



ONE MARBELLA
LUXURY PROPERTY
www.one-marbella.com

PALO | ALTO

OJÉN • MARBELLA

NATURALLY
MODERN LIVING



Bask in the light, breathe in the mountain air, enjoy complete peace and tranquillity, at Palo Alto your ideal home awaits. Only minutes from buzzing Marbella, discover a unique, premium, gated residential community surrounded by natural beauty with breathtaking, protected views of the glistening Mediterranean Sea.

Contemporary, cutting-edge architecture, allowing for optimum natural light, Palo Alto blends modern aesthetics, comfort, luxury and superb amenities with the very best of Mother Nature.

Offering a mix of spacious apartments, penthouses and villas, Palo Alto will be built across 50 hectares of land, of which 20 are green areas and will feature low-density, light-enhancing buildings, sizeable plots and luxury leisure facilities within a secure,

private and exclusive urbanization. A perfect choice for families and professionals seeking an escape from the crowds but within quick and easy access to all that Marbella has to offer.

Welcome to Palo Alto Marbella – where nature and modern life are entwined.

Naturally Modern Living.

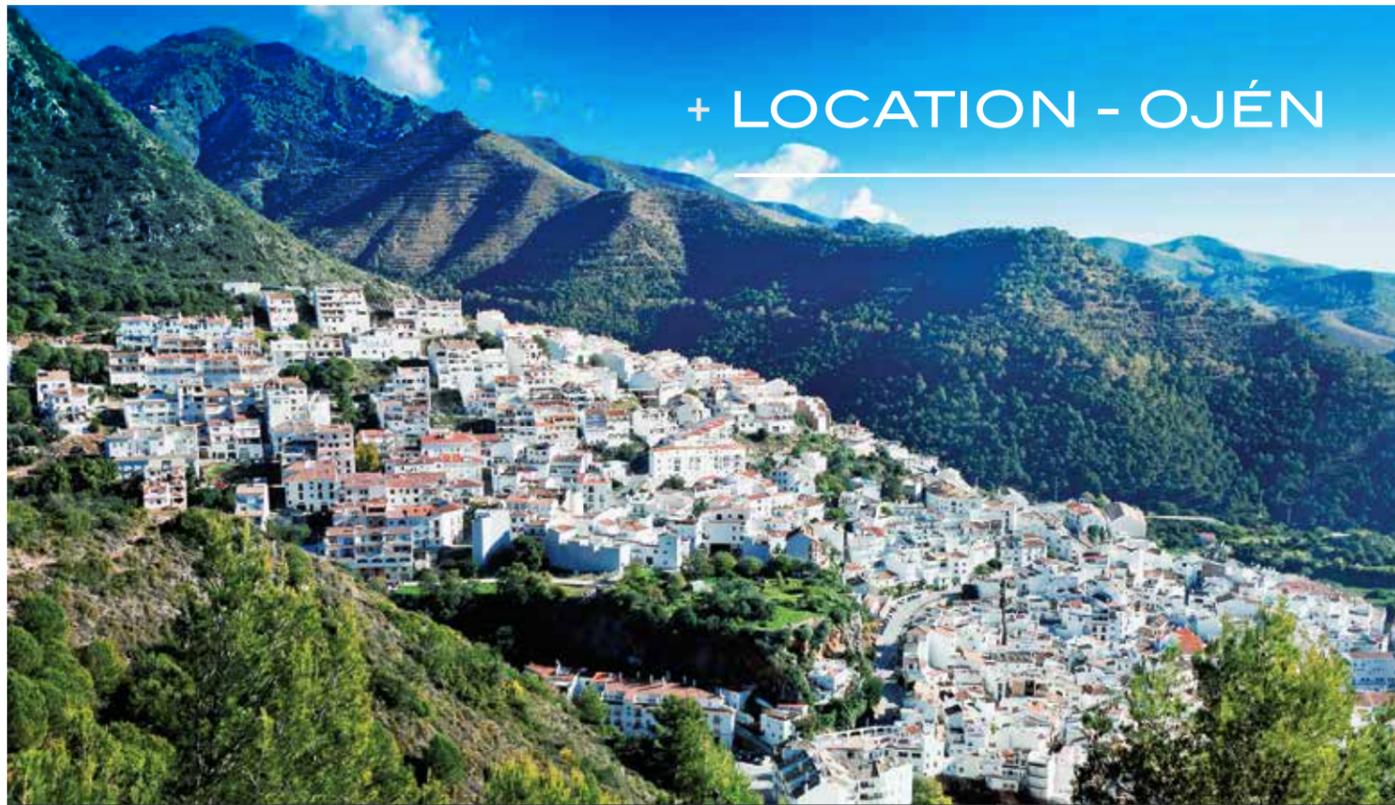
“ Where nature and modern life are intertwined ”

