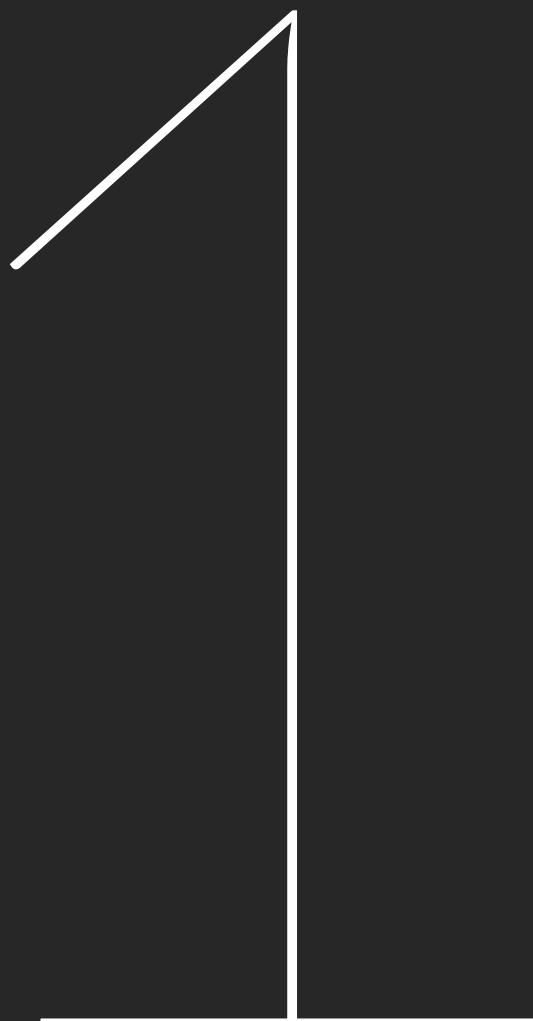


MARBELLA



WE DESIGN WITH YOU IN MIND

**We have launched a great new project** , a residential development with spectacular architecture in an exclusive location. A development with the best services for you and your family in a unique landscape setting. A space where you can enjoy all the attractions of Marbella in maximum comfort.







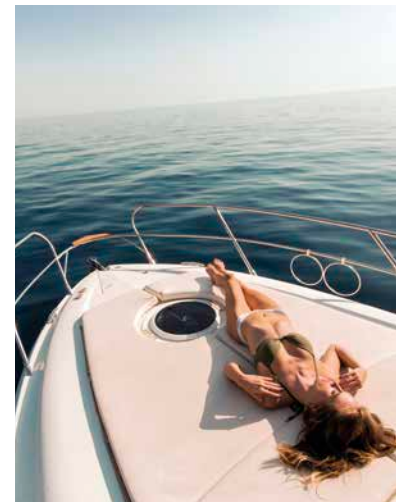








MARBELLA,  
THE MOST EXCLUSIVE PLACE  
ON THE SPANISH PENINSULA



## AN EXTRAORDINARY SITUATION

Located in the district of Nueva Andalucía, **project** is in an ideal setting, very close to the emblematic marina of Puerto Banús, and surrounded by exclusive services such as restaurants, the Marbella Paddle Tennis Club and various golf clubs: Guadalmina, Los Naranjos, Aloha, Las Brisas and Río Real. An unrivalled environment in which to enjoy a relaxed lifestyle, with everything you could possibly want within reach.























