



## 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 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





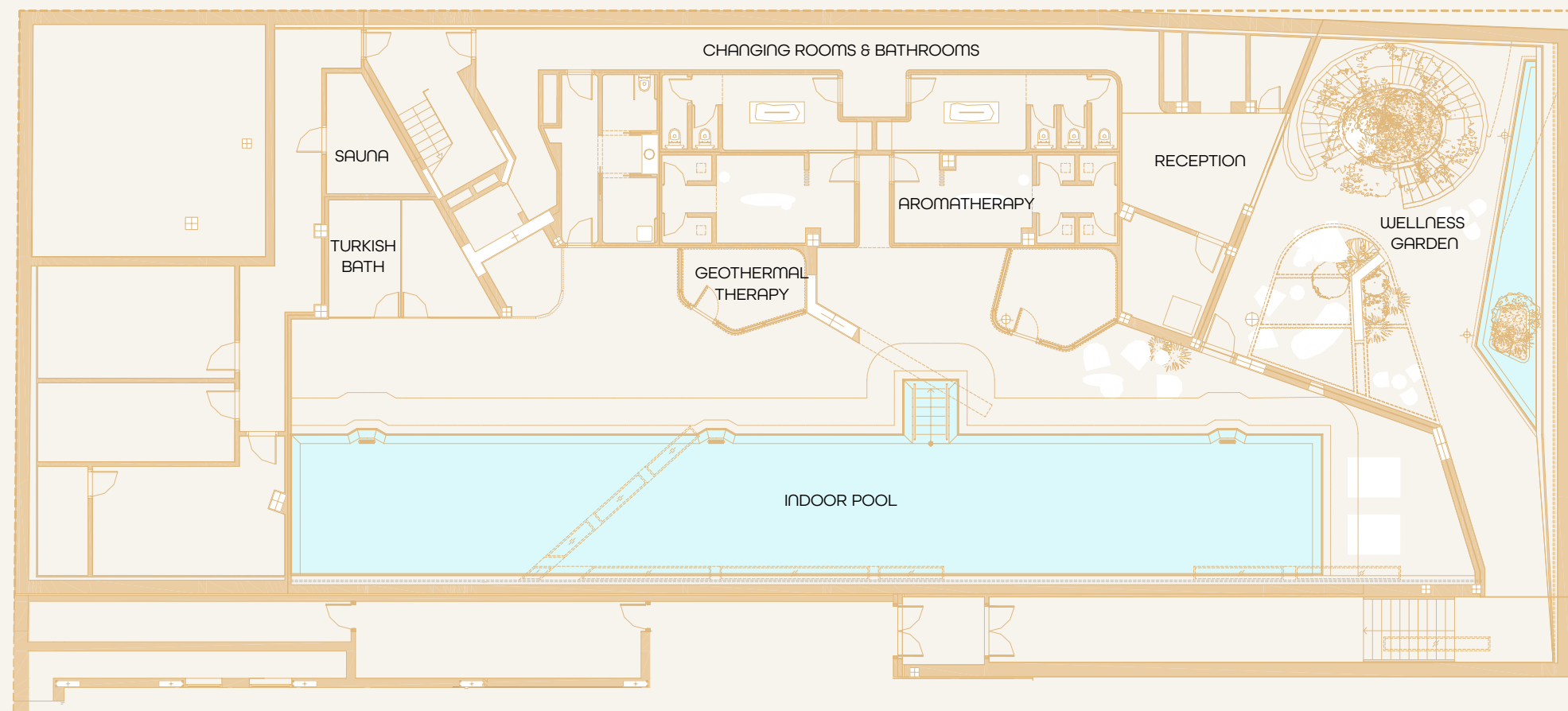


**A N I C O N I C**  
space inspired by the  
connection between  
the mountain, the *dunes*  
and the sea.





