



ONE~MARBELLA

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LUXURY REAL ESTATE

Unique Boutique Development  
in Marbella

**Phase 1**

*FLOOR PLANS BY TYPES*





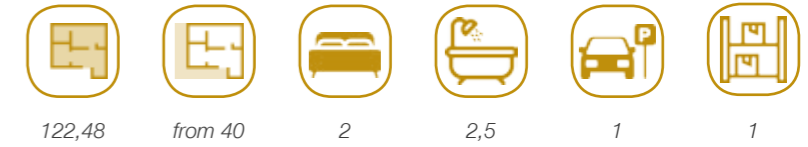
MASTER PLAN





Phase 01

# Type 2 Bedroom Apartment



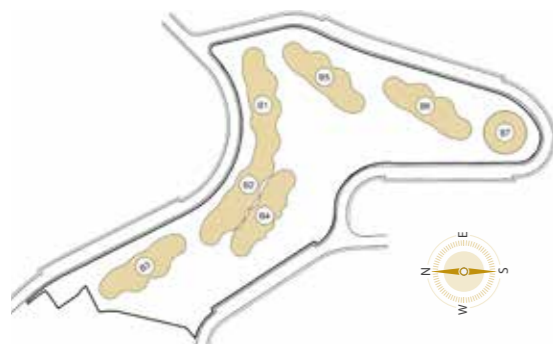
## Usable area

Hall	2,35 m <sup>2</sup>
Open plan lounge	41,26 m <sup>2</sup>
Hallway	4,03 m <sup>2</sup>
Guest Toilet	2,03 m <sup>2</sup>
Laundry	2,35 m <sup>2</sup>
Bedroom I	22,58 m <sup>2</sup>
Dressing room I	3,12 m <sup>2</sup>
Bathroom I	5,93 m <sup>2</sup>
Bedroom II	15,94 m <sup>2</sup>
Bathroom II	3,96 m <sup>2</sup>

## Total areas

Indoor constructed area: 122,48 m<sup>2</sup> / Indoor usable area: 103,55 m<sup>2</sup>  
 Terrace area: from 40,25 m<sup>2</sup>  
 Private garden\* (available in some units)

## Site Plan



This document is for information only. The areas and measurements shown are approximate and may be modified for technical reasons and/or administrative issues.  
 All furniture shown is for illustrative purposes.  
 \*Communal area with private use for the property.