## BETWEEN THE SEA AND THE MOUNTAINS

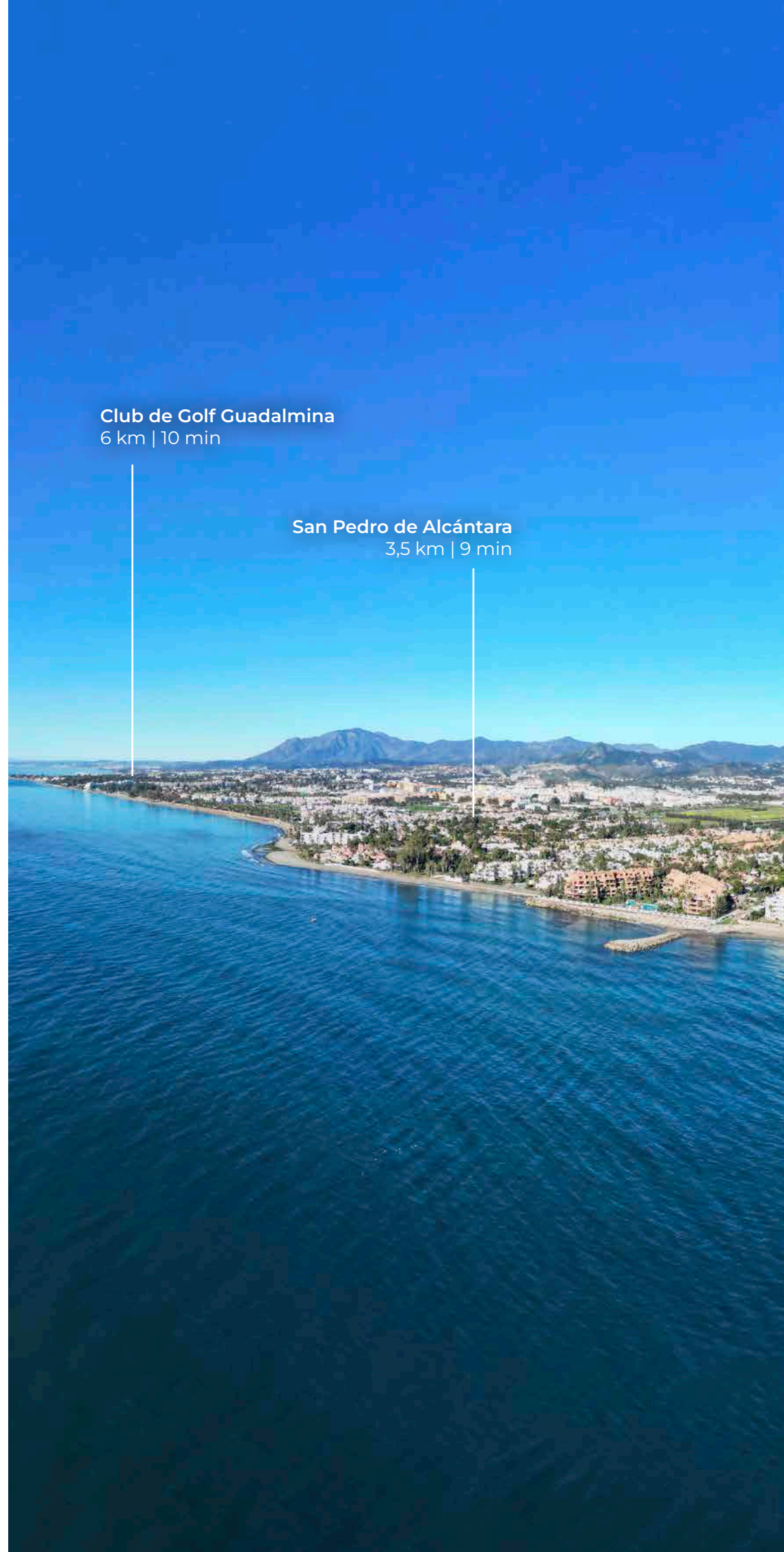
The project is just a 4-minute drive from Playa del Duque or Playa de Nueva Andalucía, where you can enjoy the sea and the gentle Mediterranean breeze. In the area surrounding the residential complex there are magnificent viewpoints from which to enjoy the exclusive views of the area. In addition, for lovers of nature, trekking or climbing, you can enjoy the magnificent Sierra de las Nieves National Park, a unique enclave where you can have unforgettable experiences.

