



## VERY CLOSE

to the iconic places of the  
*Costa del Sol*

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Marbella, elegance and tradition in every corner. Its streets are filled with energy while preserving its charm but bathed in its characteristic sophistication. Its immediate surroundings are not far behind... Twenty-eight kilometres of coastline, four marinas, fourteen golf courses and a privileged climate make it an incomparable destination...

In Puerto Banús, the docks are home to the most sophisticated yachts, icons of elegance and opulence. Internationally renowned shops adorn their windows with unique and exclusive pieces, while the trendy restaurants and bars of the Golden Mile awaken the senses with exquisite flavours and signature cocktails. Here, the nights come alive to the rhythm of music, creating a symphony of fun that never stops.





The Costa del Sol rises like a magnet for golf lovers. Its courses, silent witnesses of great sporting feats, stretch out like green carpets that disappear into the horizon.

There is no better way to explore the calm waters of the Mediterranean Sea that bathe Marbella than by sailing along the coastline, admiring a sunset with Gibraltar and Morocco in the background or enjoying dolphin watching. In this coastal city, the possibilities are endless.

Marbella is *culture, leisure and glamour*, one of the most exclusive cities in the Mediterranean and the pride of the *Costa del Sol*.



# LOCATION



MEDITERRANEAN SEA

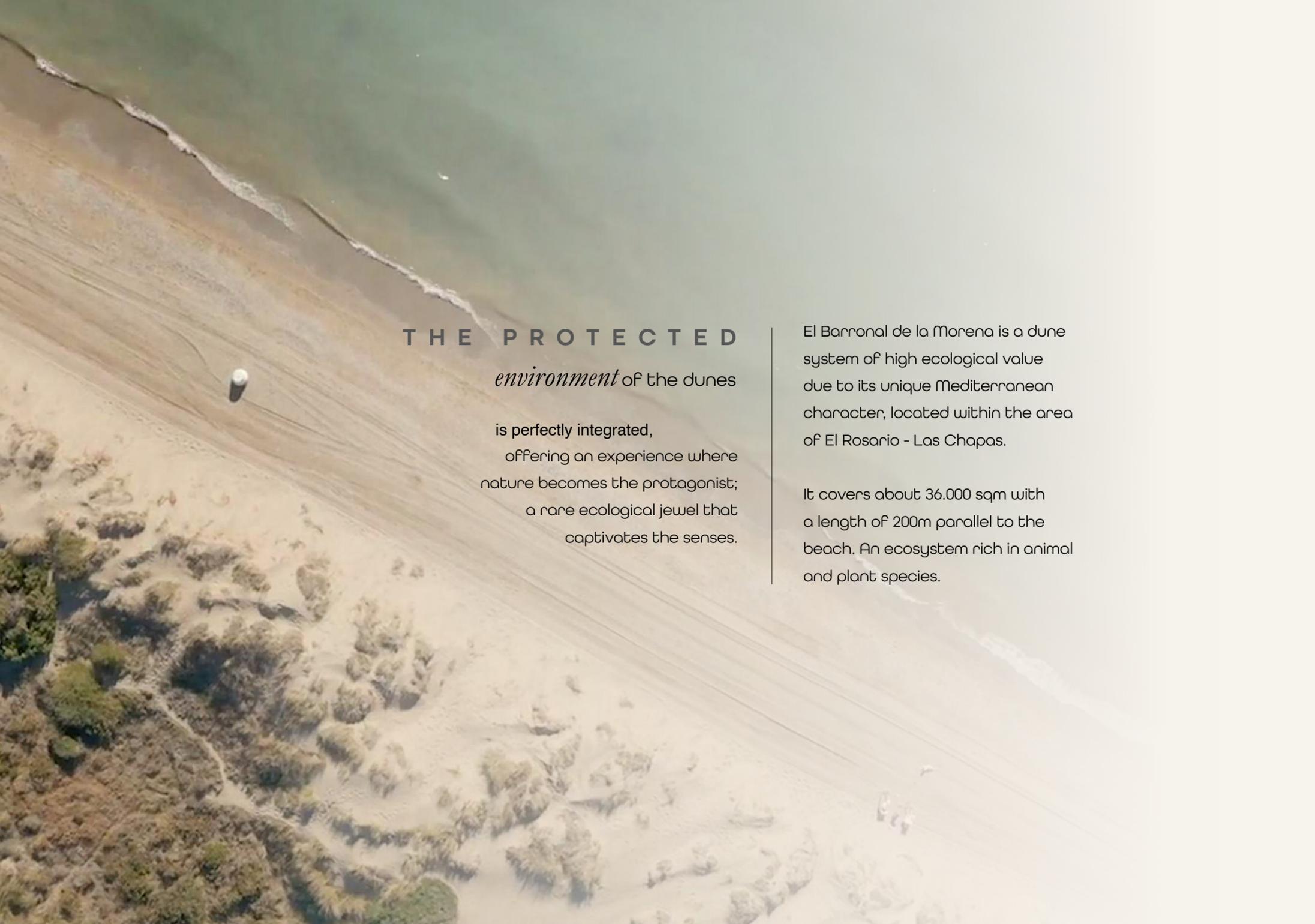




# OUTDOOR

Natural fusion between architecture and landscape,  
the privilege of having a magnificent protected  
coastal ecosystem, integrated into its property.