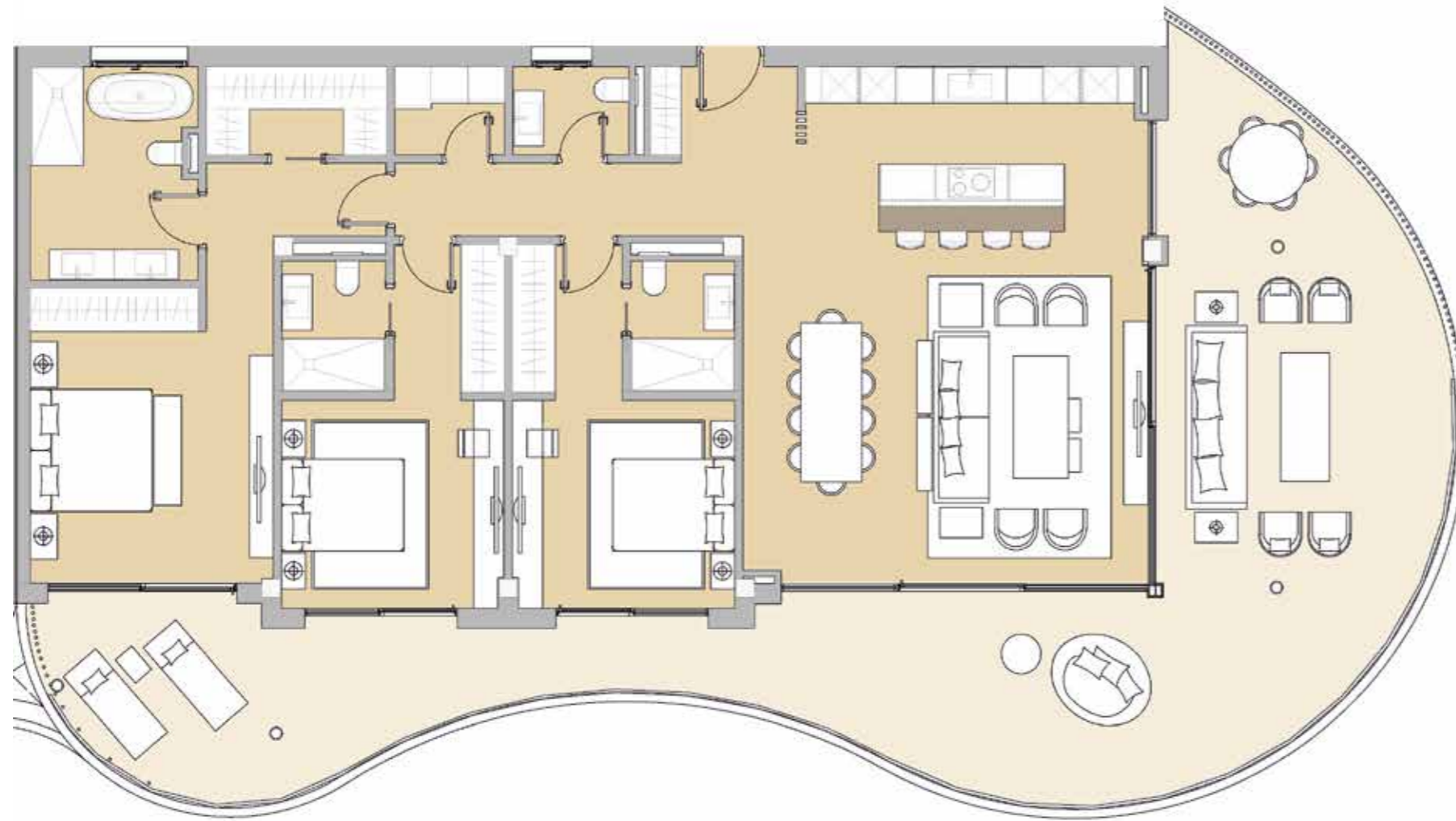


**ONE~MARBELLA**  
LUXURY REAL ESTATE

Type  
**3 Bedroom Apartment**



**Phase 01**



**Usable area**

Hall	6,01 m <sup>2</sup>
Open plan lounge	53,03 m <sup>2</sup>
Hallway	5,62 m <sup>2</sup>
Guest Toilet	2,76 m <sup>2</sup>
Laundry	2,61 m <sup>2</sup>
Bedroom I	23,58 m <sup>2</sup>
Dressing room I	4,27 m <sup>2</sup>
Bathroom I	9,34 m <sup>2</sup>
Bedroom II	16,86 m <sup>2</sup>
Bathroom II	3,59 m <sup>2</sup>
Bedroom III	16,86 m <sup>2</sup>
Bathroom III	3,59 m <sup>2</sup>

**Site Plan**



**Total areas**

Indoor constructed area: 174,41 m<sup>2</sup> / Indoor usable area: 148,79 m<sup>2</sup>  
Terrace area: from 43 m<sup>2</sup>