## A RELAXED ENVIRONMENT, PERFECTLY CONNECTED

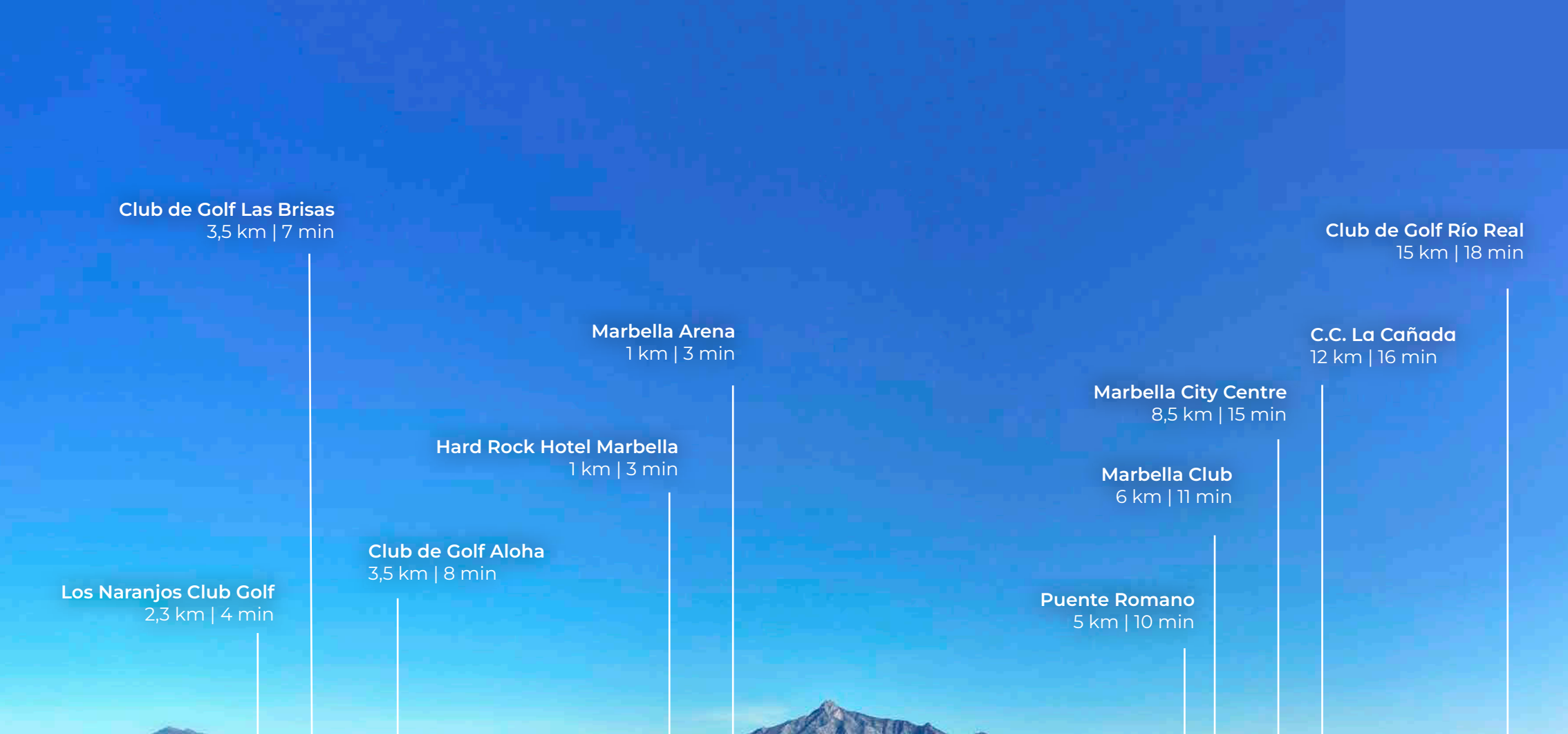
The **project** is in an ideal location with all the day-to-day services nearby: several restaurants, two large markets, local shops, a pharmacy, the Marbella Arena shopping centre, the Nao Pool Club and the Casino. In addition, it has several bus stations nearby, and is perfectly connected by car to Marbella, just 15 minutes from the historic centre and 40 minutes from Malaga airport.

**Club de Golf Guadalmina**  
6 km | 10 min

**San Pedro de Alcántara**  
3,5 km | 9 min







**Club de Golf Las Brisas**  
3,5 km | 7 min

**Club de Golf Río Real**  
15 km | 18 min

**Marbella Arena**  
1 km | 3 min

**C.C. La Cañada**  
12 km | 16 min

**Hard Rock Hotel Marbella**  
1 km | 3 min

**Marbella City Centre**  
8,5 km | 15 min

**Marbella Club**  
6 km | 11 min

**Club de Golf Aloha**  
3,5 km | 8 min

**Puente Romano**  
5 km | 10 min

**Los Naranjos Club Golf**  
2,3 km | 4 min



**El Corte Inglés**  
2 km | 5 min

**Puerto Banús**  
2,3 km | 6 min

2

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## A UNIQUE PROJECT CREATING A NATURAL SPACE

The **project** is a unique architectural project, designed as a natural valley surrounded by exclusive terraced houses, which rise up on rooftops to enjoy the most privileged views. Inspired by the concept of the Andalusian patio, it seeks to allow natural light to illuminate each home, generating a unique environment that harmonises nature with innovative architectural design.