## 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.*

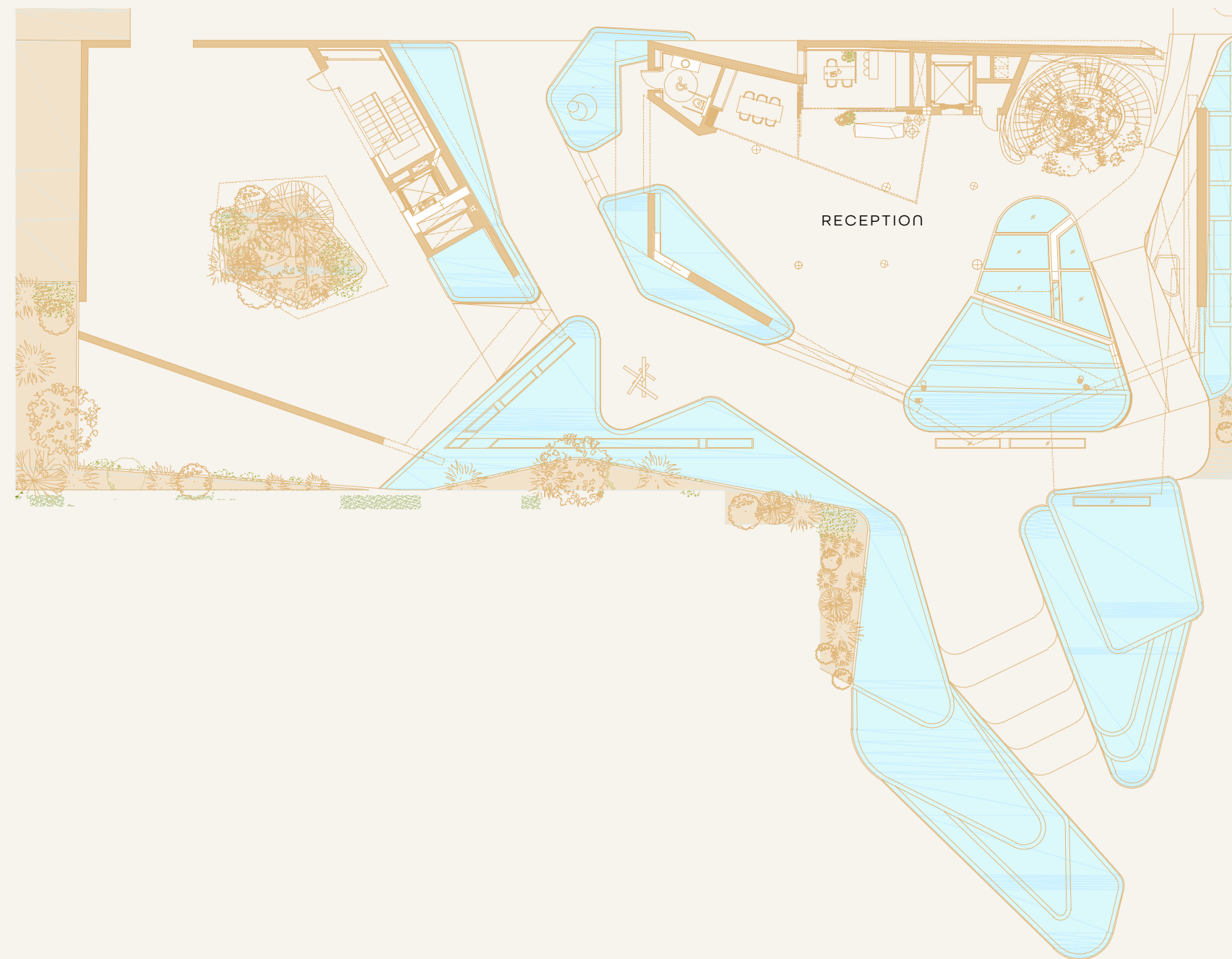




Choose between **RELAXING OR EXERCISING**  
in the indoor swimming pool of almost Olympic dimensions. A conditioned space  
*to enjoy all year round.*