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**ONE~MARBELLA**  
LUXURY REAL ESTATE

**Type**  
**3 Bedroom Grand Apartment**

242,28  
 from 86  
 3  
 3,5  
 2  
 1

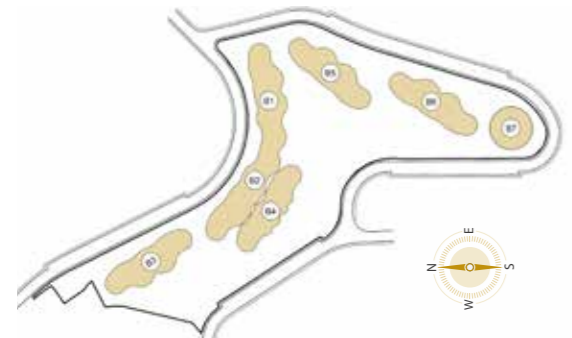
**Phase 01**

**Usable area**



Hall	7,32 m <sup>2</sup>
Open plan lounge	71,11 m <sup>2</sup>
Hallway	6,36 m <sup>2</sup>
Guest Toilet	2,83 m <sup>2</sup>
Laundry	2,61 m <sup>2</sup>
Office	16,90 m <sup>2</sup>
Bedroom I	26,91 m <sup>2</sup>
Dressing room I	6,06 m <sup>2</sup>
Bathroom I	9,79 m <sup>2</sup>
Bedroom II	17,98 m <sup>2</sup>
Dressing room II	9,75 m <sup>2</sup>
Bathroom II	10,00 m <sup>2</sup>
Bedroom III	16,83 m <sup>2</sup>
Bathroom III	4,56 m <sup>2</sup>