## A HORIZON OF LUXURY, A BREEZE OF EXCLUSIVITY

From their magnificent rooftops you can enjoy the mild Mediterranean climate, the sun and the sea. Spaces for peace and socialising, where you can peacefully enjoy the gentle sea breeze on a sun lounger, organise a brunch or barbecue with friends and family or have a glass of wine at sunset. Eclectic and futuristic open-air spaces to enjoy the pleasures of life.









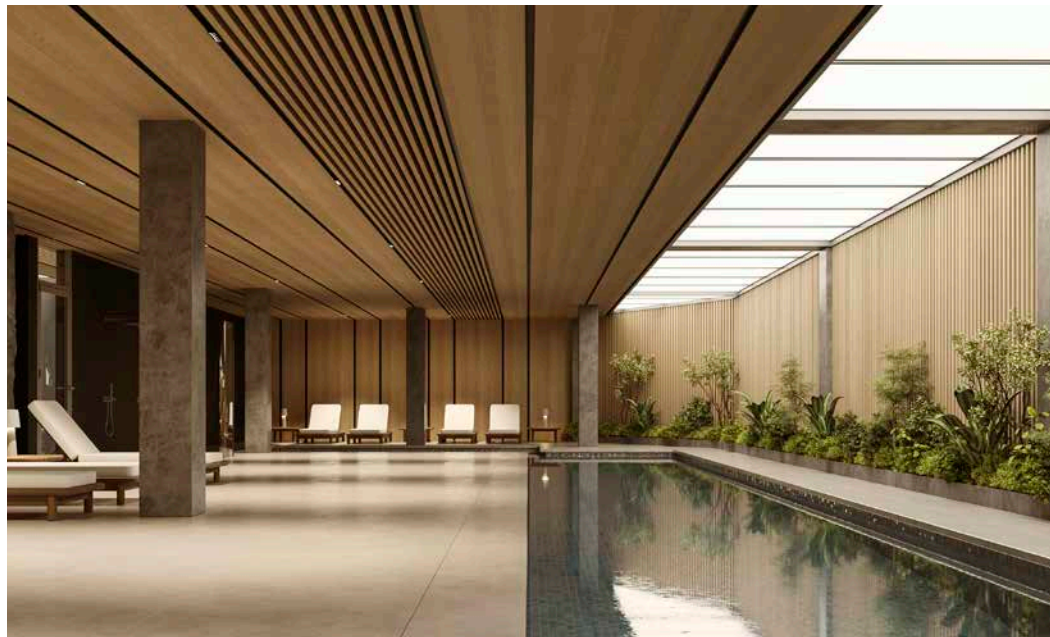






## AMENITIES FOR A SENSORY EXPERIENCE

The residential complex has exclusive amenities for the care of body and mind: a gym, spa and indoor swimming pool, outdoor sports area, coworking area, social club, cinema and children's area. A whole range of top-quality residential services to enjoy a comfortable and relaxed life without having to leave the development.























