



LA MONTESA

---

d e M A R B E L L A

# A VISION OF MODERN LIVING

Contemporary architecture in a setting of outstanding natural beauty with breath taking views. 2 and 3 bedroom off plan luxury apartments and spacious 3 bedroom penthouses, south and south-west orientation with panoramic sea views.

Modern and open plan interiors with floor to ceiling windows. Fully equipped kitchens with Siemens appliances and air conditioned throughout. Extensive gardens with decked areas around the communal pool. 2 underground parking spaces per apartment.





# LOCATION

Set a little to the east of Marbella, Cabopino is a natural beauty spot that is also the site of the area's other stylish marina. Though smaller than the more famous yacht harbour in Puerto Banús, Cabopino's marina has an intimate, welcoming charm and style about it.

Here attractive eateries, a handful of popular lounge bars and a small collection of shops complement an idyllic seaside scene just a few

steps away from beach clubs and golden sands that stretch into a zone of protected dunes and the coastal umbrella pine that the area is named for.

In the midst of this stands an ancient watchtower, a sentinel that has guarded these shores for centuries but whose origins quite likely date all the way back to Roman times.

Today this is a coastal paradise surrounded by kilometres of lush pine forests that run down to the sea.

At just half an hour from the city pleasures of Málaga and its international airport, as well as under fifteen minutes to Marbella, Fuengirola and the glamour of Puerto Banús, this is a setting where nature, peaceful serenity and summer excitement come together.





# SITE PLAN MONTESA

La Montesa de Marbella is development project consisting of 39 apartments & penthouses.

The plot is situated in a privileged location with views of Cabopino port and golf. The homes are arranged around beautiful communal areas and in a way to maximise views.

On a clear day there are views of Gibraltar and Africa. One of the most notable design features of the apartments is the use of large windows.

The windows in the living area are full height, from floor to ceiling, these open and slide into the walls. This transformation unites the inside with outside living areas allowing owners to enjoy the unique micro-climate which Marbella has to offer, all year round.





# STUNNING VIEWS

On your doorstep are a choice of golf courses, horse riding centres, tennis and racket clubs, spas, beach clubs, restaurants, shops, pharmacies, banks and schools, among them the English International School and Deutsche Schule just ten minutes away. In addition to driving ranges and golf academies, the area is also home to no fewer than five tennis academies, including the Royal Tennis Club, Don Carlos tennis and leisure club, the Hofsaess Academy, Club del Sol and the Miraflores Tennis Club.







