



M A R B E L L A

INVESTMENT PROPERTIES

Sira
HOMES

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01

The project





A natural
eden



Welcome to this **Luxury Residences in Elviria**, a residential paradise of contemporary architecture.

An unrepeatable project in a unique natural environment, with 21 luxurious residences, which are divided among 7 independent buildings.

Spacious homes of 2 and 3 bedrooms, with a minimum surface of 119 m², finished to the highest standards. All units boast a private outdoor pool and ample terraces.



2 & 3 bedrooms



Private gardens



119 m² — 211 m²



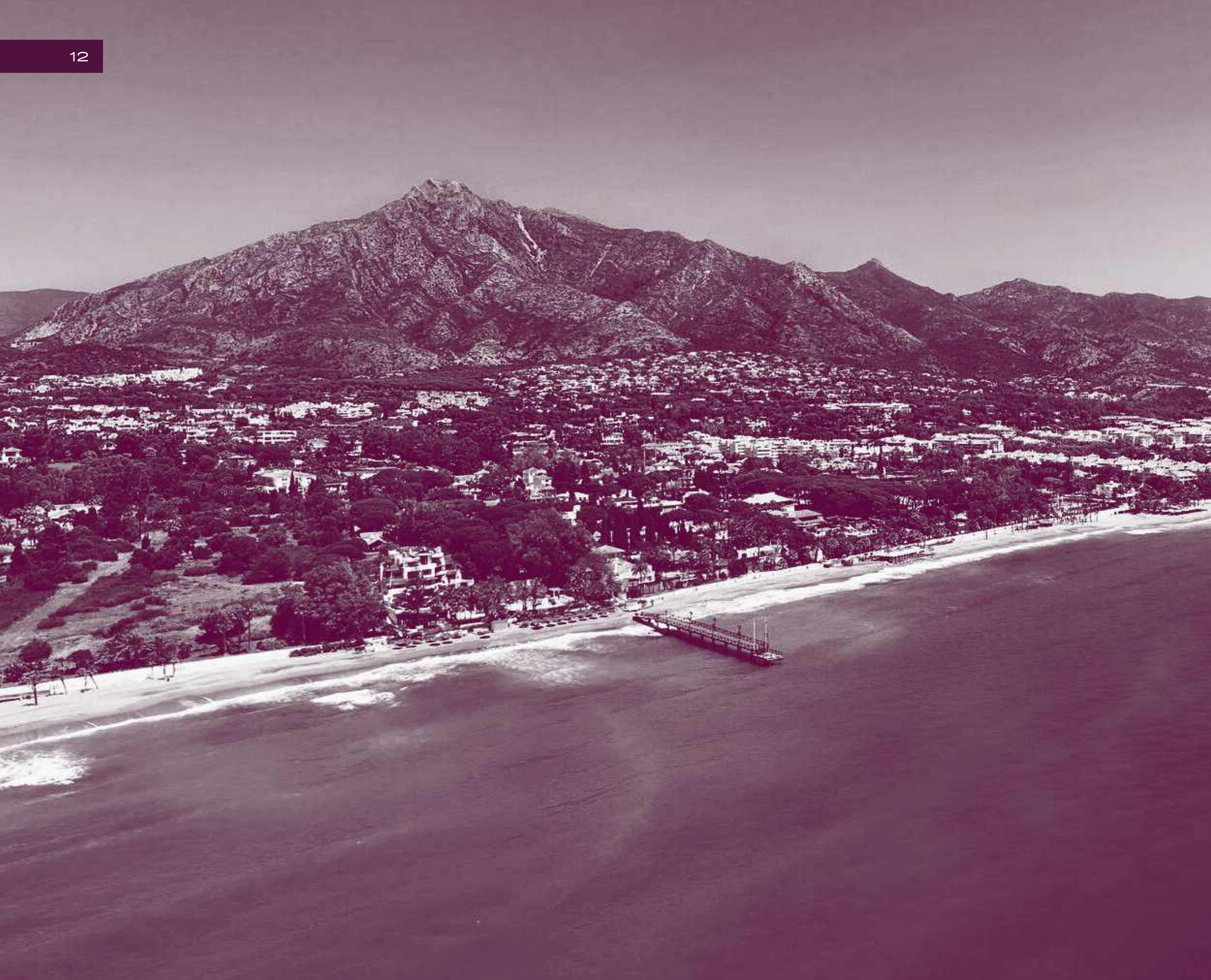
Solarium at rooftops



High qualities



Private pools



02

Location

This Luxury Residence is located in Elviria, an exclusive suburb in Marbella East that stands out for its stunning properties and natural environment.

In the surroundings of This Luxury Residence you will find the Costa del Sol Public Hospital, numerous private clinics, world-renowned educational institutions and a first-class commercial offer.