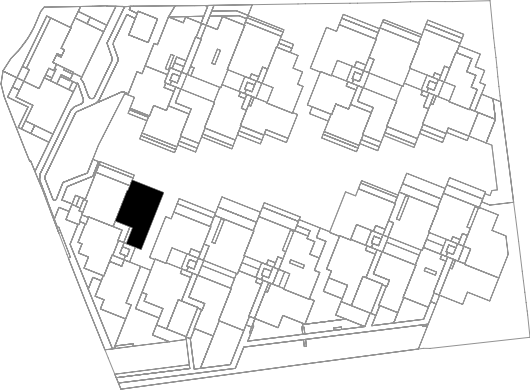
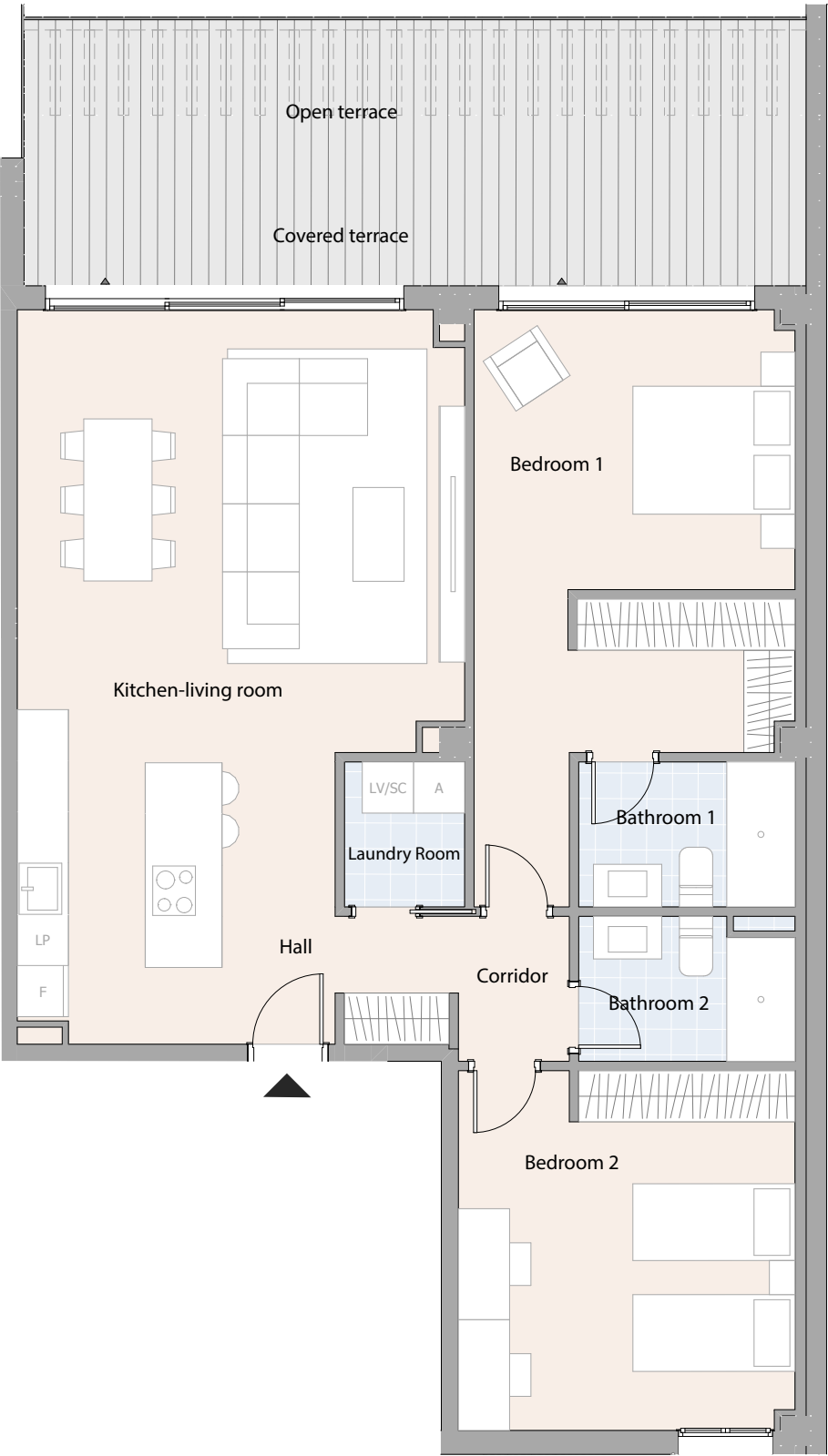


## NATURE IN THE HEART OF YOUR HOME

The **project** is designed as a natural universe surrounded by comfortable and exclusive homes. At the heart of the residential area, its outdoor spaces have been carefully landscaped. Native species coexist with beautiful flowers and palm trees, highlighting the natural beauty of the environment and guaranteeing the sustainability and durability of its green spaces.