# 2 bedroom apartment

## BLOCK 1 FIRST FLOOR APARTMENT 102

Approx. surface area      m<sup>2</sup>

Built                              101.55

Terrace                         42.09

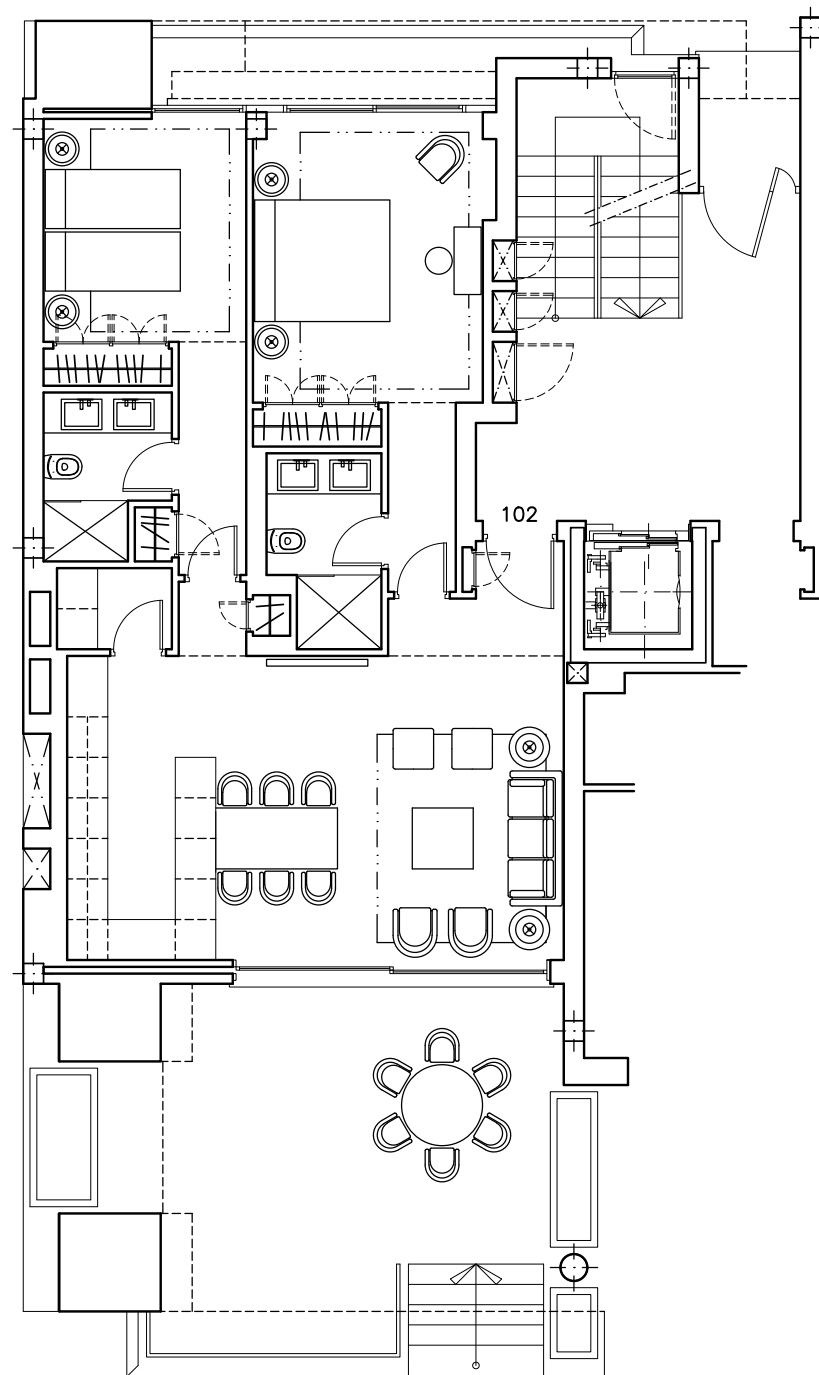
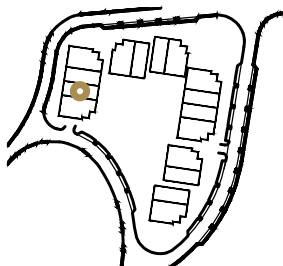
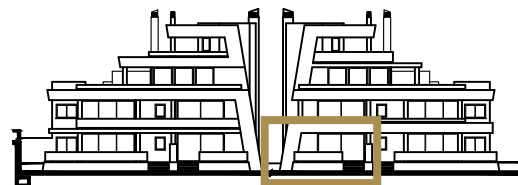
Total                            143.64