1M

ONE~MARBELLA
LUXURY REAL ESTATE

v1.0 10/16

+ LOCATION - OJÉN



Perched in one of the mountains above Marbella, lies the small, traditional, white Andalusian village of Ojén. Ojén retains the tradition of an unspoiled Andalusian village with affable townsfolk giving a warm welcome to visitors. Hiking and picnicking in the nearby Juanar area is a favourite weekend past-time for many Marbella residents. From Juanar, guided paths lead directly to "La Concha" mountain famous for its panoramic 360° view that stretches from Africa and Gibraltar to snow-capped Sierra Nevada in Granada.



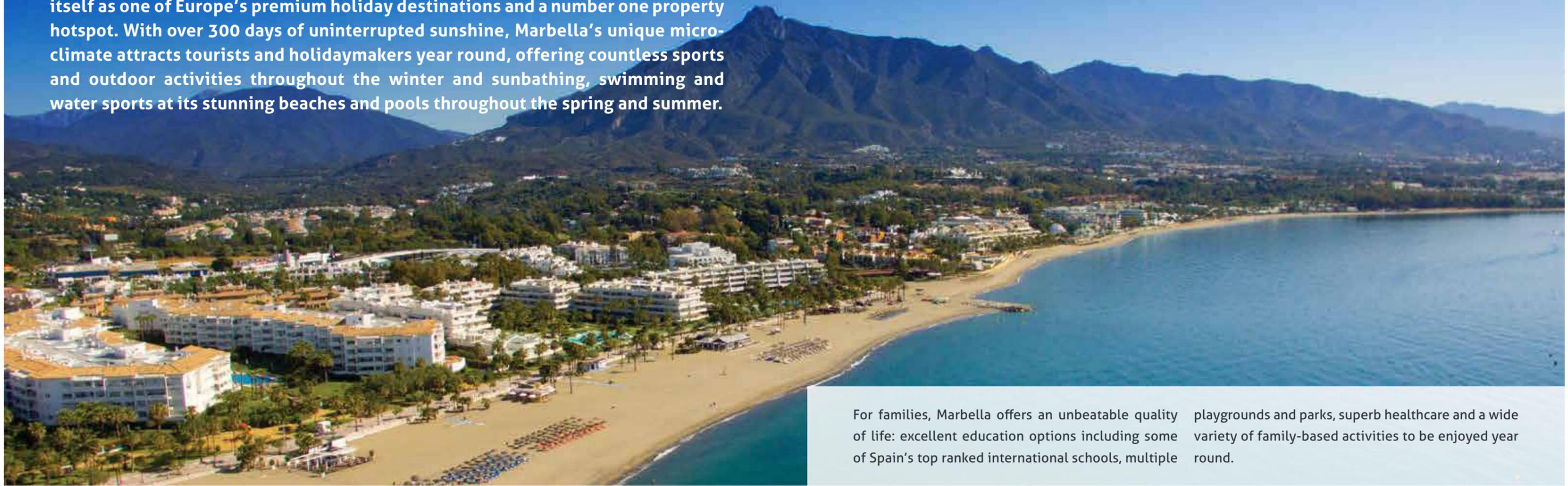
Palo Alto is the only urban development located in an outstanding enclave of protected forest with uninterrupted sea views. The surrounding mountains possess huge natural wealth with river creeks, dense populations of pine trees, cork trees, chestnut trees and the endemic "pinsapo" tree that can grow to 30 metres in height. Animals such as ibexes, deer, foxes, boars and birds of prey can be spotted in the wild, especially in the nearby Ojén Eco-Reserve.