GOLF CLUBS

- 5" Cabopino Golf
- 10" Santa Maria Golf Club
- 12" Santa Clara Golf
- 15" Rio Real Golf

CONNECTIONS

- 45" Malaga Train Station
- 40" Malaga Intl. Airport
- 60" Gibraltar Intl. Airport



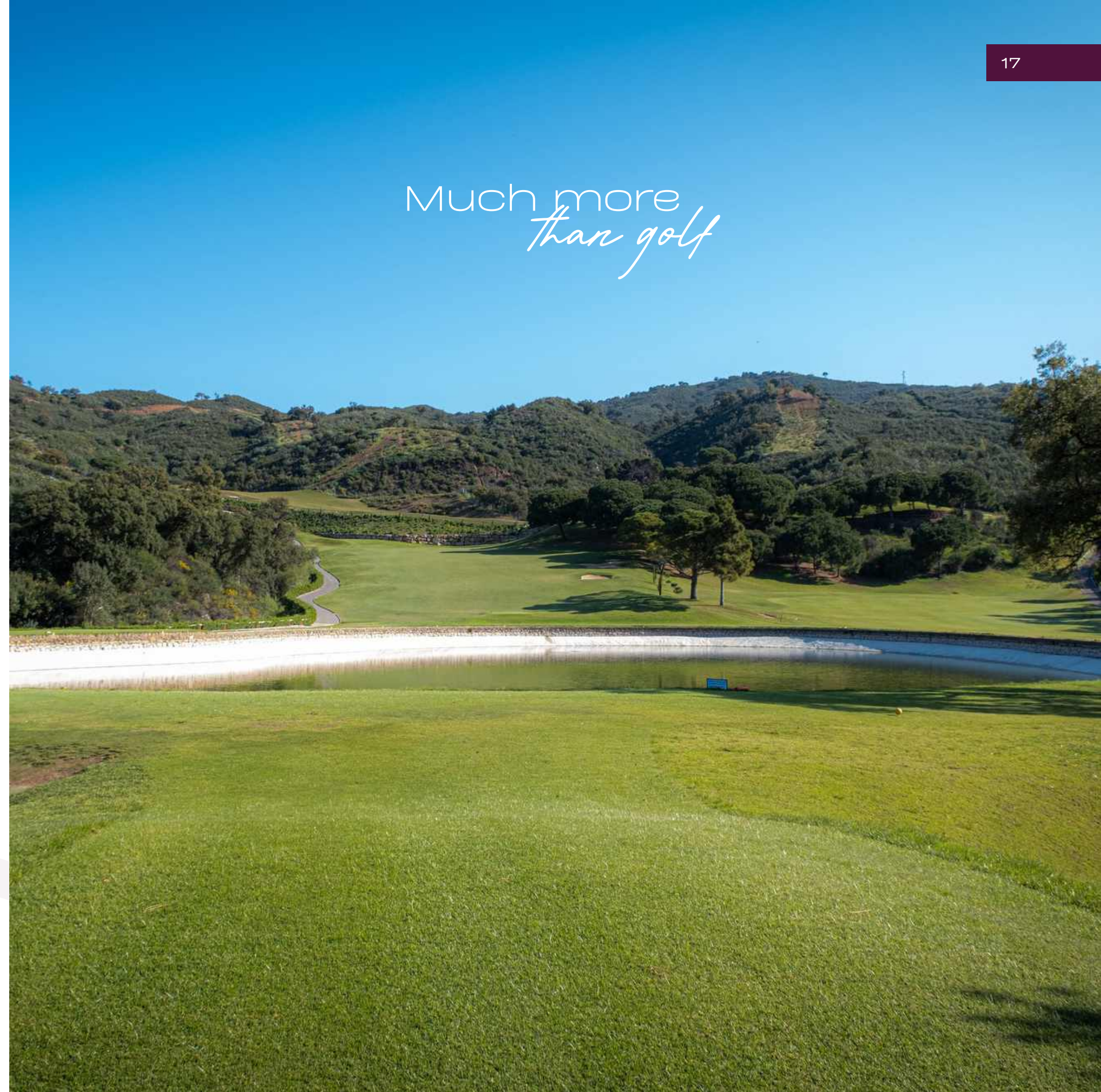
GOLF PASSION

The Costa del Sol is the ultimate destination for golf enthusiasts, a true paradise. With a wide variety of courses to cater to players of all skill levels, this region is truly exceptional for golf lovers.

Very close to This Luxury Residence you will find some of the most famous courses on the Costa del Sol: Cabopino, Santa Maria Golf & Country Club, Santa Clara and Rio Real Golf.