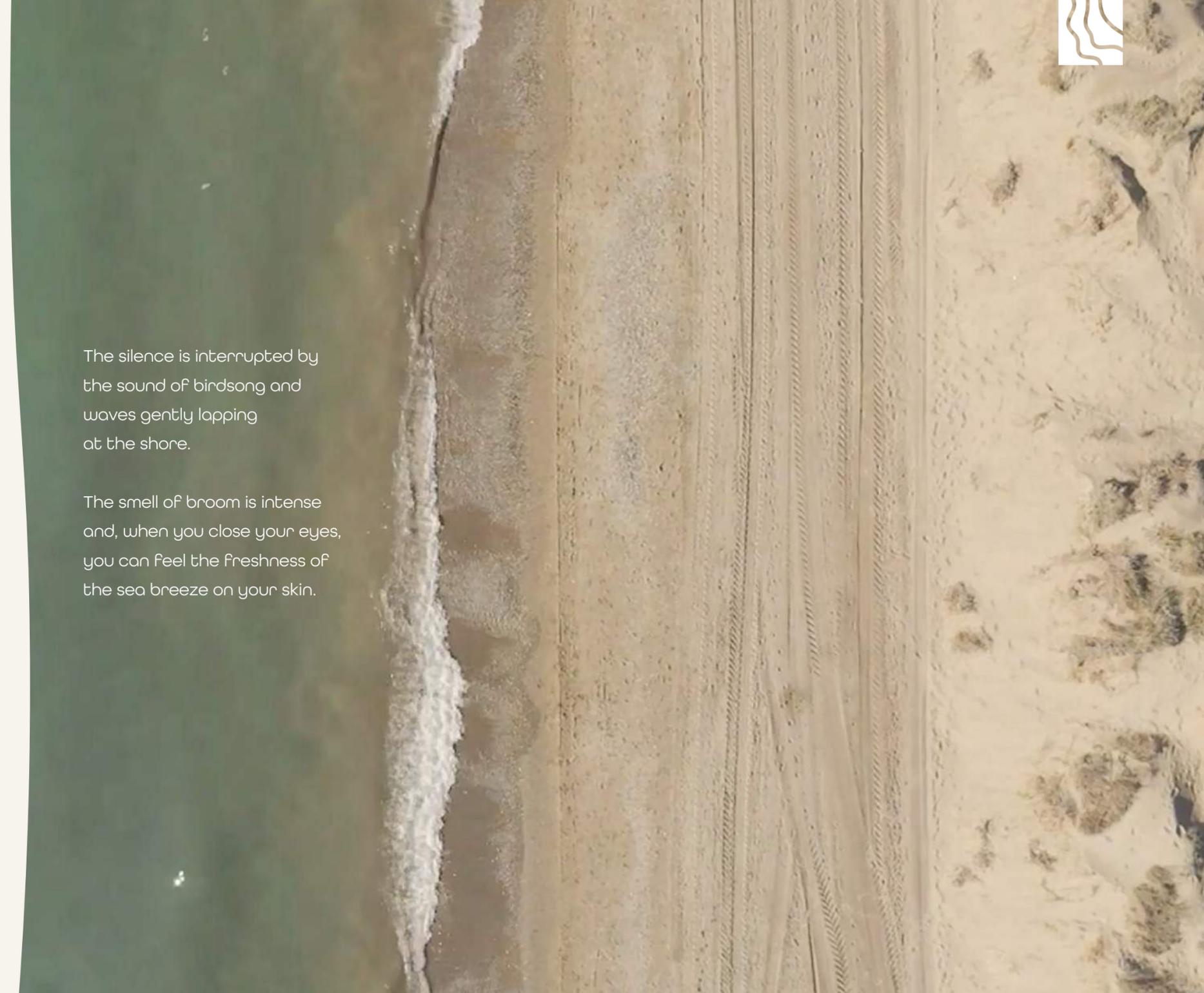


**THE PROTECTED**  
*environment* of the dunes

is perfectly integrated,  
offering an experience where  
nature becomes the protagonist;  
a rare ecological jewel that  
captivates the senses.

El Barronal de la Morena is a dune system of high ecological value due to its unique Mediterranean character, located within the area of El Rosario - Las Chapas.

It covers about 36.000 sqm with a length of 200m parallel to the beach. An ecosystem rich in animal and plant species.



The silence is interrupted by the sound of birdsong and waves gently lapping at the shore.

The smell of broom is intense and, when you close your eyes, you can feel the freshness of the sea breeze on your skin.





The advantages of this tiered garden are innumerable. The visual fusion of dunes, beach and vegetation creates a perfect harmony. The carefully designed meadow and shaded areas invite you to relax and contemplate.

The viewpoints overlooking the sea are selected points from which to contemplate the landscape that ends on the maritime horizon.

The native, low-water consumption vegetation is masterfully interwoven forming a tapestry of colours and textures that blend in with the natural surroundings.



*Common chaffinch*



*Greenfinch*



*Goldfinch*



But it is **T H E W A T E R** that is the true architect of this garden that meanders between the levels, creating pools, small waterfalls and ponds that refresh the atmosphere. The gentle sound of flowing water becomes a *symphony that accompanies the walk.*





W A T E R as the leading *character*



## S O C I A L   H U B

A multifunctional complex dedicated to wellness that promotes a healthy and relaxed lifestyle in contact with nature. The different spaces comprise:

Turkish Bath & Sauna

Indoor Heated Pool

Avant-garde Indoor Gym

Fully Equipped Outdoor Gym

Meditation & Yoga area

Suspended infinity pool

Rooftop lounge & Bar

Co-working Space



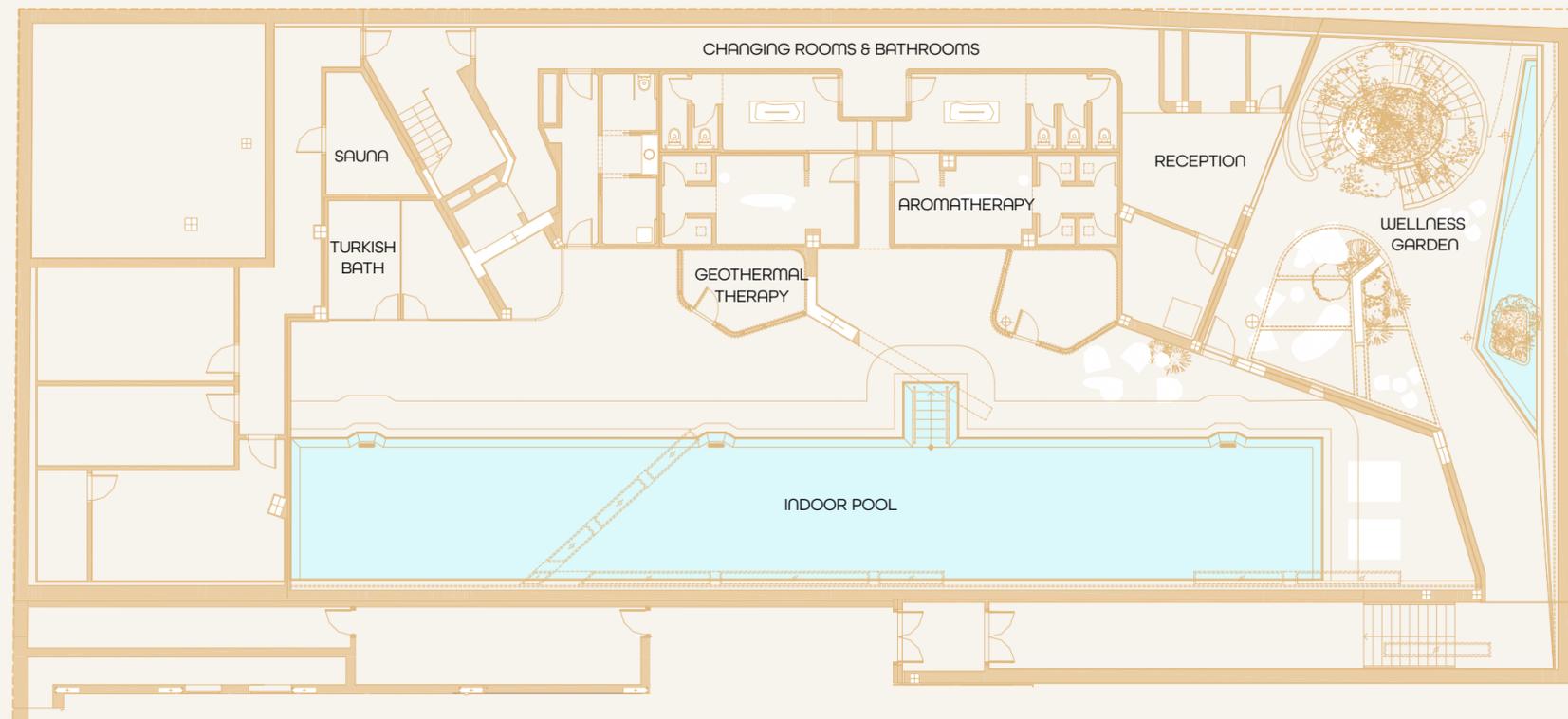


A N I C O N I C  
space inspired by the  
connection between  
the mountain, the *dunes*  
and the sea.





## Social Hub LOWER LEVEL



## HEALTH CENTRE

Sophisticated and designed for wellness, discover the advantages of a professional SPA just a few steps from home.

Welcome to this sublime refuge designed to offer you an experience of relaxation and renewal in a serene and silent environment, ideal for escaping the hustle and bustle of the outside world and finding inner harmony.