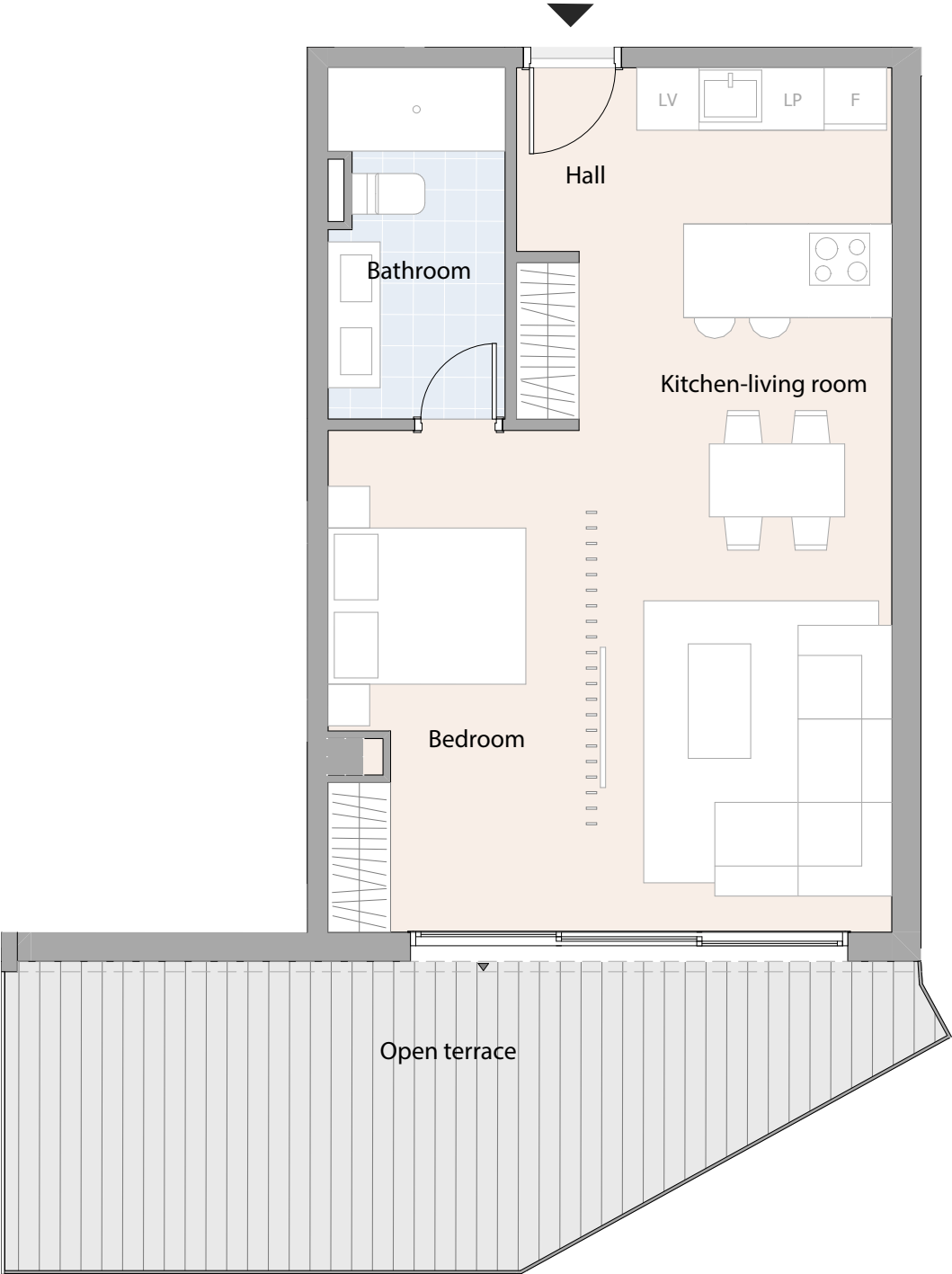
Useful areas	
Hall	4,10 m²
Kitchen-living room	37,37 m²
Bedroom 1	21,05 m²
Bedroom 2	16,52 m²
Corridor	2,21 m²
Laundry room	2,39 m²
Bathroom 1	4,31 m²
Bathroom 2	4,11 m²
Open terrace	10,71 m²
Covered terrace	18,63 m²
Summary of surfaces	
Useful interior surface area	92,06 m²
Interior cons. surface area	105,76 m²
Cons. surface area of covered terraces	18,63 m²
Uncovered outdoor built area	10,71 m²
Total built-up area + cc aa	149,97 m²