Santa Maria Golf Club ➤

Much more
than golf

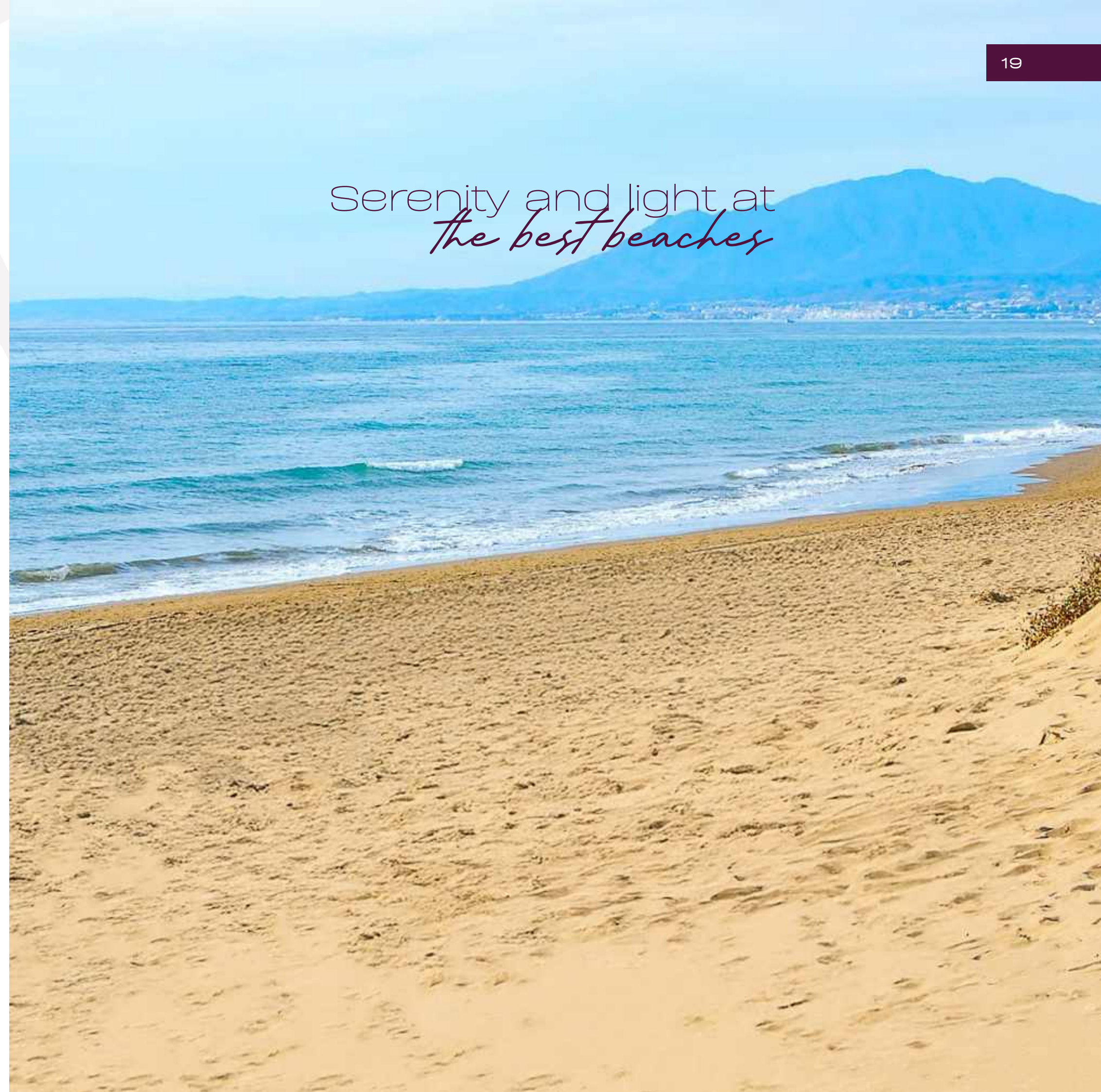


THE SEA AT YOUR FEET

Elviria is a unique enclave on the Costa del Sol, characterized by a calm sea surrounded by majestic pinewoods and lush Mediterranean forests that invite relaxation and a connection with nature.

This privileged location features some of the most beautiful and peaceful beaches in Marbella, such as Playa del Real de Zaragoza, known for its golden sand and crystal-clear waters, or the charming Playa de la Vibora, ideal for enjoying walks by the sea and unforgettable sunsets. A coastal paradise where natural beauty and luxury are perfectly intertwined.

Serenity and light at
the best beaches





ESSENCE OF MARBELLA

Discover the true essence of Marbella while you wander through the charming streets of the old town. Stroll along its picturesque, white-washed streets, and enjoy the wonderful surroundings and the variety of local shops.

AN EXCLUSIVE DESTINATION

Immerse yourself in the best of fashion and shopping in one of the most sought-after destinations in Spain: Puerto Banus and the Golden Mile are waiting to surprise you with their wide range of luxury experiences.