**Site Plan**



**Total areas**

Indoor constructed area: 242,28 m<sup>2</sup> / Indoor usable area: 209,01 m<sup>2</sup>  
Terrace area: from 86 m<sup>2</sup>

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1M

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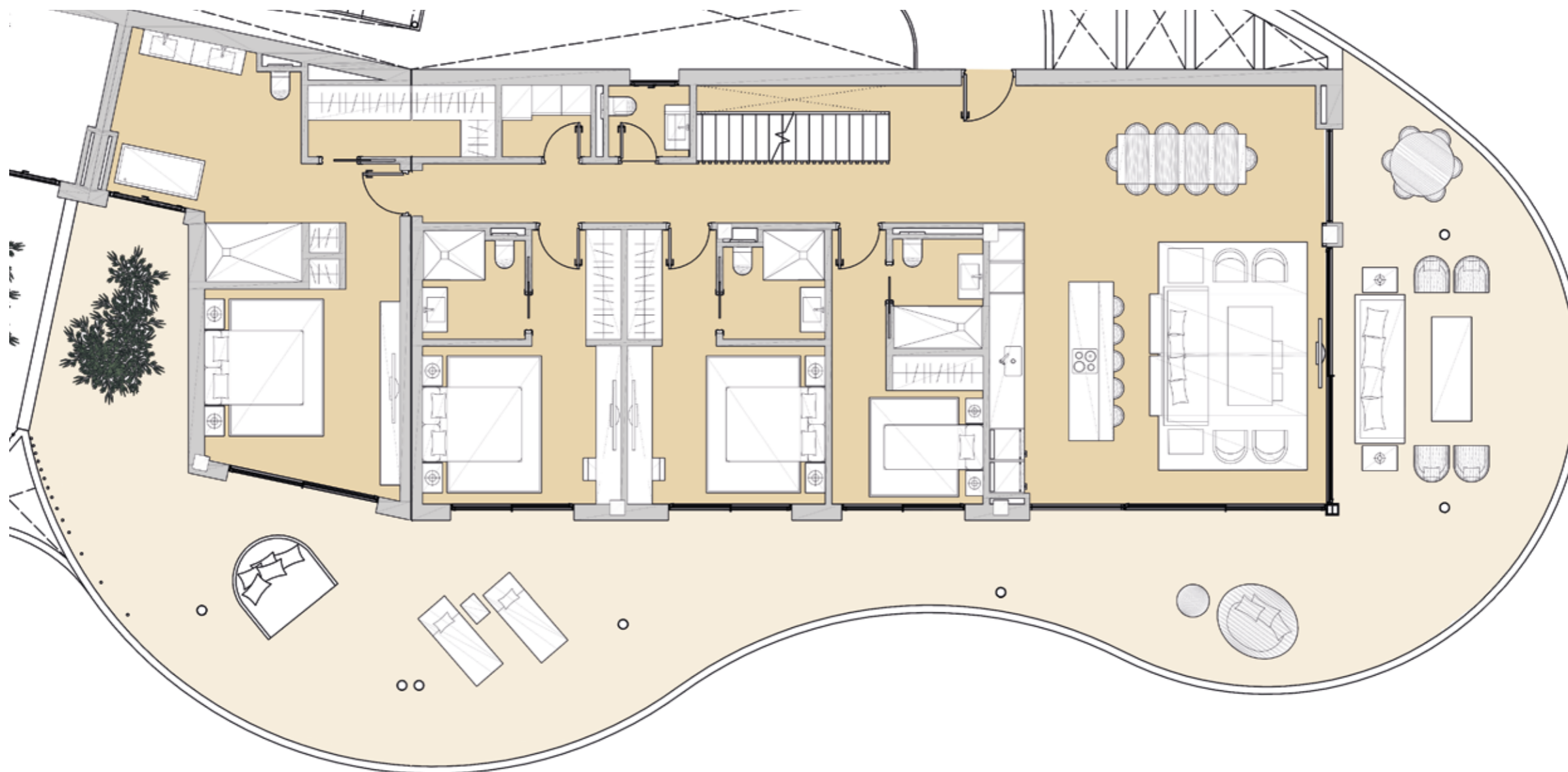
LUXURY REAL ESTATE

