Terrace



Entertainment Room



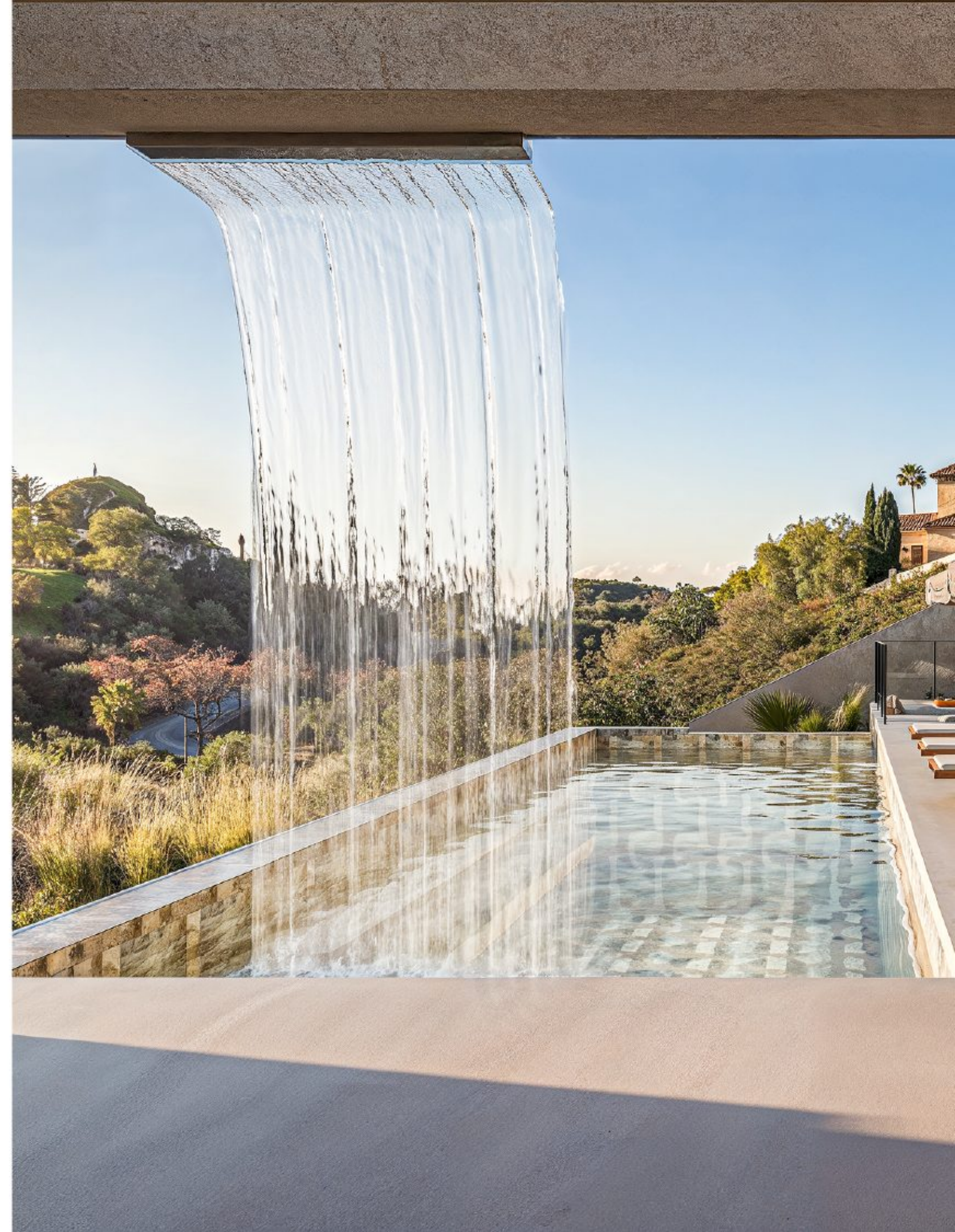
Entertainment Room

Outdoor Spaces

Landscape Design

Pool

Outdoor Dining













Landscape and Connection

The landscape extends the living experience outdoors, creating a natural connection between planting, pathways and leisure spaces.



