



LA MORELIA

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DE MARBELLA



A v i s i o n o f m o d e r n l i v i n g

La Morelia de Marbella is a new, contemporary off-plan apartment project in Nueva Andalucia. The location gives you the best of both worlds, a peaceful spot with spectacular open views across the golf valley to the sea, just a few minutes from all of the facilities that Nueva Andalucia and Puerto Banús have to offer.


La Morelia de Marbella is an exclusive development project of just 18 unique properties comprising of apartments, duplexes and penthouses 10 of which have their own private pools. Designed to maximise stunning coastal views and surrounded by tropical communal gardens and infinity pools.





C O N T E M P O R A R Y   D E S I G N

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La Morelia de Marbella is a unique boutique development in a privileged position. Situated on an elevated plot in one of the most sought after locations of Marbella, the Golf Valley, Nueva Andalucia. The project boasts some of the best views available on the coast across the valley to the Mediterranean, Gibraltar and Africa. We have introduced our trademark contemporary styling into this picturesque area and the development arguably offers the most cutting-edge design and superior quality available in Nueva Andalucia. With just 18 spacious apartments, duplexes and penthouses available, buyers will enjoy exclusivity, modern styling, stunning views and premium quality in an enviable location.

- Panoramic sea views
- Infinity pools and cascade
- Exclusive boutique development



BLENDING WITH  
IMPECCABLE STYLE





A P R I V I L E G E D L O C A T I O N

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MARBELLA'S GOLF VALLEY:

## NUEVA ANDALUCIA

Nueva Andalucia, an upmarket community situated at the foothills of the Sierra Blanca mountain range, remains one of the most sought after residential areas of the Costa del Sol, located just next to the world famous and iconic Puerto Banús, a luxury yachting marina boasting designer boutiques, 5 star restaurants and a plethora of exciting nightspots.

Nueva Andalucia is an affluent residential area housing elegant detached villas and smart luxury apartments. Also known as The Golf Valley, Nueva Andalucia is home to the best and most prestigious golf courses on the coast, including Real Club de Golf Las Brisas, Los Naranjos Golf Club, Aloha Golf Club and the unique flood-lit course La Dama de Noche offering a one of a kind after-dark golfing experience.





#### VILLA PADIERNA

8 minutes by car  
5 star hotel and the finest golf resort on the coast with three 18 hole courses.



#### SAN PEDRO DE ALCÁNTARA

5 minutes by car  
Traditional beachside town with all amenities, beachside promenade and a stunning new boulevard.



#### GOLF VALLEY

1 minute  
Some of the finest Golf Clubs: Los Naranjos, Las Brisas and Aloha.



#### PUERTO BANÚS

5 minutes by car  
World famous marina with fine dining, luxury boutiques and the best nightlife.



#### MARBELLA

7 minutes by car  
Marbella Club Hotel, Puente Romano Tennis Club, Paseo Marítimo and the charming Old Town.



#### RIO REAL

10 minutes by car  
Rio Real and Santa Clara Golf Clubs.





In addition to being a golfer's paradise, Nueva Andalucia boasts all manner of recreational and sports clubs to serve an established, cosmopolitan community living here all year round. Facilities include luxury hotels, tennis and padel courts, upmarket gymnasiums and prestige private schools. In terms of retail and fine dining you are spoiled for choice, within Nueva Andalucia itself is Centro Plaza, a commercial complex in the centre of the valley housing a variety of local shops, restaurants and businesses and hosting

an excellent weekly market. Further up the valley we find the charming Aloha Gardens, a row of upmarket restaurants offering fine dining and varied gastronomy in an elegant setting. Closer to Puerto Banús is La Sala Banús, a great place to meet with superb cuisine, live music and dancing.

In Nueva Andalucia you are never more than a few minutes from Puerto Banús, where you can enjoy retail therapy in the finest luxury boutiques such as Gucci,

Luis Vuitton and Dolce & Gabana to name just a few. Puerto Banús is a beautiful place to enjoy the traditional Spanish 'paseo', people watching as you stroll alongside luxury yachts moored in the marina with the sparkling mediterranean as a backdrop, then take cocktails or a five star meal and after hours enjoy the variety of exciting clubs and nightlife on offer.





A V I S I O N O F M O D E R N L I V I N G

## OUR UNIQUE PROJECT

The apartments have been carefully positioned on the plot to maximise views and all boast a South facing orientation. On it's unique dual-level plot we have designed beautiful sub-tropical garden areas and included two infinity pools joined by a cascading water feature allowing the panoramic sea views to be enjoyed from the communal areas as well as the private terraces. The development is gated and secure, with underground parking and store rooms included with each apartment.



- La Morelia de Marbella: A boutique development offering exclusivity and luxury.
- Each home has it's own individual and unique design with 2, 3 or 4 bedrooms .



M O D E R N   C O N T E M P O R A R Y   S T Y L I N G

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## LA MORELIA DE MARBELLA: THE APARTMENTS



- Choose from one level apartments, duplex apartments, duplex penthouses, one level penthouses
- Select from 2, 3 or 4 bedroom models
- Each home has its own individual and unique layout
- Private plunge pools available in over half of the properties

Key features include spacious open living rooms with floor to ceiling glazed doors which retract completely into the wall, opening the living space to the exterior terrace.