## Type

### 4 Bedroom Penthouse



### Phase 01



### Site Plan



### Total areas

Indoor constructed area: 218,79 m<sup>2</sup> / Indoor usable area: 185,38 m<sup>2</sup>  
Terrace area: from 153 m<sup>2</sup>  
Roof terrace: from 127 m<sup>2</sup>

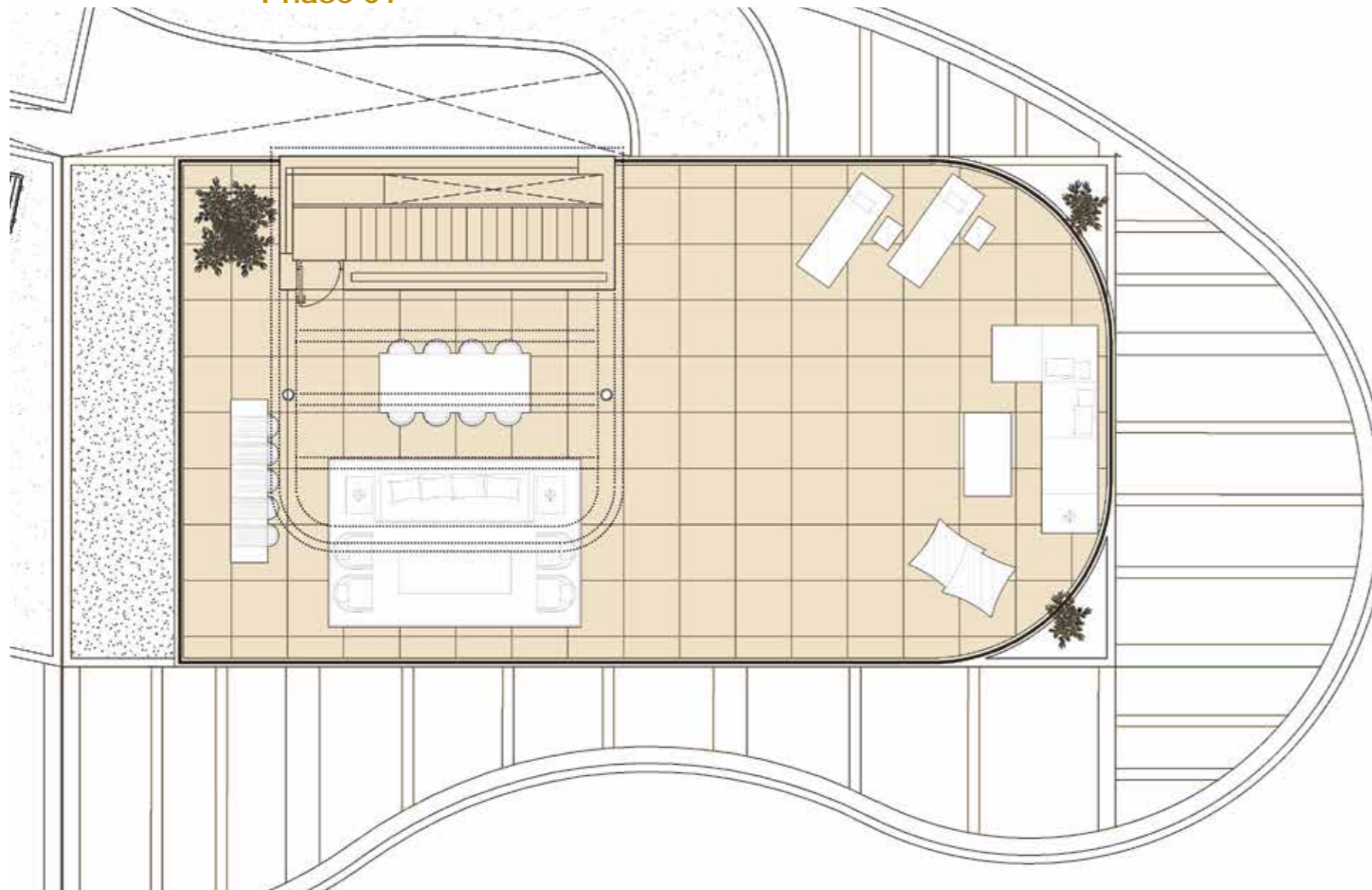
1M

ONE~MARBELLA  
LUXURY REAL ESTATE

Type  
**4 Bedroom Penthouse**  
*Roof terrace*



Phase 01



Usable area

Hall	13,24 m <sup>2</sup>
Open plan lounge	51,48 m <sup>2</sup>
Hallway	11,51 m <sup>2</sup>
Stairs	5,54 m <sup>2</sup>
Guest Toilet	2,39 m <sup>2</sup>
Laundry	2,61 m <sup>2</sup>
Bedroom I	18,44 m <sup>2</sup>
Dressing room I	5,50 m <sup>2</sup>
Bathroom I	16,23 m <sup>2</sup>
Bedroom II	16,94 m <sup>2</sup>
Bathroom II	4,39 m <sup>2</sup>
Bedroom III	16,94 m <sup>2</sup>
Bathroom III	4,28 m <sup>2</sup>
Bedroom IV	11,88 m <sup>2</sup>
Bathroom IV	4,01 m <sup>2</sup>

Site Plan



Total areas

Indoor constructed area: 218,79 m<sup>2</sup> / Indoor usable area: 185,38 m<sup>2</sup>  
Terrace area: from 153 m<sup>2</sup>  
Roof terrace: from 127 m<sup>2</sup>





# ONE~MARBELLA

LUXURY REAL ESTATE

## Type

### 4 Bedroom Grand Penthouse



286,87



from 317



4



4,5



2



1

### Phase 01



### Site Plan



### Total area

Indoor constructed area: 286,87 m<sup>2</sup> / Indoor usable area: 244,90 m<sup>2</sup>  
Terrace area: from 144 m<sup>2</sup>  
Roof terrace: from 173,50 m<sup>2</sup>