Outdoor Dining
21m²

Kitchen and Dining Room
47m²

Living Area
70m²

Powder
Room
3.6m²

Pool Water Surface
48.8m²

Outdoor Living
55m²

Ground Floor



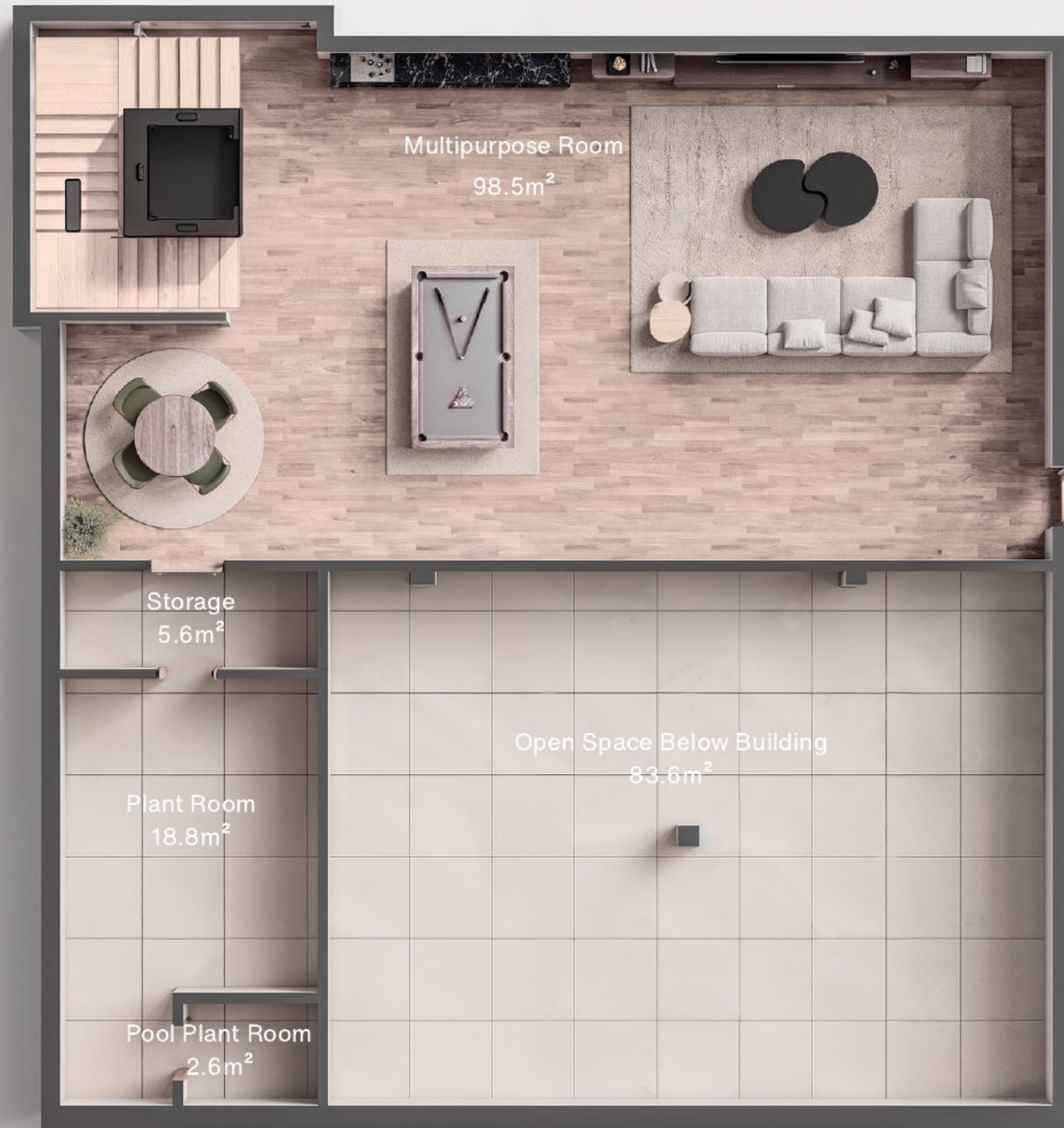
First Floor



Terrace



Basement Floor - Proposal



Basement Floor

THE DEVELOPER

DEVELOPED BY VELMARNE

A brand of Sofisticação Urbana, Lda.

BUILDING BETTER. BUILDING DIFFERENTLY.

Velmarne Developments was created with a clear ambition: to develop exceptional homes where architecture, construction quality and intelligent value are treated with equal importance.

We believe construction must evolve. Buildings and construction account for around 37% of global CO2 emissions and nearly 50% of global material extraction. For us, building better therefore means building more efficiently, more precisely and with greater environmental responsibility.

Our approach combines premium residential design with industrialised construction methods, carefully selected materials and trusted specialist contractors with extensive market experience - from foundations and reinforced construction to engineered Wood Frame systems.

Every Velmarne home is developed with the end client at the centre: rigorous execution, maximum transparency, close and accessible communication, and a commitment to delivering lasting quality without unnecessary cost.

Better homes. Better built.

A MORE RESPONSIBLE WAY TO BUILD

37%

of global CO2 emissions are associated with buildings and construction.

~50%

of global material extraction is linked to the sector.

Source: UNEP / GlobalABC, Global Status Report
for Buildings and Construction 2025-2026.

DEVELOPER

Velmarne Developments

A brand of Sofisticação Urbana, Lda.

ARCHITECTURE

Francisco Martínez Galván

INTERIOR DESIGN

Mariana Lourenço



VELMARNE
DEVELOPMENTS