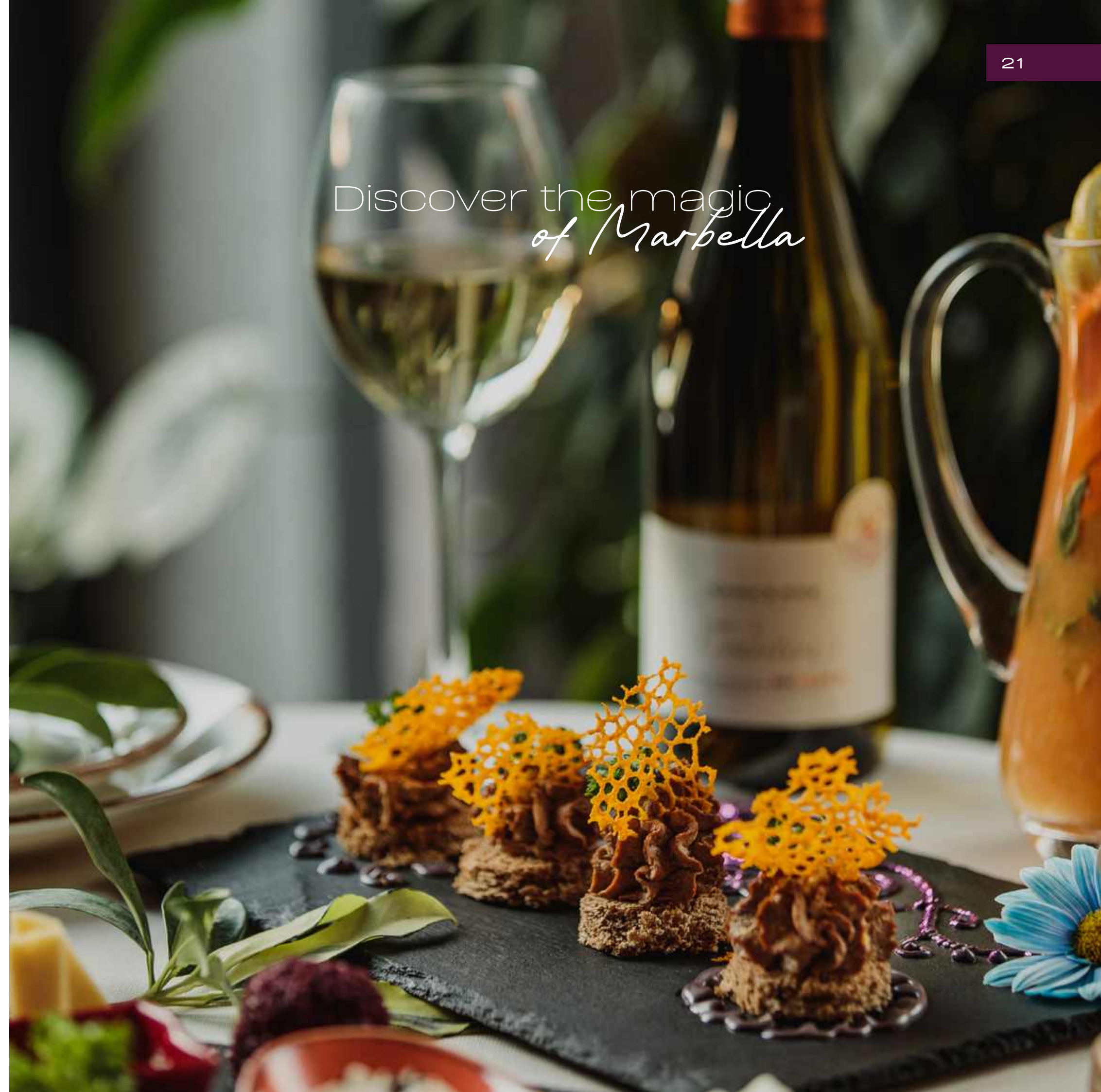


A COMPLETE EXPERIENCE

Delight your palate with the exquisite gastronomy that the Costa del Sol has to offer. From traditional dishes to haute cuisine, every evening becomes a unique and unforgettable experience.



Discover the magic
of Marbella



03

Outdoors and
communal areas





At **This Luxury Residence**, every day starts as a blank canvas, as an invitation to redis-cover the splendour of the natural world around you.

Here, the horizon blurs between sky and nature, in an eternal embrace that whispers that the true essence of life lies in the experience of the here and now.

The best of the Costa del Sol is in the surroundings.

SUSTAINABILITY AND DESIGN

In the Mediterranean garden, peace and serenity germinate and flourish in every corner, permeating the soul of **This Luxury Residence** and enhancing the efficiency and comfort of each of the homes in the complex.

A perfect symbiosis between architecture and nature. Each residence embraces its surroundings, generating an ecosystem that strengthens the links with the land.