Functional spaces that *cater to the soul.*

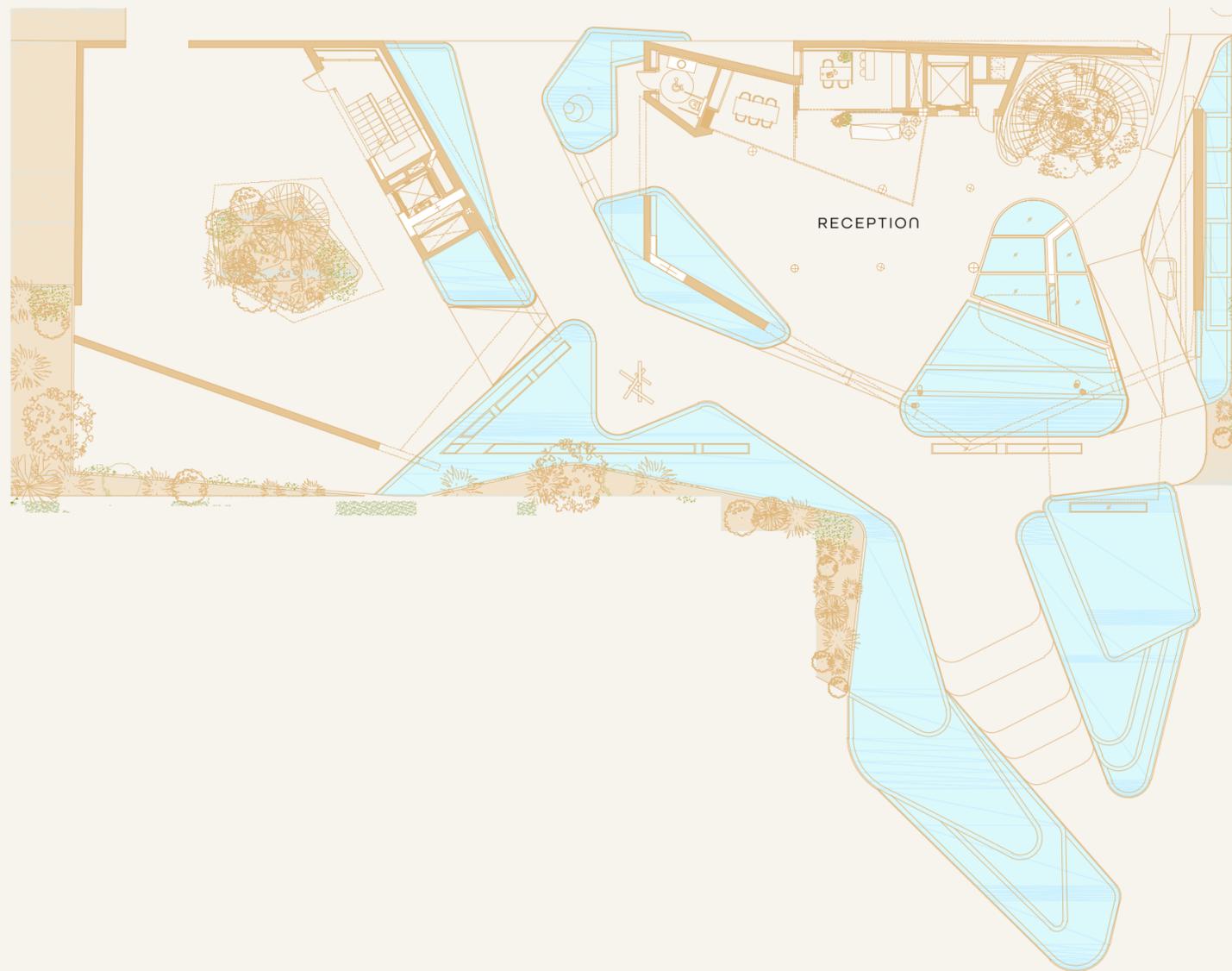




Choose between **RELAXING OR EXERCISING**  
in the indoor swimming pool of almost Olympic dimensions. A conditioned space  
*to enjoy all year round.*



## Social Hub **FIRST LEVEL**



### Indoor & Outdoor **G Y M**

Your ultimate destination to get your body in shape and cultivate a healthy lifestyle. Our indoor and outdoor facilities are equipped with the best exercise machines, designed to help you achieve your goals in a peaceful and uplifting environment.

### **M E D I T A T I O N & Y O G A**

The Yoga Garden is a sanctuary of tranquillity and harmony designed to nourish your body, mind and spirit. Our space is strategically located at the top of the Social Club and will boast breathtaking views of the Mediterranean Sea and the beauty of the surrounding nature. Immerse yourself in an atmosphere of peace and serenity while practicing yoga and meditation.