Minutes away, but not visible from Palo Alto, is Andalusia's largest and most successful shopping centre, "La Cañada" and in the same interchange providing access to the shopping centre, you will find access to the motorway that takes you to Málaga airport in 30 minutes. Within a 10-minute drive radius you can reach Costa del Sol Hospital, Marbella's Old Town, Marbella Club Hotel and Marbella's many fabulous sandy beaches.



+ LOCATION - MARBELLA

Famous for its beauty, luxury and sun-drenched shores, Marbella has consolidated itself as one of Europe's premium holiday destinations and a number one property hotspot. With over 300 days of uninterrupted sunshine, Marbella's unique microclimate attracts tourists and holidaymakers year round, offering countless sports and outdoor activities throughout the winter and sunbathing, swimming and water sports at its stunning beaches and pools throughout the spring and summer.



For families, Marbella offers an unbeatable quality of life: excellent education options including some of Spain's top ranked international schools, multiple playgrounds and parks, superb healthcare and a wide variety of family-based activities to be enjoyed year round.

Marbella boasts an extensive array of world-class restaurants, bars and nightclubs, beachfront parties and boutique brand shopping juxtaposed by the charm, character and history of its picturesque Old Town. The seafront promenade winds endlessly along the shore of the azure Mediterranean Sea, providing

direct access from Marbella through to Puerto Banús. With wonderful views of the mountains behind Marbella and extraordinary sunsets across the ocean, the promenade is the perfect place for long, romantic evening walks, or early morning workouts and is one of Marbella's best features.



+ VISION - DESIGN ETHOS

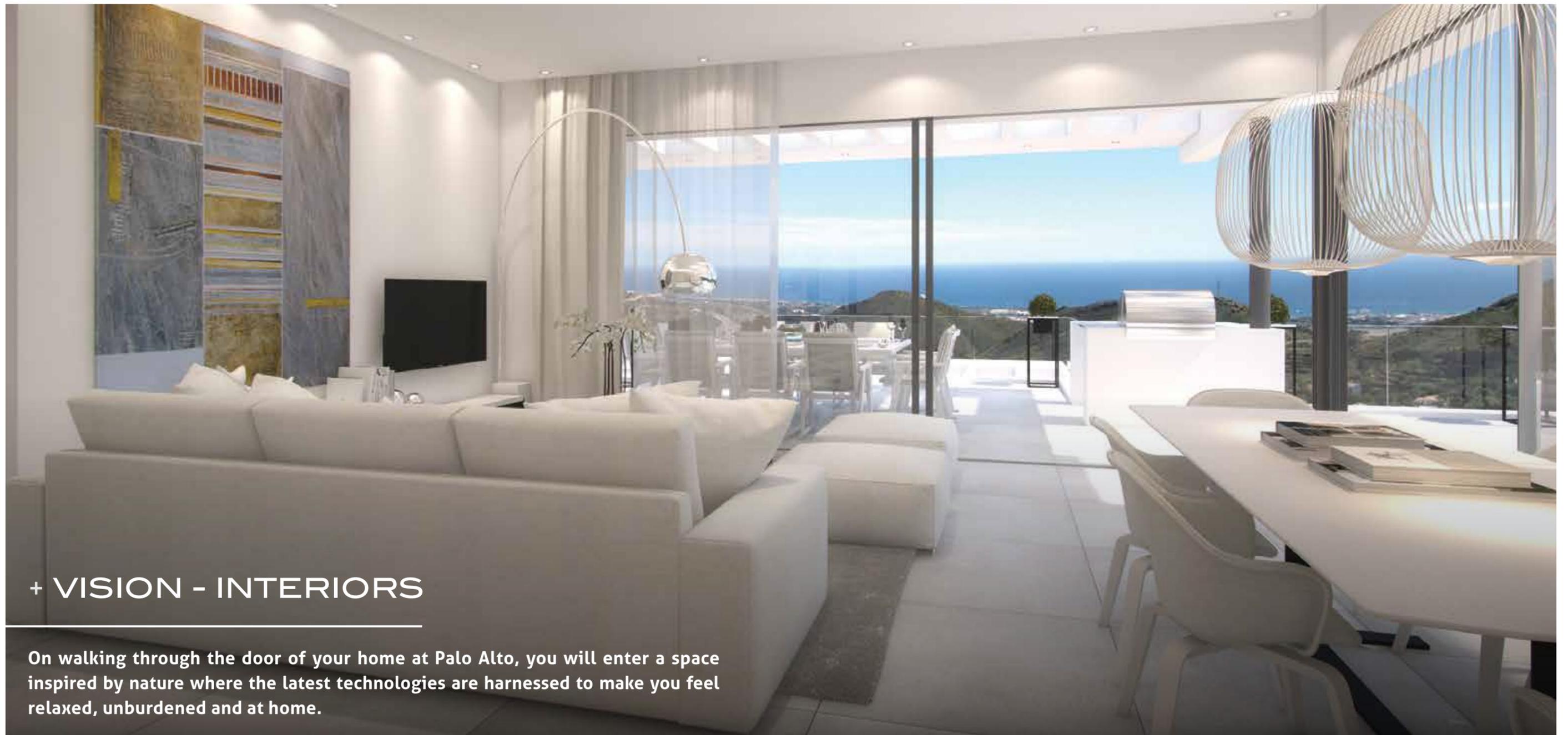
Light, privacy and space are innate aspects of the residences at Palo Alto, where prestigious architects Villarroel Torrico will unveil one of their most unique and inspiring projects. Following their philosophy of respecting nature and the human scale along with local traditions and customs, they will create modern homes that blend seamlessly with the natural, rural surroundings.