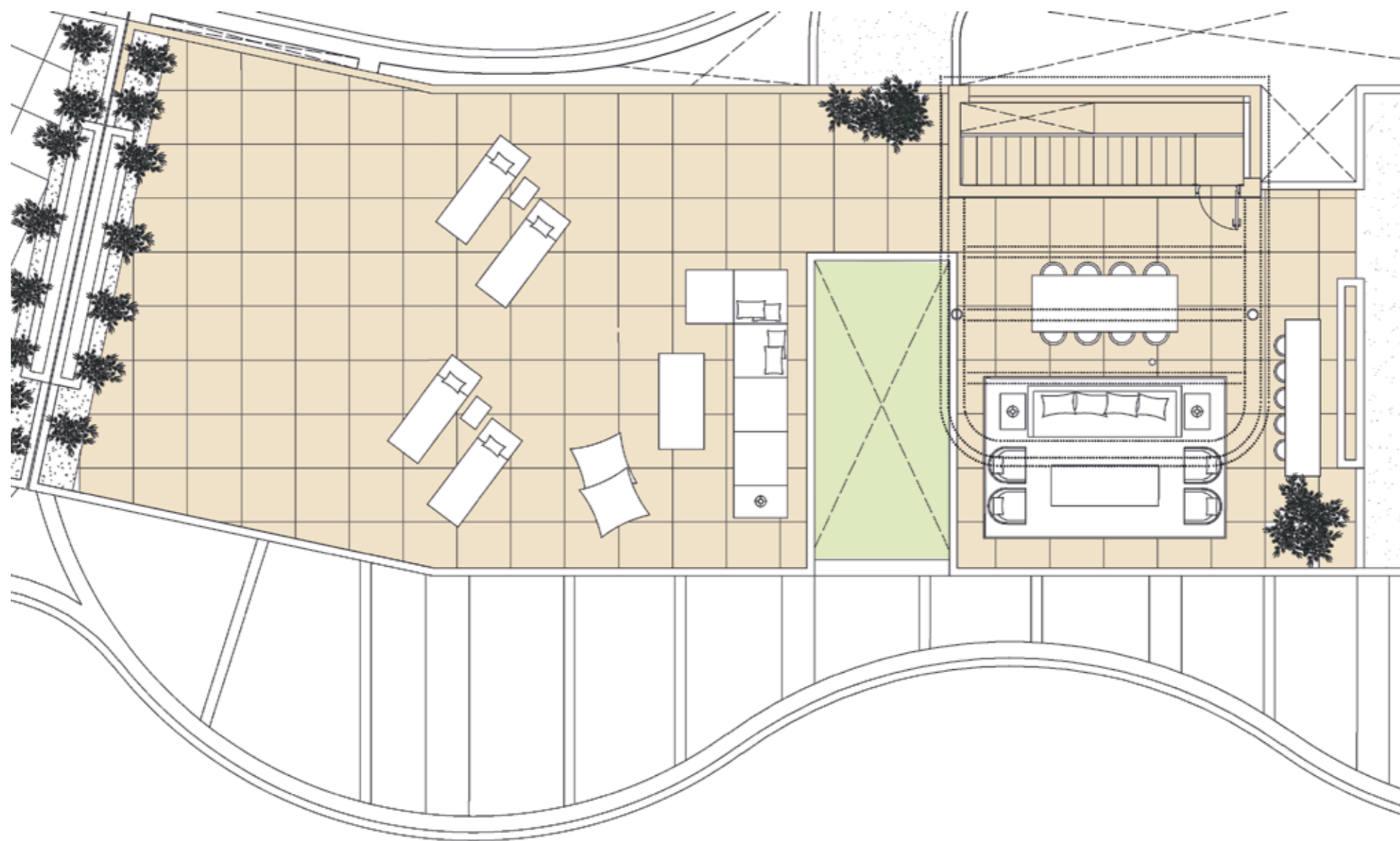


**ONE~MARBELLA**  
LUXURY REAL ESTATE

**Type**  
**4 Bedroom Grand Penthouse**  
*Roof terrace*



**Phase 01**



**Usable area**

Hall	8,75 m <sup>2</sup>
Open plan lounge	71,11 m <sup>2</sup>
Hallway	12,24 m <sup>2</sup>
Stairs	5,22 m <sup>2</sup>
Guest Toilet	3,53 m <sup>2</sup>
Laundry	3,12 m <sup>2</sup>
Office	14,40 m <sup>2</sup>
Bedroom I	23,00 m <sup>2</sup>
Dressing room I	4,56 m <sup>2</sup>
Bathroom I	19,39 m <sup>2</sup>
Bedroom II	17,98 m <sup>2</sup>
Dressing room II	9,75 m <sup>2</sup>
Bathroom II	10,00 m <sup>2</sup>
Bedroom III	16,90 m <sup>2</sup>
Bathroom III	4,14 m <sup>2</sup>
Bedroom IV	16,63 m <sup>2</sup>
Bathroom IV	4,18 m <sup>2</sup>

**Site Plan**



**Total area**

Indoor constructed area: 286,87 m<sup>2</sup> / Indoor usable area: 244,90 m<sup>2</sup>  
Terrace area: from 144 m<sup>2</sup>  
Roof terrace: from 173,50 m<sup>2</sup>