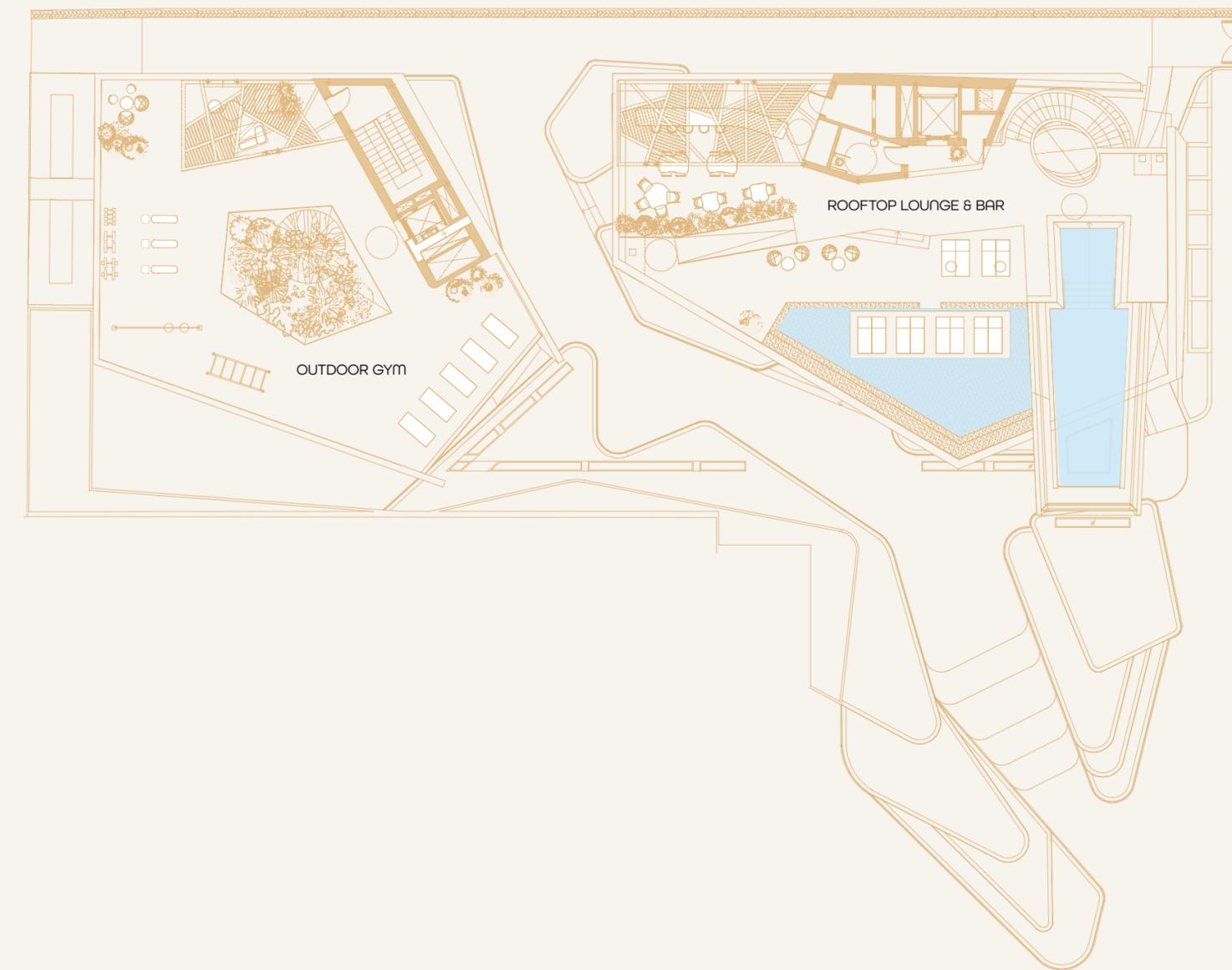




## Social Hub UPPER LEVEL



## Social Hub ROOFTOP LEVEL



## ROOFTOP lounge & bar

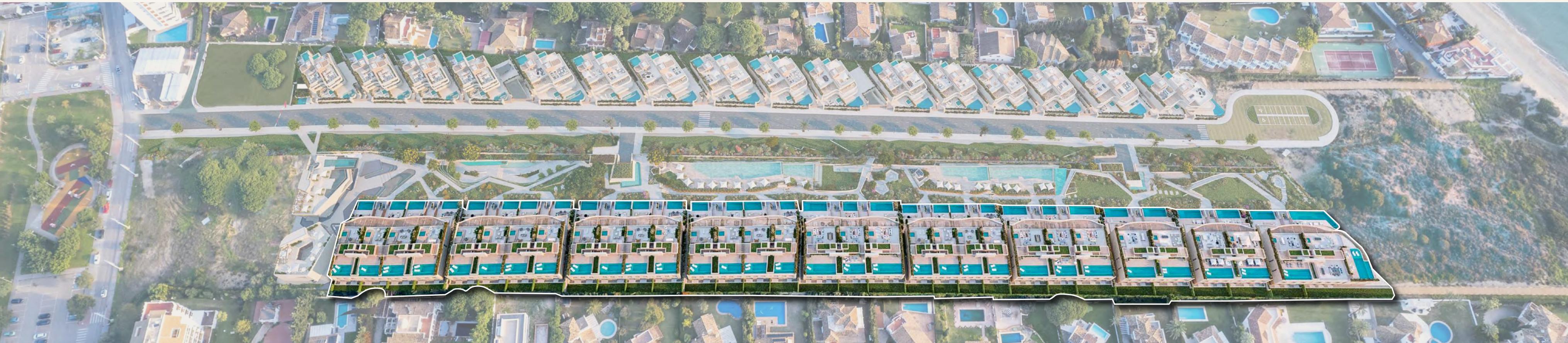
An ideal spot to take refuge at nightfall, when the last rays of sunlight fall over the immensity of the sea.

Take a dip and cool off in the impressive infinity pool suspended more than 8 meters above the ground or end the day relaxing on the Balinese beds in the chill-out area.

Enjoy original cocktails in a relaxed atmosphere, while marvelling at the beauty of the sea and the endless views.



64 stunning *apartments*





## *The* APARTMENTS

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Imagine waking up every morning immersed in the natural music of the sound of gently flowing water in the gardens, while the first rays of sunlight stream through your windows.