Energy efficiency is also key and every consideration has been taken to reduce consumption to a minimum. The size, prime location, luxury finishes and fittings and the design will set new standards in property development in Marbella.



"Naturally Modern Living" is a concept entwining nature with modern convenience: clean, modern architecture; ample interior spaces; the endless sky; the vast horizons and light sharply contrasted with the orchards, fields and picturesque Andalusian villages traditionally associated with the area.



+ VISION - INTERIORS

On walking through the door of your home at Palo Alto, you will enter a space inspired by nature where the latest technologies are harnessed to make you feel relaxed, unburdened and at home.

Entertain guests or your own family in an open-plan dining room, revel in the touch of luxury and experience the sheer bliss of moving through a home that is bathed in natural light. Relax on your spacious terrace in your own private plunge pool or jacuzzi,

marvel at a sunset melting into the horizon across the Mediterranean Sea, or enjoy an al-fresco breakfast on a glorious sunny morning while serenaded by birdsong.

With luxurious features and fittings, Palo Alto offers standards that are one step above the rest. Every home will be provided with high quality floorings, LED lighting specifically chosen to create a warm aura, state-of-the-art climate control, a fully-fitted

kitchen, bathrooms, carpentry and fully-insulated UV protection windows. In addition to the basic selection, at Palo Alto you will be offered a choice of customizable extras and upgrades via our designated interior design specialist.



+ AMENITIES



Health Club

Palo Alto will feature an elegant yet functional health club ideal for exercising, working and socializing. With a state-of-the-art gym, fitness studio and indoor pool on your doorstep, you will never have an excuse not to work out. Enjoy time unwinding in the spa, sauna and steam room or escape from the distractions at home while working from the business centre. And if you have children, they can have fun in our Kids Club.

Pools

Relax back on a sun lounger, swim to your heart's content or splash in the water with your family, with two large pools and two children's pools you will be spoilt for choice. Palo Alto will also feature a heated lap pool, providing you with the luxury of enjoying outdoor swimming throughout the winter months.



