

## MARBELLA'S NEW PEARL

It is located in the western area of Marbella, in direction towards Estepona, with direct access to the Highway 'Autopista del Mediterraneo' and 40 minutes away from Malaga Airport. It lies between the seafront promenade and the ancient part of San Pedro de Alcantara, 5 minutes away from Puerto Banus, in the new expanding area towards Marbella beach.

A great investment opportunity that offers the perfect synergy between an extraordinary quality property.





# SAN PEDRO DE ALCANTARA, BEACH AND GOLF BETWEEN MARBELLA AND ESTEPONA

A new residential development which counts upon all the advantages of a quality residential environment, strategically located next to Puerto Banus, in Marbella.

**San Pedro de Alcantara** has wide and modern avenues with cycling lanes, gardens, public transport, all of this surrounded by restaurants and stores.

A 40 minute-drive will lead you to the Malaga International Airport, allowing you to enjoy your property, even for short stays.



Airport: 40 km



# A UNIQUE BEACH SETTING, AND ALL AMENITIES

A new residential of apartments of 2 to 3 bedrooms and penthouses of 4 bedrooms and 2 to 3 bathrooms, only 4 minute walk away from the sea front promenade and 3 minutes from the ancient part of San Pedro de Alcantara, in the new expanding area towards Marbella beach and near **Puerto Banus**.

It offers homes designed to provide maximum comfort for their residents, with a selection of top-quality materials from prestigious brands, and a carefully considered design. They boast a perfect air conditioning system, which adapts to the temperature during the colder months as well as the warmer ones and have optimal soundproofing between the homes and the exterior.





## LARGE TERRACES

The project will be flooded with natural light offering bright apartments and large terraces to enjoy the sunshine all day long.

The homes have a modern distribution with the “total living” concept where all the space is utilised, and with a large living room integrating the terrace via the large windows.

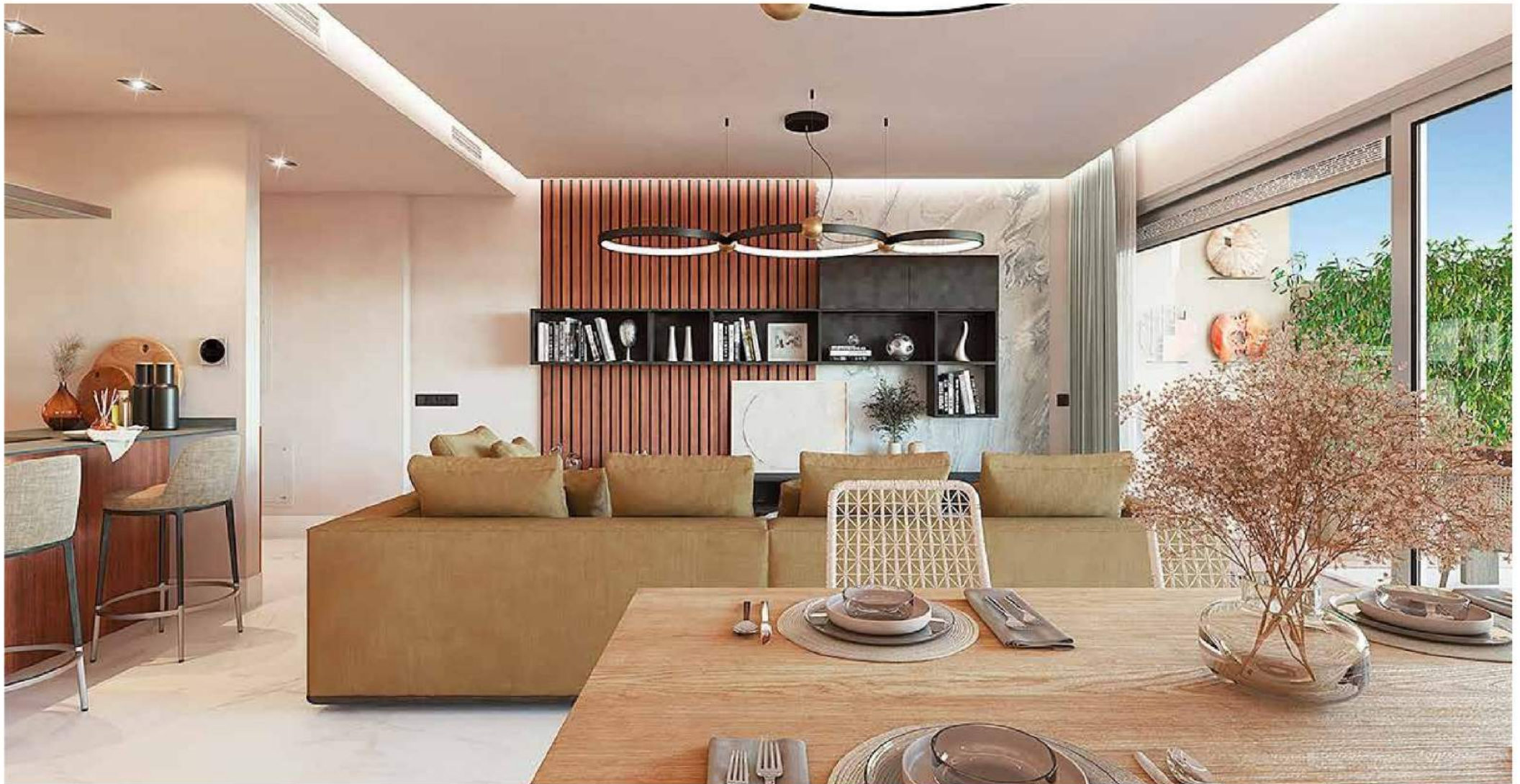




## A HOME LIKE NOWHERE ELSE

The apartments offer an interior design style based on open spaces, with designer kitchens integrated into the living room which affords a sensation of greater brightness and space in the interior, as well as making the most of the impressive views.

The homes are built in accordance with the new Technical Building Code (CTE), meaning that they are a step ahead of the market as they are built with some of the highest levels of energy efficiency and thermal and acoustic insulation.



# DESIGN AND COMFORT



## APARTMENT - 2 BED PROPERTIES

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Built Area

92,85 m<sup>2</sup>

Images and project drawings are for illustrative purposes only.  
Its content does not constitute a contract, part of a contract, or a guarantee.



All units are delivered with an underground parking space and storeroom.





## APARTMENT - 3 BED PROPERTIES

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Built Area	Fro	103,42	to	133,35
Terrace	m	m2	to	m2
	Fro	36,39		66,64
	m	m2		m2

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## PENTHOUSE – 4 BED PROPERTIES



### PENTHOUSE – 4 BED PROPERTIES

Built Area	Fro	138,38	to	151,19
Terrace	m	m2	to	m2
	Fro	141,94		207,93
	m	m2		m2

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# ENERGY EFFICIENCY AND THE ENVIRONMENT

Global warming is an issue that unites us all well aware of its responsibility in the fight against climate change and sustainability and energy efficiency are important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

## **In your new home:**

- Individual aérothermal unit for production of domestic hot water.
- Low consumption appliances.
- Low consumption light pack.
- Mechanical ventilation system for interior air renewal.
- Ducted air conditioning system (AC/Heating) with machine included and centralised remote control.

## **In community areas:**

- Pre-installation charging points for electric vehicles.

## **Building:**

- Renewable electrical energy, to cover the partial usage of the building.



**Energy rating (CEE)**