



ONE~MARBELLA

LUXURY REAL ESTATE

A View Like No Other...

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About the development

Offering a view like no other, it is a unique development of 47 contemporary town homes, some with private gardens and others with a fabulous solarium just five minutes from some of the best golf courses in the area including the world famous Valderrama in Sotogrande. Set in a prominent position in Bahia de las Rocas, a few minutes away from the world class marina town of Sotogrande with Gibraltar and sporty Tarifa within a 25 minute drive. It's all about location and these prime properties are perfectly positioned for enjoying the luxury lifestyle of the Costa del Sol with the luxury resort of Marbella and the pretty port of Estepona around 20 minutes away.

These highly desirable unique residences are part of an exclusive gated complex that sits on an elevated plot ensuring each town home enjoys panoramic sea views. The development has been thoughtfully designed to fit into beautiful natural surroundings with a south facing orientation just minutes from the finest beaches the Costa del Sol has to offer.

The contemporary design of this select development blends effortlessly as natural elements combine with modern touches to provide stylish homes, perfect for families or as investment opportunities.

Resort Features

The development is accessed via a private entrance and is fully enclosed with a separate entrance from the outside for guests providing added security.

There is a large swimming pool where families can have fun, all surrounded by tropical gardens. As the pool sits at the edge of the development this is the perfect place to relax and enjoy spectacular uninterrupted sea views. Ideal as your dream home on the Costa del Sol, or as an excellent investment opportunity.

Nearby you can enjoy all the facilities of Sotogrande and its Marina, there are also five world class golf courses, including Finca Cortesin, Valderrama Golf Club and Real Club de Golf de Sotogrande.

The area is overflowing with natural beauty and living here you will be spoilt for choice with beaches and plenty of water sports.



Clean lines

Modern architecture

Spacious living area

The Town Homes

The chic three and four bedroom contemporary town homes are designed to make a statement. They feature clean lines and are light, bright and airy allowing natural light to flood in throughout. An open plan lounge come dining area and a fully fitted kitchen with high gloss units enjoy garden views boasting large glass doors leading out onto a generously proportioned private terrace where dining alfresco will be the norm.

A clever use of natural tones and textures throughout add to the high quality, modern feel of the design. Bedrooms feature fitted wardrobes and the spacious master bedroom has a stylish en-suite and hidden dressing area, with doors that open onto a balcony enjoying views of the Mediterranean and Gibraltar. Up on the roof terrace you can enjoy more fabulous views and relax in privacy soaking up the Spanish sunshine. The 4-bedroom town homes have the option to feature an extra room on the top floor that could easily be turned into a gym, office, hobby room or playroom.







Features

The stylish town homes are equipped with a number of quality features designed for comfort, security and convenience. For comfort, there is hot and cold air conditioning throughout and substantial windows to maximize views. For convenience, each bedroom has fitted wardrobes and the master bedroom features a dressing room. For security, there are automatic blinds on the windows and a private garage. Additionally, porcelain floors, a private terrace and high quality fixtures and fittings throughout provide a thoughtfully designed home.

- En-suite bathroom
- Automatic blinds
- Fitted Wardrobes
- Dressing Room
- Porcelain floors
- Hot and cold air conditioning
- Fully equipped kitchen
- Private terrace
- Oversized windows
- Roof top solarium (in some properties)