Concierge service

Be prepared for unexpected events with the Palo Alto pay-as-you-go concierge service. Private chef booking, car cleaning, grocery stocking, cleaning and laundry will be some of the services offered to help you manage daily life and prepare in advance for returning home.

Security

Your security is our concern therefore rest assured that whether at home or away, your property and family will be protected. The main entrance to Palo Alto will provide 24-hour security and each separate unit will have restricted entrance via the use of a security token.

+ AMENITIES



Gardens

The air is fresh, crisp, clean and faintly scented with rosemary and alyssum. Wild gorse bushes that bloom twice a year are scattered around Palo Alto, colouring the hills with their bright, golden gown.

Mirroring the beautiful, natural surroundings of the development, the gardens of Palo Alto will be designed to envelope the development in lush, scented, evergreen flowering plants and trees. Cascading vegetation and grassy areas will mould to the natural, sloping landscape, accentuating the feeling of being embraced by the mountains all around. A haven for birds, the gardens will reverberate with the sound of early morning and evening song.

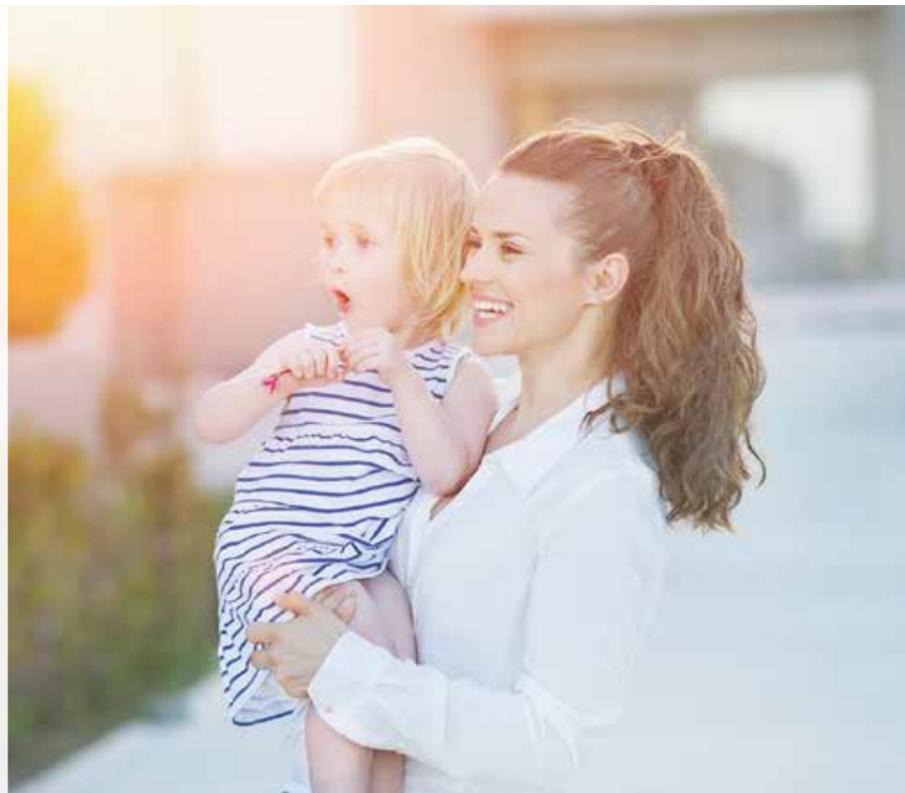
Meander along the windy paths entwining one garden into the next and feel at one with nature.

Business centre

Located in the Palo Alto health club, with Wi-Fi, cafeteria and comfortable, uncluttered working spaces, the business centre will provide an alternative space for working "at home".

Onsite rental management

Whether seasonal or long-term, if you intend on renting your property, our onsite rental management company will cater for your every need. Services will include marketing and promoting your property along with general maintenance and upkeep.



Disclaimer: the developer reserves the right to change the planned amenities at any given time.