The Wellness Hub is a multifunctional complex dedicated to promoting wellness and a relaxed lifestyle in harmony with nature. It features several areas that cater to both the mind and body:

Dry sauna to release tension

Hamam to purify the senses

Fully equipped gym to stay fit

Outdoor fitness areas to connect with nature

*Take care of yourself
everyday*



COMMUNAL AREAS

The day begins with the melodious sound of birds singing and the gentle rustling of leaves in the wind. This creates an inviting atmosphere to rejuvenate yourself in the Wellness Hub, where every detail is designed to help you achieve a fulfilling life in harmony with nature.



2 AND 3 BEDROOM HOMES

Each building in the complex has independent ground-floor units with front and rear gardens, and independent first-floor apartments with solarium, except for one of the buildings which consists exclusively of a duplex flat with solarium. All of them boast a private pool.

Ground-floor and first-floor properties feature 2- and 3-bedroom layouts, with an additional adaptable space in some of the first-floor properties.



Each house has a **separate entrance** on both the ground and first floor. First-floor units can be accessed either by stairs or lifts.

Each house includes one parking space. In addition, courtesy parking is available for visitors.





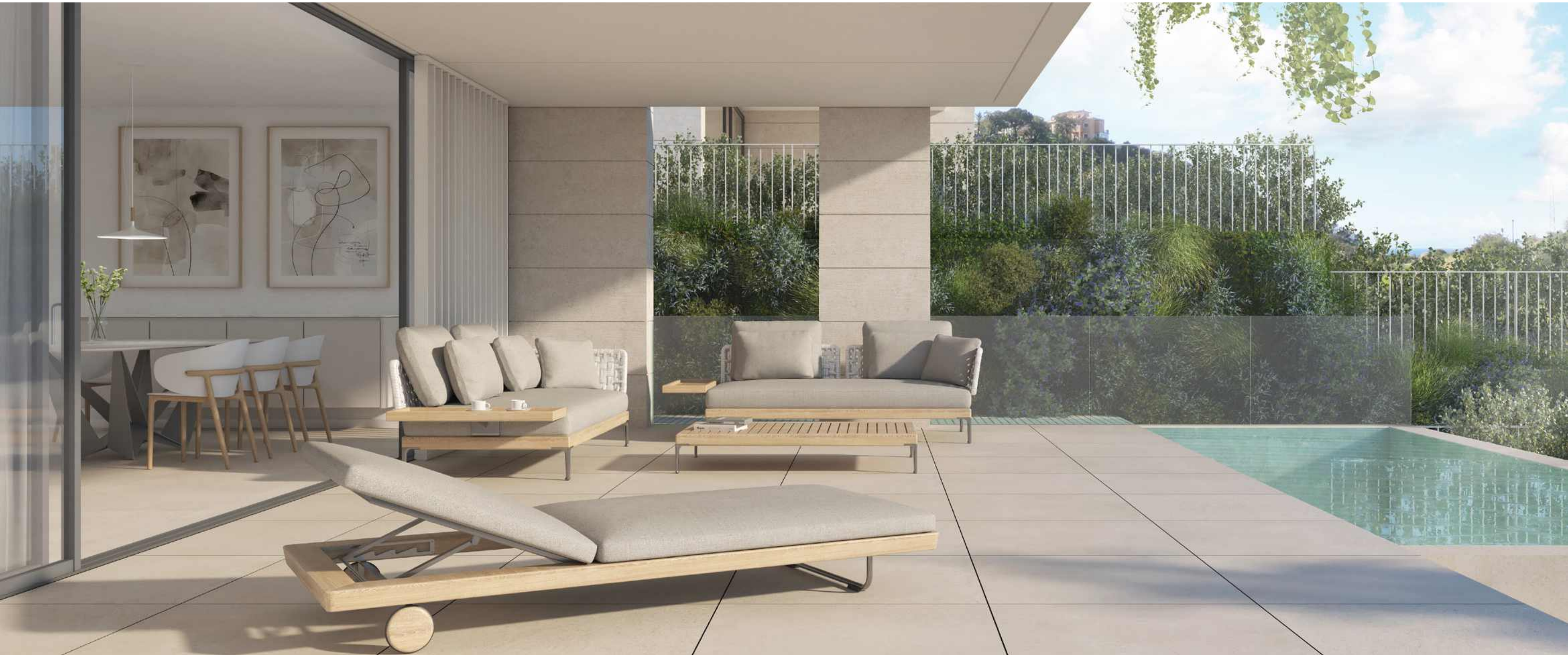
04

Indoors





A fully equipped kitchen is integrated into the imposing living room. Rooms connected in an open concept favouring daylight and ventilation flow.



SPACIOUS TERRACES

In the ground floor units, the terrace opens onto the garden and the private pool.