2



2

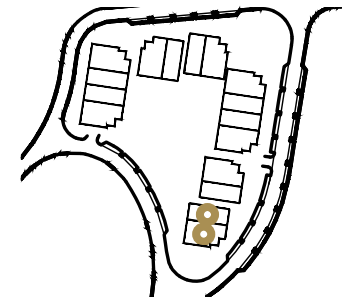
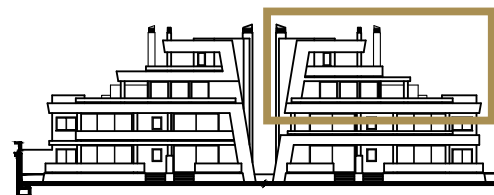
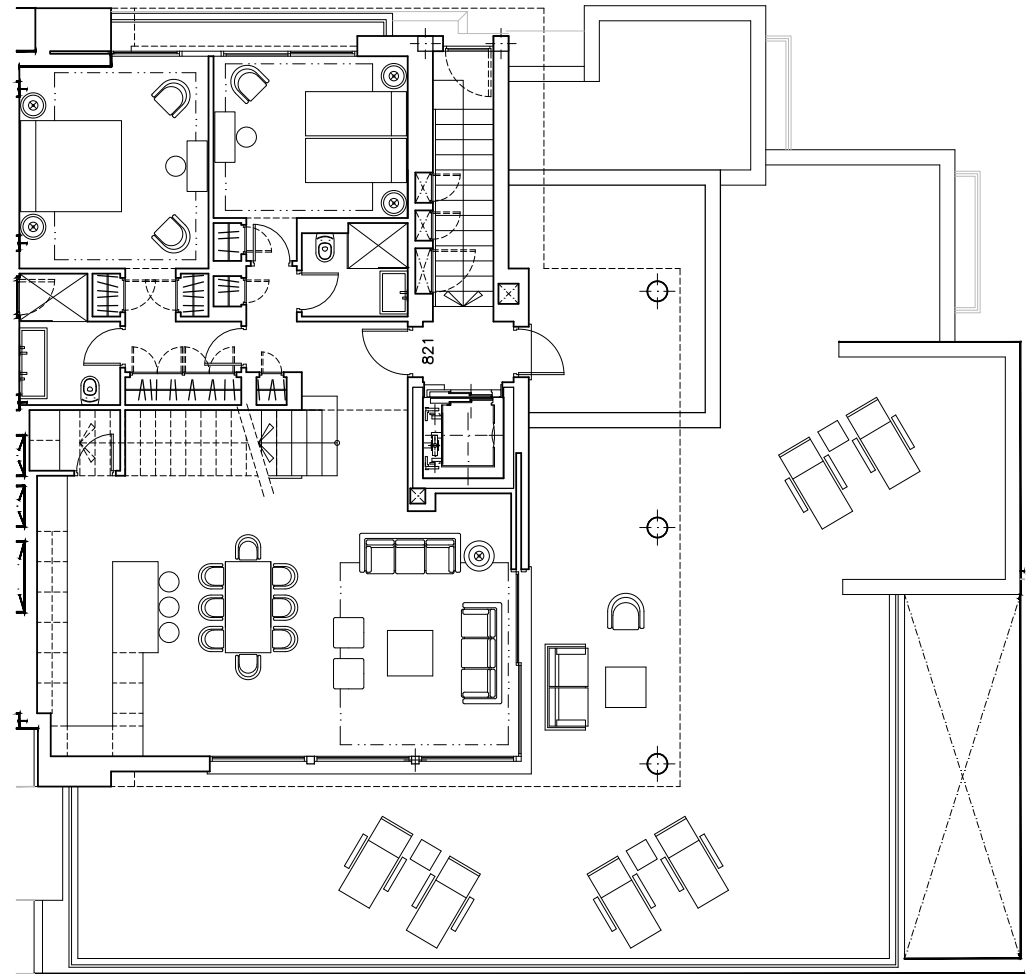