Palo Alto will be developed across 50 hectares of land that stretch from the north entrance of the Ojén road to the southern tip touching Rio Real and protected forestry. It will be developed in successive phases, the first consisting of 75 beautiful, luxury apartments. Phase 1 has been devised as 9 separate buildings each with its own distribution and identity.

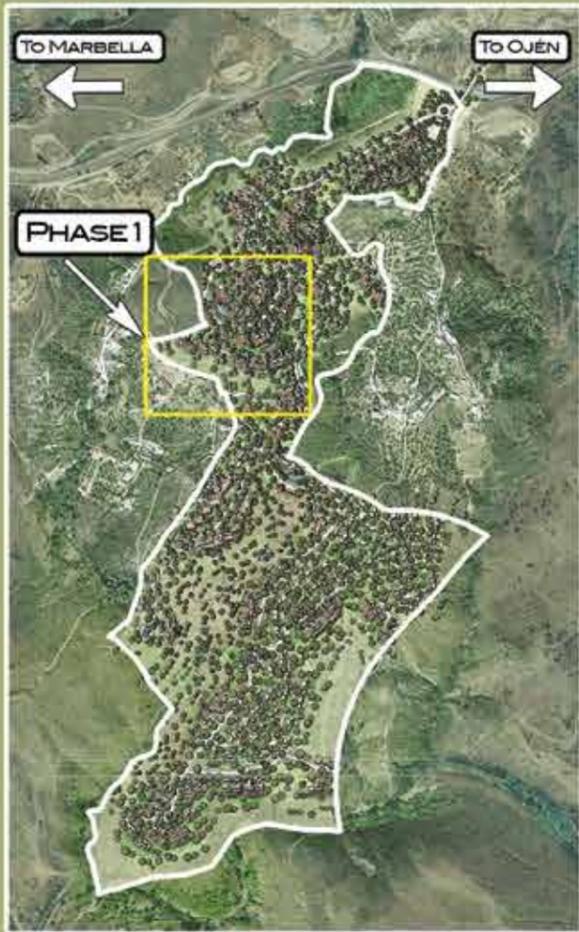


+ RESIDENCES



Boasting incredible, uninterrupted views, expansive outdoor terrace space with an optional private plunge pool or jacuzzi available for selected units. Please enquire for further details.





BUILDING TYPE 1



BUILDING TYPE 2



THIS PHASE 1 MASTER PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE.



+ MASTERPLAN

+ COLLABORATORS



ROUND HILL CAPITAL

Founded in 2002, Round Hill Capital is a leading global real estate investment firm with a proven track record of acquiring and developing high quality residential accommodation. Round Hill has invested over €6.0bn of capital in European real estate assets and has acquired/developed over 100,000 residential apartments across Europe. Round Hill is currently one of the largest foreign private landlords in the Netherlands and CEE region, and in addition owns and operates one of Europe's fastest growing and leading student housing companies called Nido Student Living.

Palo Alto is a highly important development in Spain for Round Hill Capital who will continue to invest long term in the Costa del Sol region.