LIGHT IS THE ESSENCE

Large windows of up to 12 metres, allow the nature that surrounds **Luxury Residence** to embrace your home every day.





In every unit, both the master and secondary bedrooms have en-suite bathrooms.





At **Luxury Residence** the bathrooms in all the homes combine functionality with the best qualities on the market.





At **Luxury Residence** all top-floor homes boast an additional terrace that incorporates a pergola and a private pool. A pleasure like no other!



Each **Luxury Residence** is a space that you can personalise to your taste, ensuring that your dream home reflects your tastes and needs. We are proud to present an exquisite development, where every detail has been designed to meet the highest standards of quality and style.

The development maintains a high standard of excellence and is distinguished by the efficiency with which each home is equipped, as well as its architecture and functionality, redefining elegance and perfection.

05

Floorplans



INTERIOR AREAS

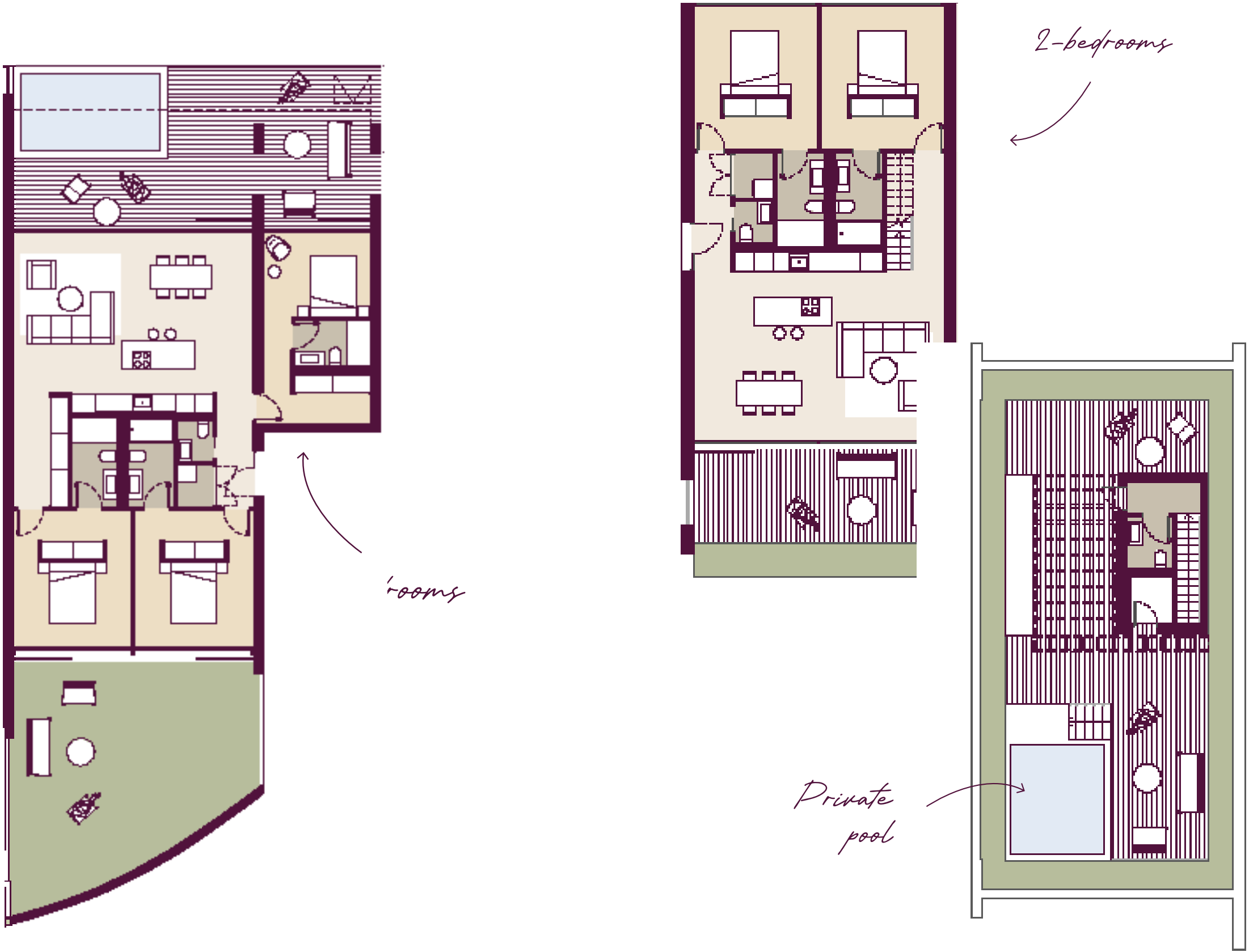
Entrance	4,39 m²
Living & dining room & kitchen	43,72 m²
Bedroom 1	17,02 m²
Bedroom 2	17,02 m²
Bedroom 3	17,18 m²
Bathroom 1	4,69 m²
Bathroom 2	4,53 m²
Bathroom 3	4,06 m²
Guest Toilet	1,50 m²
Laundry	1,77 m²
Wardrobe	6,57 m²
TOTAL USABLE AREA	122,45 m²
TOTAL BUILD AREA	143,41 m²