## 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.

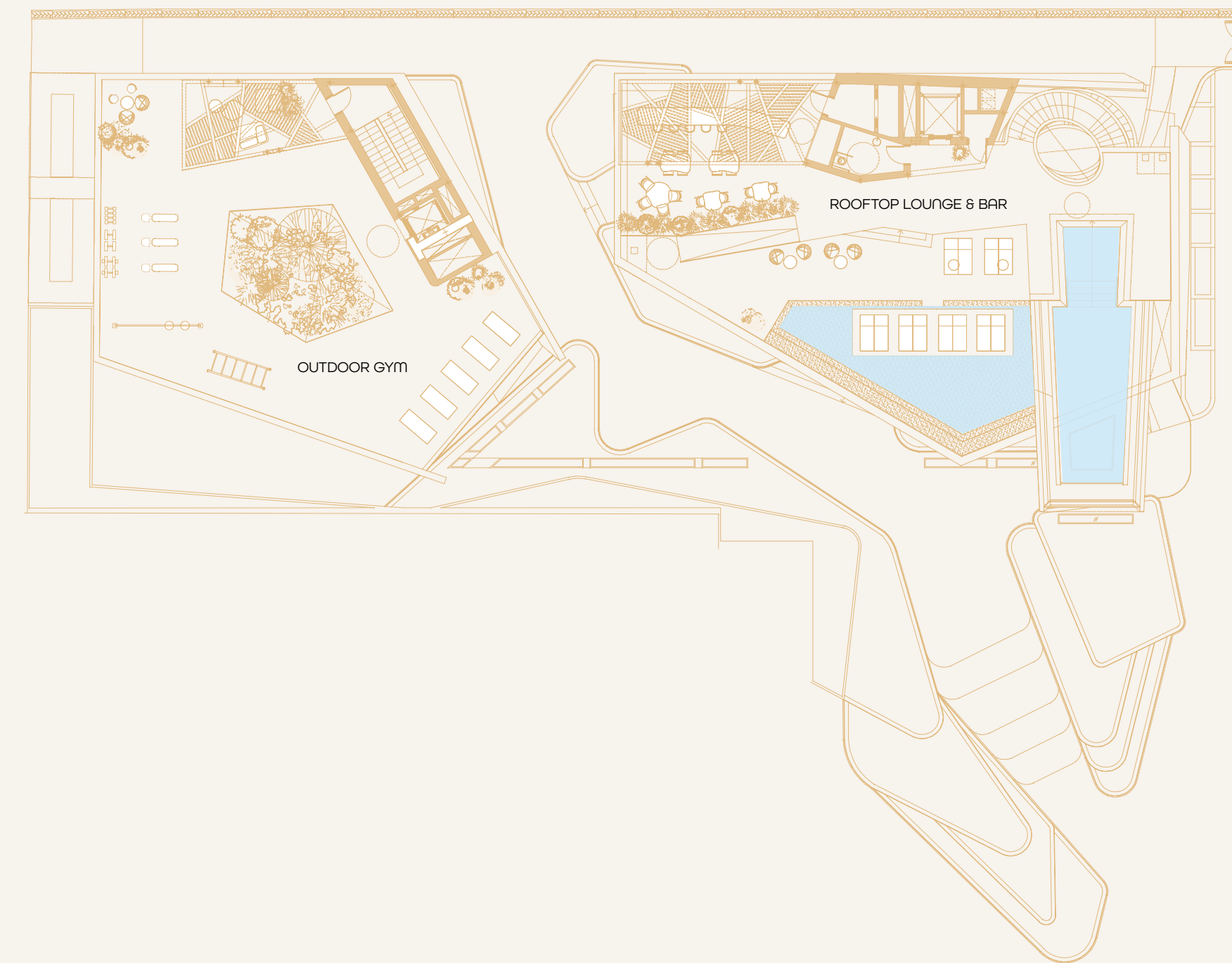




## Social Hub UPPER LEVEL



## 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.





# INDOOR

Pure lines, ample spaces, and finishes to please the touch. Light as an architect who kindly manages the clarity of southern Spain.



32 semi detached *villas*







## *The* VILLAS

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A multifunctional complex dedicated to enjoying life, promoting a healthy and relaxed lifestyle in contact with nature.

The abundant Mediterranean light is maximised through large windows and open spaces, creating a feeling of brightness and spaciousness throughout the villa.





From the double-height entrance hall, you will be greeted by an architecture that stands out for its elegance and contemporary style. The semi-detached villas are distributed over several floors to provide a spacious and functional space.



## *Sunny* TERRACES

The perfect place for a get-together with friends, spend the day by the pool or simply relax and enjoy a delicious meal.

The spacious and sunny terraces are perfect spaces to enjoy the open air and the Mediterranean climate. A private garden, swimming pool and jacuzzi complete the outdoor offer.



Spectacular kitchens equipped with state-of-the-art appliances and cutting-edge features. Here, you can awaken your culinary passion.





## PRIVATE *area*

The first floor houses the bedrooms,  
designed for maximum comfort.

Whether you choose a 3 or 4-bedroom  
villa, each room is carefully designed  
and equipped with high-quality finishes.





The bathrooms are designed with *exquisite finishes and textures* that envelop you in a luxurious ambience. From ceramics and stone to elegant accessories, every detail has been carefully selected to offer you an exceptional intimate experience.



## S O L A R I U M

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A magical place where to enjoy  
magnificent sunny days.

One of the jewels of these semi-detached  
villas is the solarium. This space is the  
perfect place to hold meetings, enjoy  
outdoor dining or simply unwind.





## MULTIFUNCTIONAL *space*

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This area adapts to your needs and gives you the chance to enjoy unforgettable moments of leisure. Turn it into your own private cinema, including a wine cellar, a games room or a cosy bar where you can share moments of fun.

The possibilities are endless.

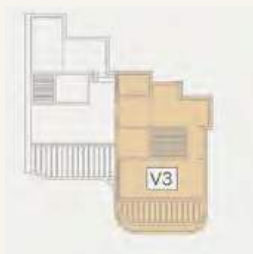




Villa

## GROUND FLOOR - A3

Situation by semi-detached



Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

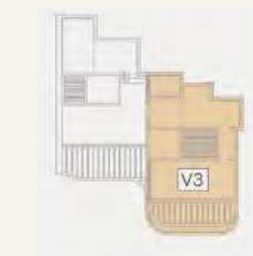
Usable area according to decree 218/2005: 373,81 sqm



Villa

## FIRST FLOOR - A3

Situation by semi-detached



Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm

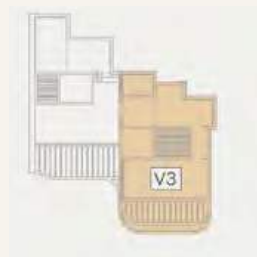




*Villa*

## BASEMENT FLOOR - A3

Situation by semi-detached



Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

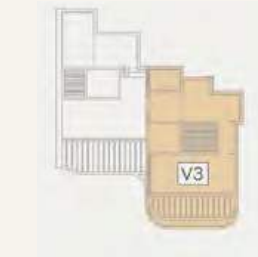
Usable area according to decree 218/2005: 373,81 sqm



*Villa*

## SOLARIUM - A3

Situation by semi-detached



Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm