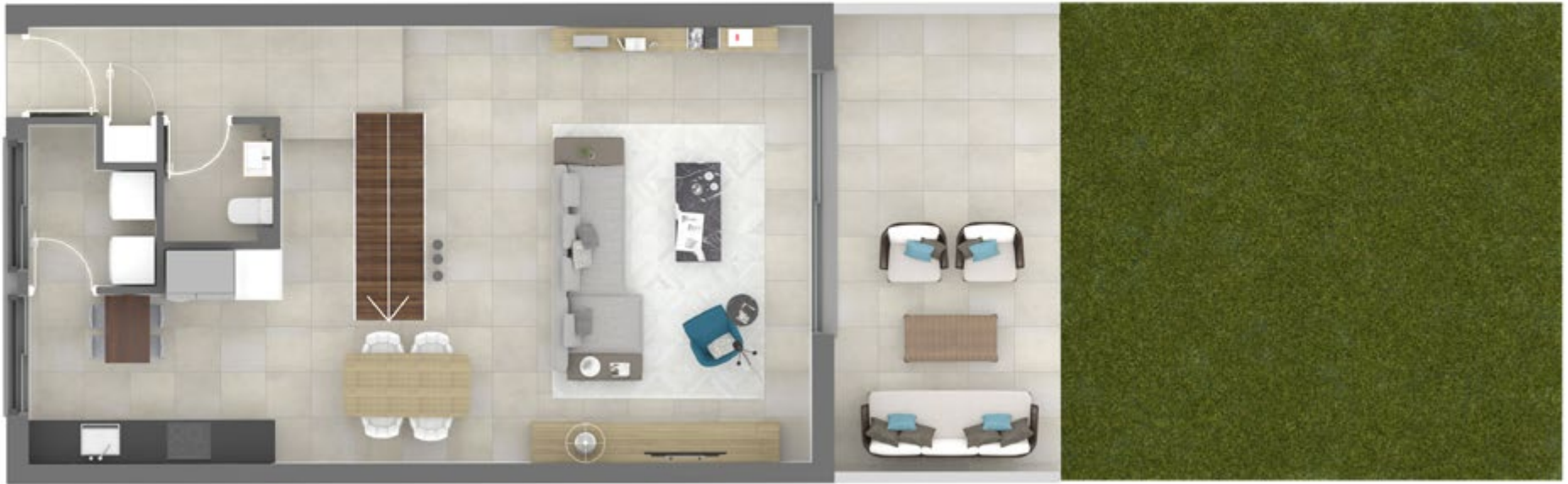
Large pool

Chill area

Stunning sea views

The Floor Plans

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1



2-A



2-B





The Area

Bahia de las Rocas is perched majestically on a hill top offering panoramic views of the Mediterranean and Gibraltar. The location of this stunning spot provides a peaceful and relaxed way of life and the beautiful beaches on this stretch of the Costa del Sol can be accessed by a footbridge. Ideal for cycling, long walks and of course golf. Gibraltar is only 25 minutes away and this development is perfectly placed for those that work there.

The luxury marina of Sotogrande is just a 5 minute drive away and has long been known as an upmarket area with polo being played at the internationally renowned Santa Maria Polo Club regularly. There are a selection of excellent restaurants and bars in the marina area, alternatively just 10 minutes in the other direction you will find Puerto de la Duquesa. Another quaint harbor dotted with plenty of restaurants, bars and stylish beach side chiringuitos as well as a beach side boardwalk ideal to walk, run or cycle on.

The upmarket boutiques, restaurants and international schools of exclusive Marbella and Puerto Banus are around a 30 minute drive providing endless entertainment and a solid infrastructure for those looking to relocate.

Town Homes Location



Amenities : 5 min drive



Beach : 2 min drive



Golf : 5 min drive





The Costa del Sol

The beautiful southern Spanish coast is the only destination in Europe blessed with sunshine for up to 300 days every year. It has long been a holiday hotspot of the international jet set, and has continued to be popular with holiday-makers from around the world. The Costa del Sol tempts many a celebrity too and fosters a superb international outlook with people drawn to the balmy climate. With stunning beaches, water sports, nightlife, shopping, golf courses, upmarket resorts and a superb selection of properties, it is easy to see why people choose the Spanish lifestyle.



300 days of sun



+70 Golf courses



15 Marinas

Visualise state of the art contemporary architecture nestled amongst the stunning natural surroundings, overlooking the Mediterranean Sea, Gibraltar and Africa.