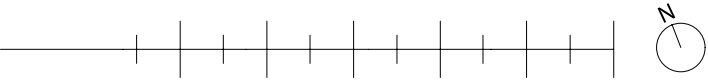
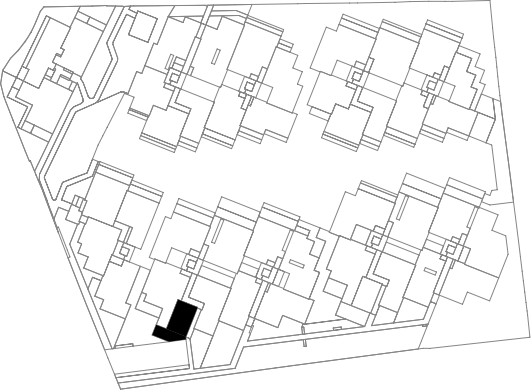
ENTRANCE 2 FLOOR 1 DOOR D

Housing type 101a



Useful areas	
Hall	1,80 m <sup>2</sup>
Kitchen-living room	25,11 m <sup>2</sup>
Bedroom	11,32 m <sup>2</sup>
Bathroom	5,56 m <sup>2</sup>
Open terrace	29,68 m <sup>2</sup>

Summary of surfaces	
Useful interior surface area	43,79 m <sup>2</sup>
Interior constructed surface area	50,32 m <sup>2</sup>
Cons. surface area of covered terraces	0,00 m <sup>2</sup>
Uncovered outdoor built area	22,53 m <sup>2</sup>
Total built-up area + cc aa	61,76 m <sup>2</sup>



