

ORION
RIO REAL • MARBELLA



1M

ONE~MARBELLA
REAL ESTATE



ENVIRONMENT

1 A PRIVILEGED LOCATION IN MARBELLA

Residencial Orión is situated in a privileged location in **East Marbella, in the very heart of Río Real**, near the Old Town, the Cabane Beach Club and the Trocadero Arena. It is located next to La Cañada shopping centre and with all kinds of amenities nearby, your comfort is guaranteed.

The project is in a **unique natural environment with the tranquility of a residential area**, with excellent transport links and an exit directly onto the A-3 motorway. It also boasts proximity to all kinds of amenities: Shopping centres, leisure zones such as Windsurf Marbella and Kitesurf Marbella, in addition to medical centres like the Costa del Sol Hospital.

This exceptional enclave makes **Residencial Orión** the best option to live in Marbella.



RÍO REAL MARBELLA





PROJECT

$\frac{\circ}{4}$

2

ARCHITECTURE INTEGRATED INTO THE LANDSCAPE

Residencial Orión is characterised by an exquisite tiered design which is adapted to the land's natural topography to take advantage of the views of the surrounding natural scenery. Its **modern and innovative architecture** creates a harmonic ensemble equipped with countless commodities in the private areas as well as the public spaces.

Created with exclusivity, quality and elegance in mind, **Residencial Orión** is composed of **22 luxury apartments in a contemporary style with the highest quality finishes.**

It is an innovative architectural concept where **light, design and the careful distribution of spaces** are the identifiers of this unique development.





COMMUNAL AREAS

3

DESIGN AND QUALITY OF LIFE

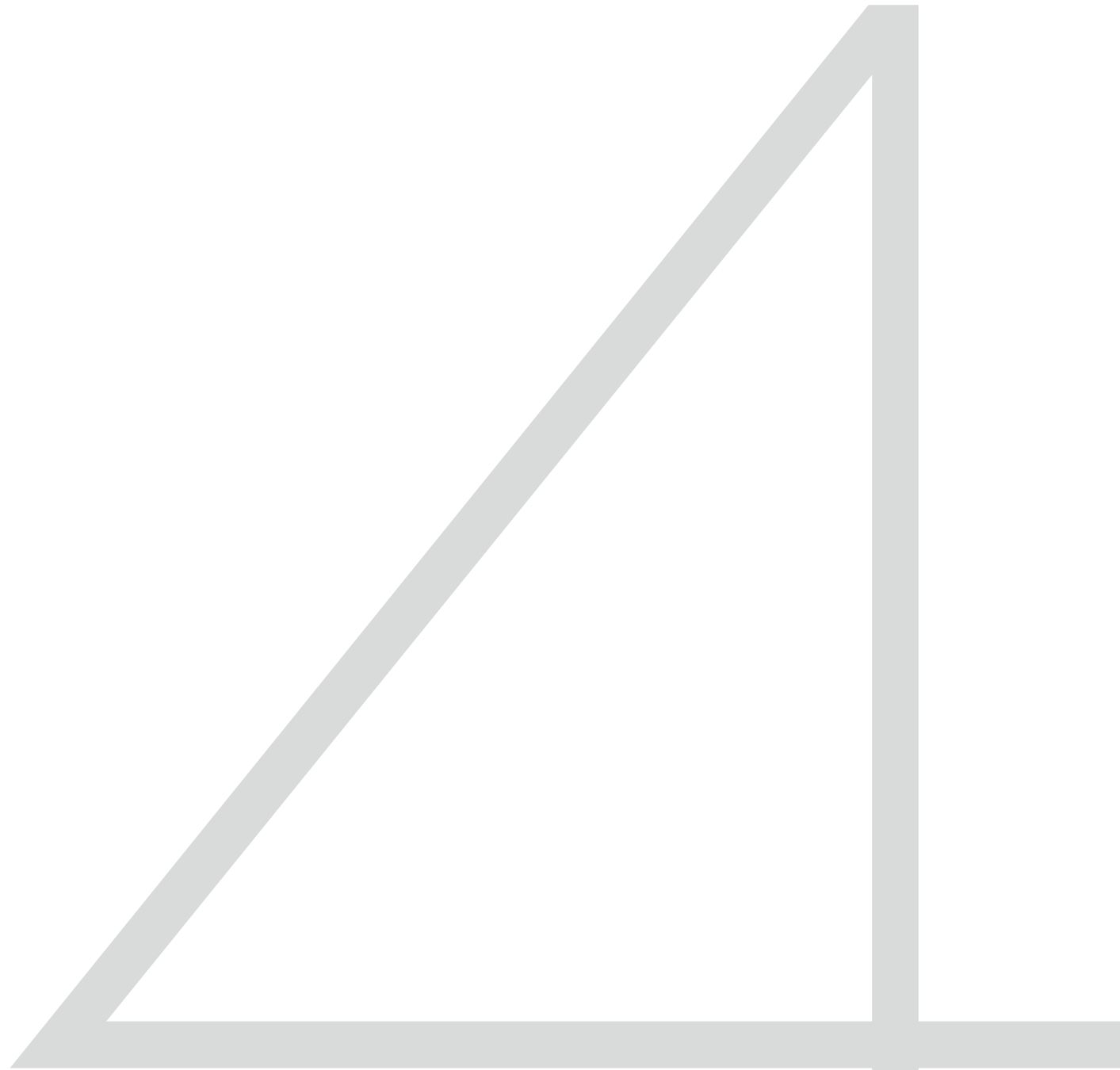
A home open to the outdoors and surrounded by nature, framed in an urbanization with an elegant and welcoming atmosphere.

It boasts impeccable **gardens** where you can enjoy the pure air of the south, a **climatized overflow swimming pool** with salt water chlorination and night illumination, completely equipped **gymnasium**, **laundry room** and pleasant **open-coworking terrace** on which you can work or disconnect.

All of these spaces are designed to achieve the necessary comfort and wellbeing of an exclusive residential development of the highest quality.







THE HOME

4

DISCOVER YOUR NEW HOME

Residencial Orión is composed of **exclusive apartments of 2 and 3 bedrooms**, with pleasant living spaces designed for enjoyment, incorporating maximum quality in each design and finish.

Each one of them has a **spacious living room and large windows** with direct access to the kitchen in many cases. The **terraces, present in all of the homes, are the true heroes** of the building, supporting the integration of the outdoors with the interior of each home, inviting you outside to enjoy the sun and the excellent climate in Marbella.

Each home also offers an **advanced home automation system** with many functions including home climate control from various mobile devices.

All of these elements make this development the perfect place to enjoy a unique lifestyle in one of the most exclusive enclaves of the Costa del Sol.









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