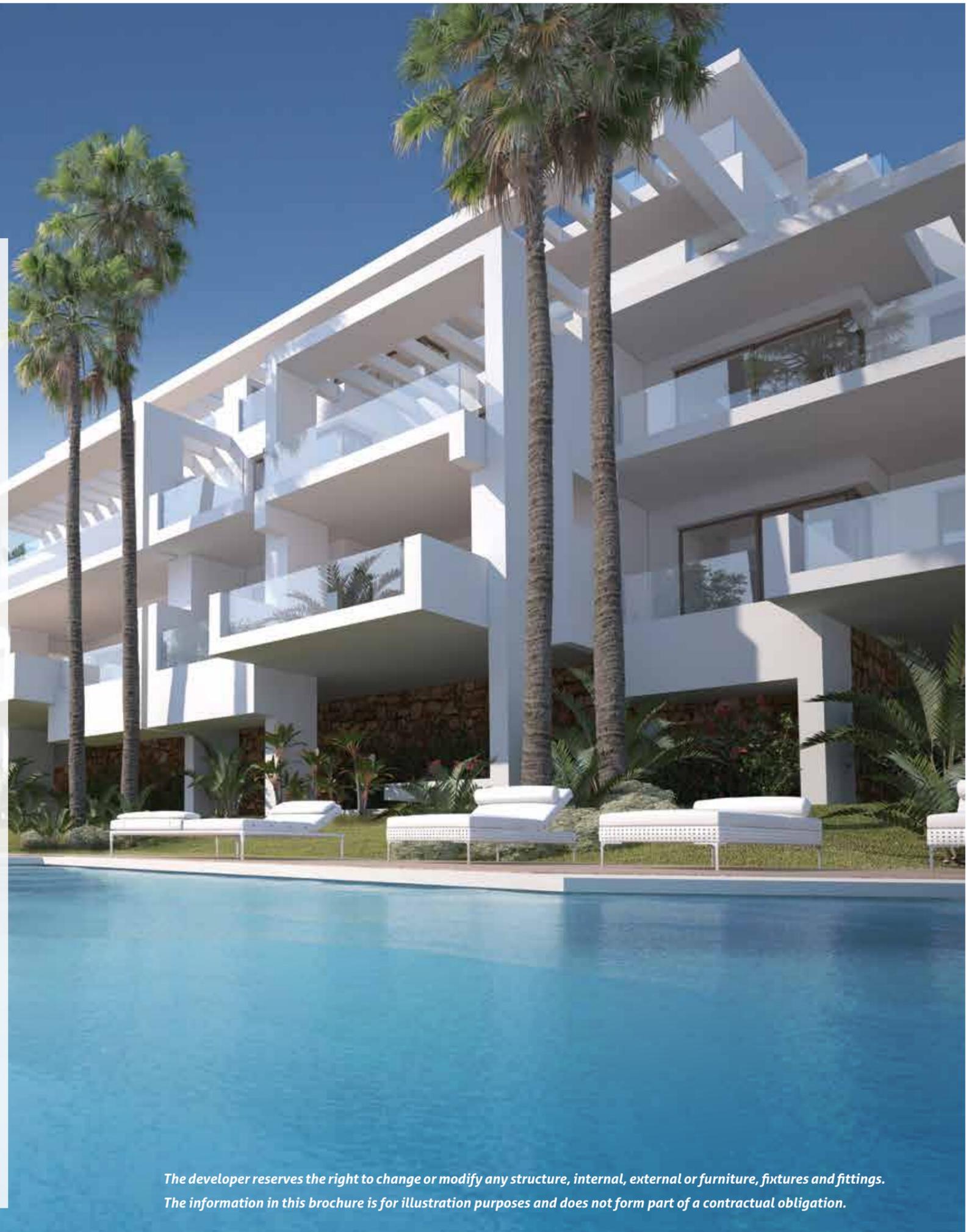
GUNNI & TRENTINO

With over 40 years' experience designing and decorating luxury homes, Gunni & Trentino is Spain's leading interior design firm and will be on hand to assist you with all that you require for finishing and furnishing your home. They work with the best products, materials and brands to ensure a durable outcome and to help create unique interiors of the highest quality. Gunni &

VILLARROEL TORRICO

• ARCHITECTURE • PLANNING • LANDSCAPE DESIGN •

Villarroel Torrico is an award winning, prestigious, international architectural firm with an impressive portfolio boasting 40 years of design excellence. Combining sophistication, technological rationality and 21st century architecture with the vernacular traditions and origins of the Mediterranean region, their clients include Ritz-Carlton, Kempinski, Sheraton, Marbella Club and Puente Romano Hotels. Furthermore, some of the most prestigious residential communities in Marbella such as Marina de Puente Romano, Alhambra del Mar and Mansion Club were designed by Villarroel Torrico. The philosophy of the firm derives from a profound respect for nature and the human scale along with local traditions and customs. The firm specializes in the design of residential communities, hotels, marinas and ports and golf and polo resorts worldwide.



*The developer reserves the right to change or modify any structure, internal, external or furniture, fixtures and fittings.
The information in this brochure is for illustration purposes and does not form part of a contractual obligation.*