EXTERIOR AREAS

Porch	45,73 m²
Terrace	7,44 m²
Pool	15,25 m²
TOTAL USABLE AREA	68,42 m²
TOTAL BUILD AREA	45,73 m²

COMMON AREAS FOR PRIVATE USE

Back garden	52,73 m²
TOTAL USABLE AREA	52,73 m²



INTERIOR AREAS

Entrance	4,39 m²
Living & dining room & kitchen	43,72 m²
Bedroom 1	17,02 m²
Bedroom 2	17,02 m²
Bathroom 1	4,69 m²
Bathroom 2	4,53 m²
Guest toilet	1,50 m²
Laundry	1,77 m²
Wardrobe	6,63 m²
Corridor	2,43 m²
Guest toilet 2	2,27 m²
Installations	2,69 m²
TOTAL USABLE AREA	108,66 m²
TOTAL BUILD AREA	131,61 m²

EXTERIOR AREAS

Porch P1	23,50 m²
Roof Pergola	15,60 m²
Roof Terrace	45,45 m²
Swimming pool	16,17 m²
TOTAL USABLE AREA	100,72 m²
TOTAL BUILD AREA	23,50 m²



INTERIOR AREAS

Entrance	6,46 m²
Living & dinning room & kitchen	65,65 m²
Bedroom 1	23,61 m²
Bedroom 2	14,96 m²
Bedroom 3	14,96 m²
Bathroom 1	4,72 m²
Bathroom 2	4,72 m²
Bathroom 3	4,72 m²
Bathroom 4	3,65 m²
Laundry	3,83 m²
Storage	2,21 m²
Stairs	1,84 m²
Circulations	8,82 m²
Studio	14,15 m²
TOTAL USABLE AREA	173,30 m²
TOTAL BUILD AREA	207,45 m²

EXTERIOR AREAS

Porch F1	35,82 m²
Rooftop Pergola	22,35 m²
Rooftop Terrace	48,85 m²
Swimming Pool	26,95 m²
TOTAL USABLE AREA	133,97 m²
TOTAL BUILD AREA	35,82 m²