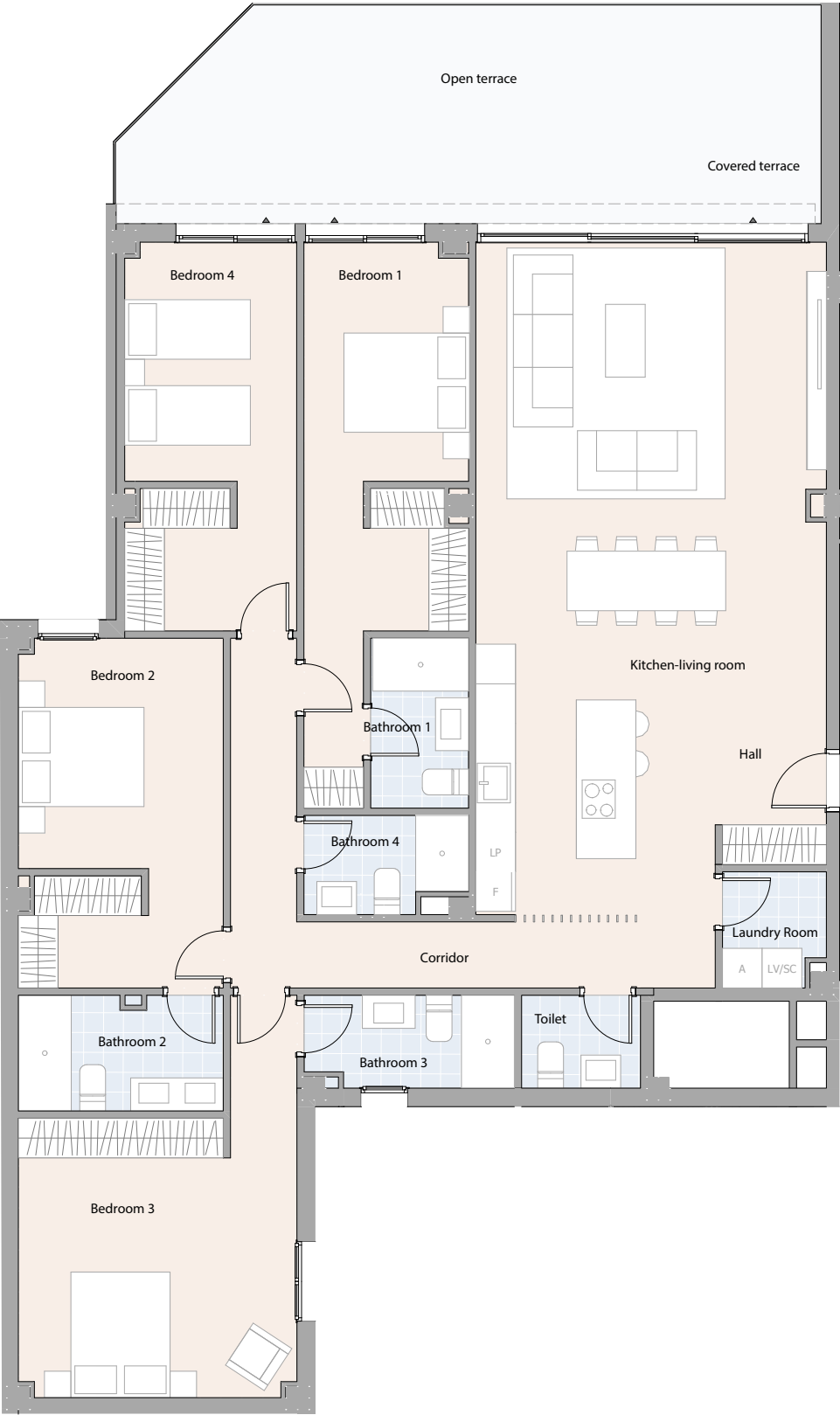
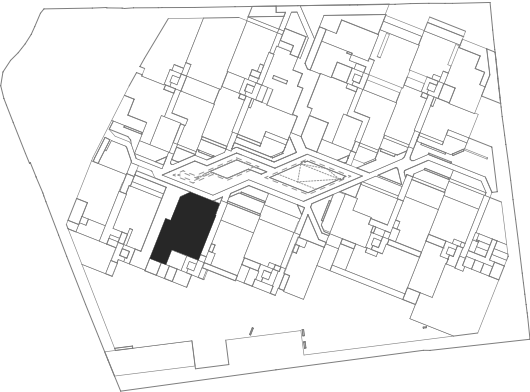


Useful areas

Hall	4,18 m²
Kitchen-living room	48,57 m²
Bedroom 1	16,39 m²
Bedroom 2	15,90 m²
Bedroom 3	19,49 m²
Bedroom 4	14,86 m²
Corridor	11,62 m²
Laundry room	2,61 m²
Bathroom 1	3,80 m²
Bathroom 2	5,33 m²
Bathroom 3	4,32 m²
Bathroom 4	3,34 m²
Toilet	2,53 m²
Open terrace	27,76 m²
Covered terrace	5,50 m²

Summary of surfaces

Useful interior surface area	152,94 m²
Interior constructed surface area	174,87 m²
Cons. surface area of covered terraces	5,51 m²
Uncovered outdoor built area	28,12 m²
Total built-up area + cc aa	218,72 m²





ENTRANCE 2 FLOOR 2 DOOR B

Housing type 315a



Useful areas	
Hall	7,05 m <sup>2</sup>
Kitchen-living room	53,45 m <sup>2</sup>
Bedroom 1	16,88 m <sup>2</sup>
Bedroom 2	11,49 m <sup>2</sup>
Bedroom 3	11,47 m <sup>2</sup>
Corridor	8,37 m <sup>2</sup>
Laundry room	2,10 m <sup>2</sup>
Bathroom 1	5,60 m <sup>2</sup>
Bathroom 2	3,87 m <sup>2</sup>
Toilet	2,52 m <sup>2</sup>
Open terrace	8,33 m <sup>2</sup>
Covered terrace	20,30 m <sup>2</sup>

Summary of surfaces	
Useful interior surface area	122,80 m <sup>2</sup>
Interior constructed surface area	141,03 m <sup>2</sup>
Cons. surface area of covered terraces	20,30 m <sup>2</sup>
Uncovered outdoor built area	8,33 m <sup>2</sup>
Total built-up area + cc aa	194,14 m <sup>2</sup>