This creates a seamless transition to bring the outside in and inside out, increasing living space and allowing homeowners to make the most of the magnificent Marbella climate.

2, 3 and 4 bedroom variations



## AN EYE FOR QUALITY



Open plan kitchens are designed for modern living and to maximise enjoyment of the views. Quality finishing includes Silestone work surfaces, white laquered soft-close units and premium appliances by Siemens or Bosch. Throughout the apartments is superior quality off-white marble flooring which extends throughout the living space to the exterior terrace, with the simple addition of a non-slip coating. Bathrooms are of fitted marble with stone sinks, Villeroy and Boch fittings, flush rainhead showers and wetroom style showers and underfloor heating.

Many of the apartments and penthouses at La Morelia house their own private plunge pool, enhancing homeowners enjoyment of their exterior space and the overall aesthetic of the project. Apartments include Air conditioning with individual room controls and Domotics pre installation. All apartments are sold with underground parking and store rooms.







B L E N D E D   W I T H   I M P E C C A B L E   S T Y L E

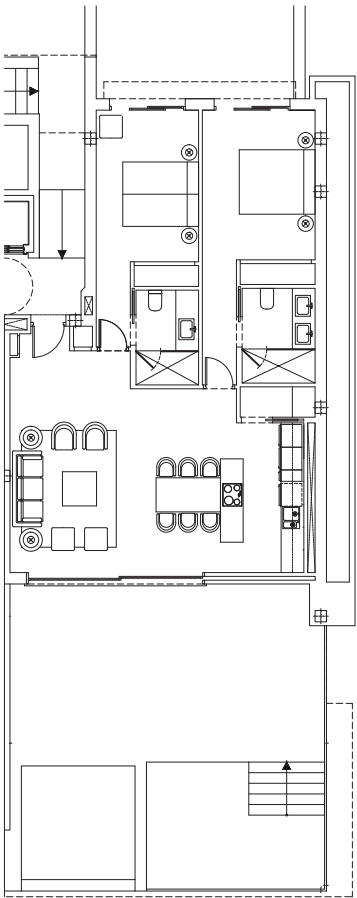
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FLOOR PLANS EXAMPLE



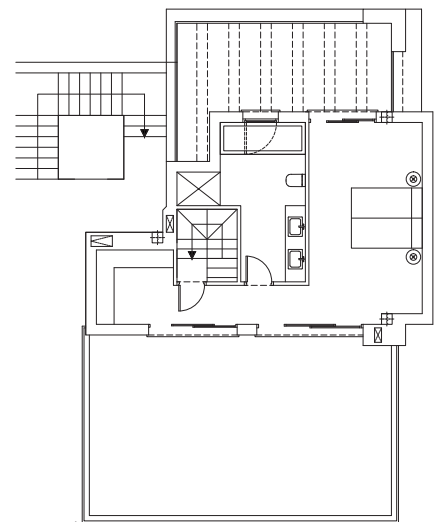
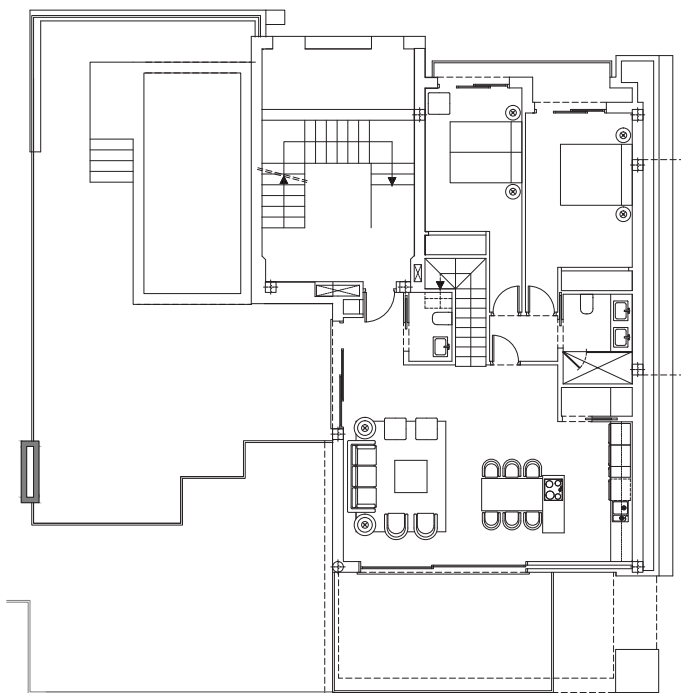
BLOCK 1  
LEVEL 1  
APARTMENT 112

Approx. surface area	m <sup>2</sup>
Built	103.97
Terrace	75.83
Total	179.80



BLOCK 1  
LEVEL 3  
APARTMENT 131 DUPLEX

Approx. surface area	m <sup>2</sup>
Built	144.65
Terrace	171.77
Total	316.42





A v i s i o n o f m o d e r n l i v i n g

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