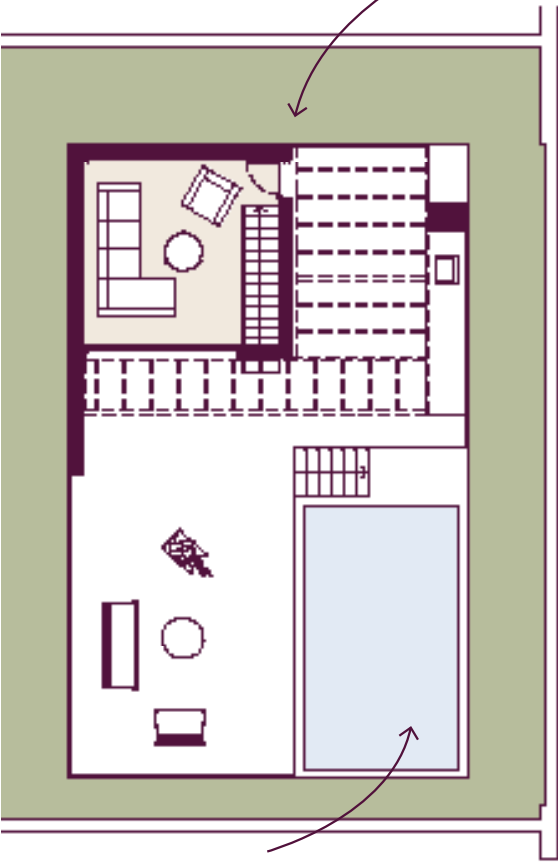


3-bedrooms



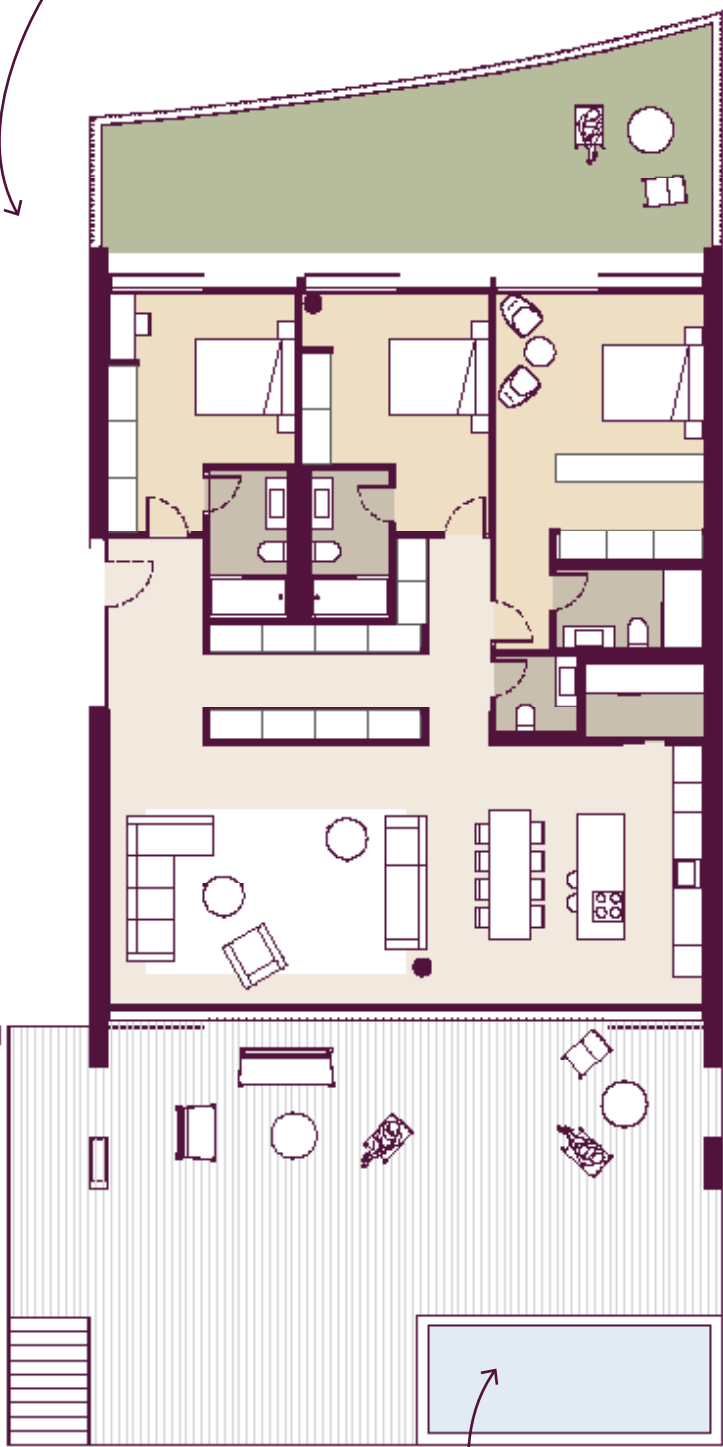
Terrace

Studio



Private pool

3-bedrooms



Private pool

INTERIOR AREAS

Entrance	6,46 m²
Living & dining room & kitchen	65,65 m²
Bedroom 1	23,61 m²
Bedroom 2	14,96 m²
Bedroom 3	14,96 m²
Bathroom 1	4,72 m²
Bathroom 2	4,72 m²
Bathroom 3	4,72 m²
Guest Toilet	2,65 m²
Laundry	3,78 m²
Storage	3,96 m²
Circulations	8,82 m²
TOTAL USABLE AREA	159,01 m²
TOTAL BUILD AREA	184,67 m²

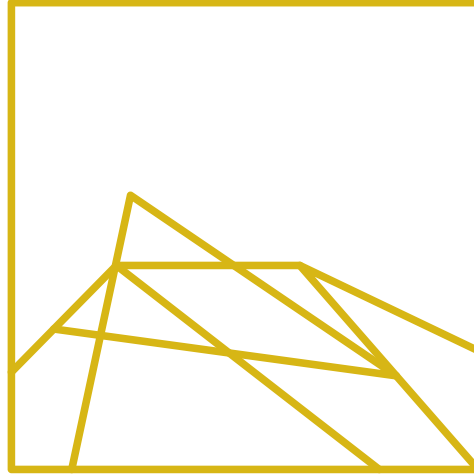
EXTERIOR AREAS

Porch GF	47,22 m²
Terrace GF	29,34 m²
Swimming Pool	15,25 m²
TOTAL USABLE AREA	91,81 m²
TOTAL BUILD AREA	47,22 m²

COMMON AREAS FOR PRIVATE USE

Front Garden	82,77 m²
Back Garden	40,45 m²
TOTAL	123,22 m²





MARBELLA

INVESTMENT PROPERTIES

MARBELLA INVESTMENT PROPERTIES

TEL:+34 951 823 044

PLAZA DE LOS NARANJOS, 3, 29601 MARBELLA, MÁLAGA

INFO@MARBELLAINVESTPRO.COM

WWW.MARBELLAINVESTPRO.COM

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