Step out onto the terrace, breathe deeply and feel how the sea breeze caresses you, transporting you to a state of serenity and tranquillity.





The interiors reflect a perfect blend of elegance and sophistication, with top-quality finishes that honour a life of true luxury.



*Large* TERRACES





## PRIVATE *area*

All bedrooms at DUNIQUE are open to the Mediterranean, designed for comfort and inspired by 6-star resorts.





Welcome to a space where  
*sophistication blends with calm,*  
giving you a unique home to enjoy  
beauty at every moment.





## SOLARIUM

A spectacular private solarium also crowns each penthouse and invites you to delight in magnificent views and make the most of the southern Andalusian sun. Relax by the outdoor swimming pool, creating unforgettable moments in an atmosphere of unparalleled elegance.







## MULTIFUNCTIONAL *space*

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All ground-floor apartments will feature a multifunctional area that provides you with endless possibilities when it comes to deciding on a configuration. Let your imagination run wild and create a versatile and elegant space to suit your leisure preferences.



# PENTHOUSE - B3

Location by block



4 bedrooms | 4 bathrooms | 1 toilet

Private swimming pool

Solarium with terrace and Jacuzzi

Garage

Total built area:	397,88 sqm
Total usable area:	264,62 sqm
Total outdoor usable area:	239,82 sqm
Usable area according to decree 218/2005:	291,08 sqm

## FIRST FLOOR



## GROUND FLOOR

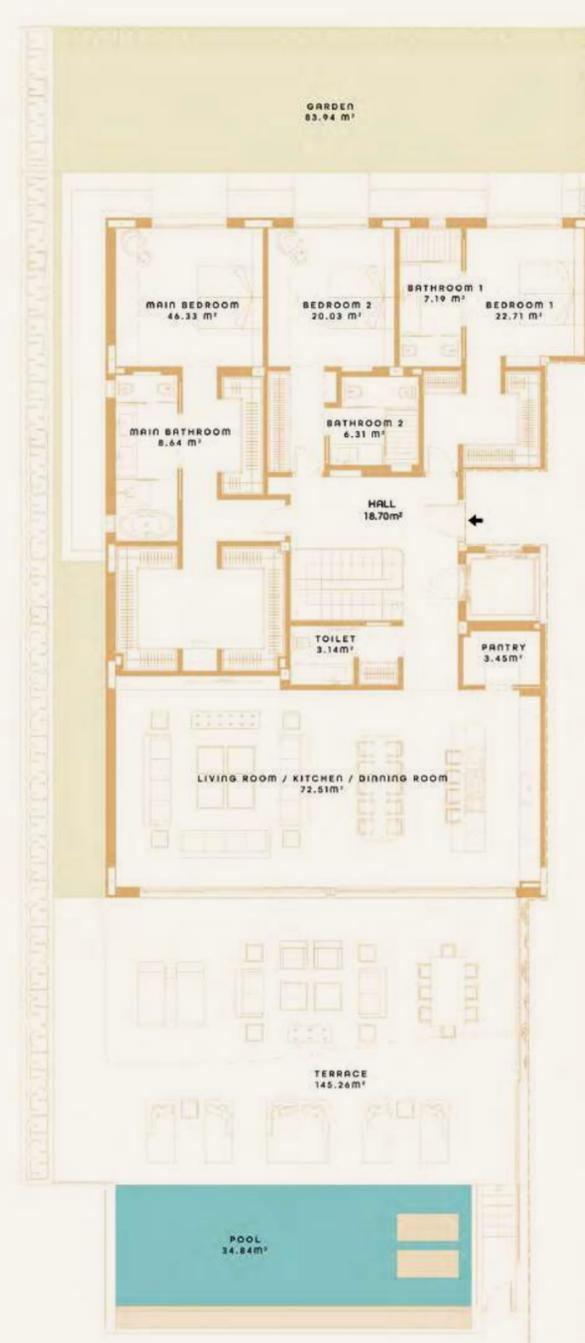


## SOLARIUM





## GROUND FLOOR



## BASEMENT FLOOR



## GARDEN APARTMENT - B2

Location by block



3 bedrooms | 3 bathrooms | 1 toilet

Private swimming pool & garden

Garage

Total built area: 487,08 sqm

Total usable area: 264,62 sqm

Total outdoor usable area: 380,68 sqm

Usable area according to decree 218/2005: 418,75 sqm