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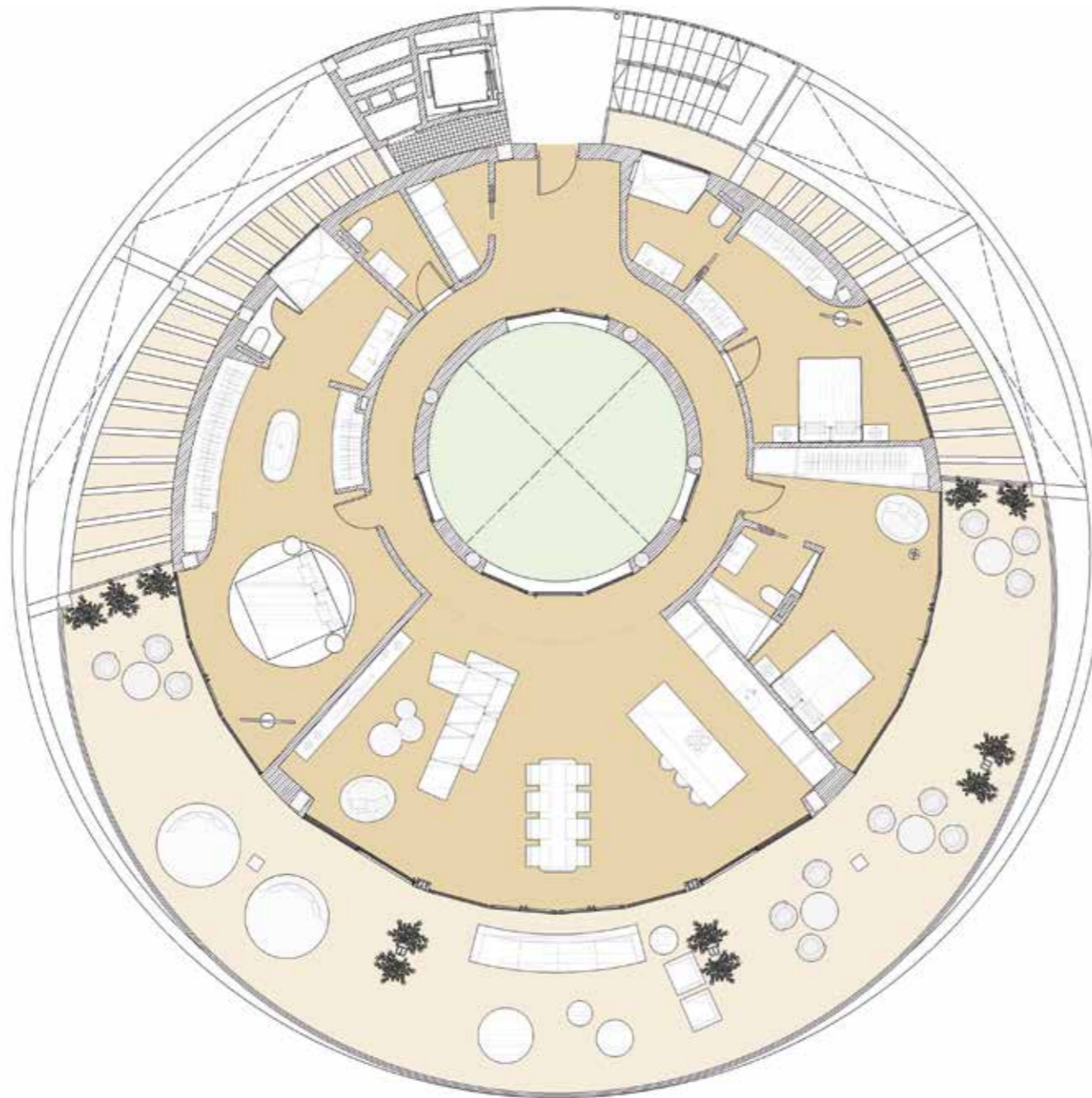


**ONE~MARBELLA**  
LUXURY REAL ESTATE

**Type**  
**3 Bedroom Special Apartment**



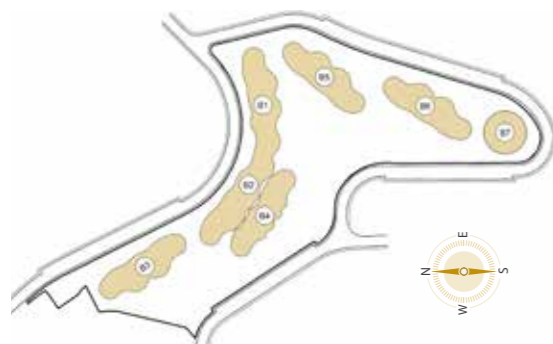
**Phase 01**



**Usable area**

Hall	7,75 m <sup>2</sup>
Hallway	29,77 m <sup>2</sup>
Guest Toilet	3,79 m <sup>2</sup>
Laundry	3,50 m <sup>2</sup>
Open plan lounge	66,60 m <sup>2</sup>
Bedroom I	22,73 m <sup>2</sup>
Dressing room I	12,75 m <sup>2</sup>
Bathroom I	9,33 m <sup>2</sup>
Bedroom II	23,51 m <sup>2</sup>
Bathroom II	4,55 m <sup>2</sup>
Bedroom III	12,51 m <sup>2</sup>
Dressing room III	5,79 m <sup>2</sup>
Bathroom III	5,37 m <sup>2</sup>

**Site Plan**



**Total areas**

Indoor constructed area: 233,54 m<sup>2</sup> / Indoor usable area: 207,95 m<sup>2</sup>  
Terrace area: from 131 m<sup>2</sup>

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