# Penthouse first floor

## BLOCK 8 PENTHOUSE 821

Approx. surface area	m <sup>2</sup>
Built	158.73
Terrace	259.07
Total	417.80





# Penthouse second floor

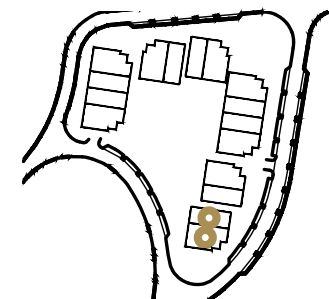
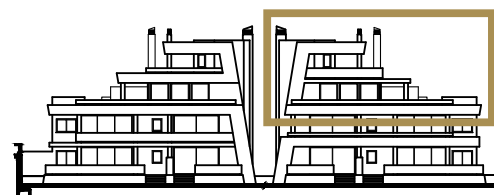
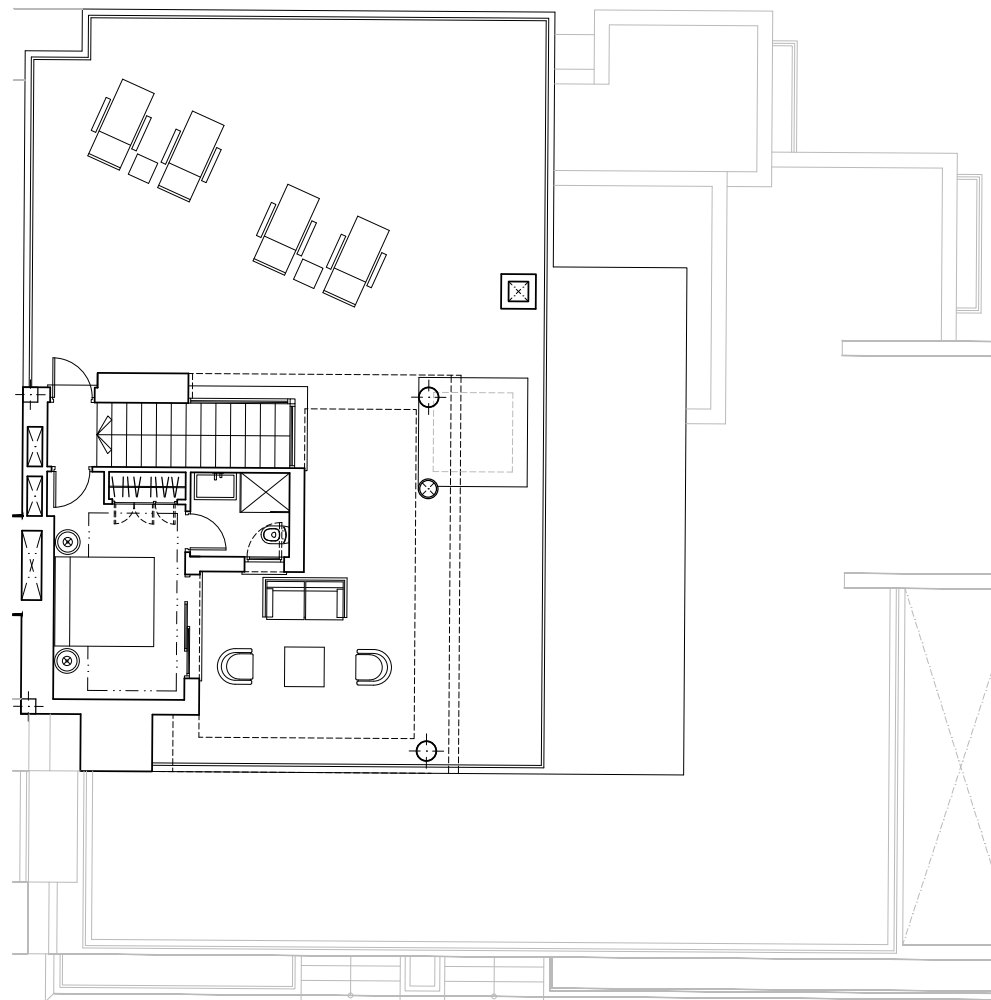
## BLOCK 8 PENTHOUSE 821

Approx. surface area      m<sup>2</sup>

Built                              158.73

Terrace                          259.07

Total                             417.80







# 3 bedroom apartment

## BLOCK 6 FIRST FLOOR APARTMENT 601

Approx. surface area      m<sup>2</sup>

Built                              127.23

Terrace                          64.39

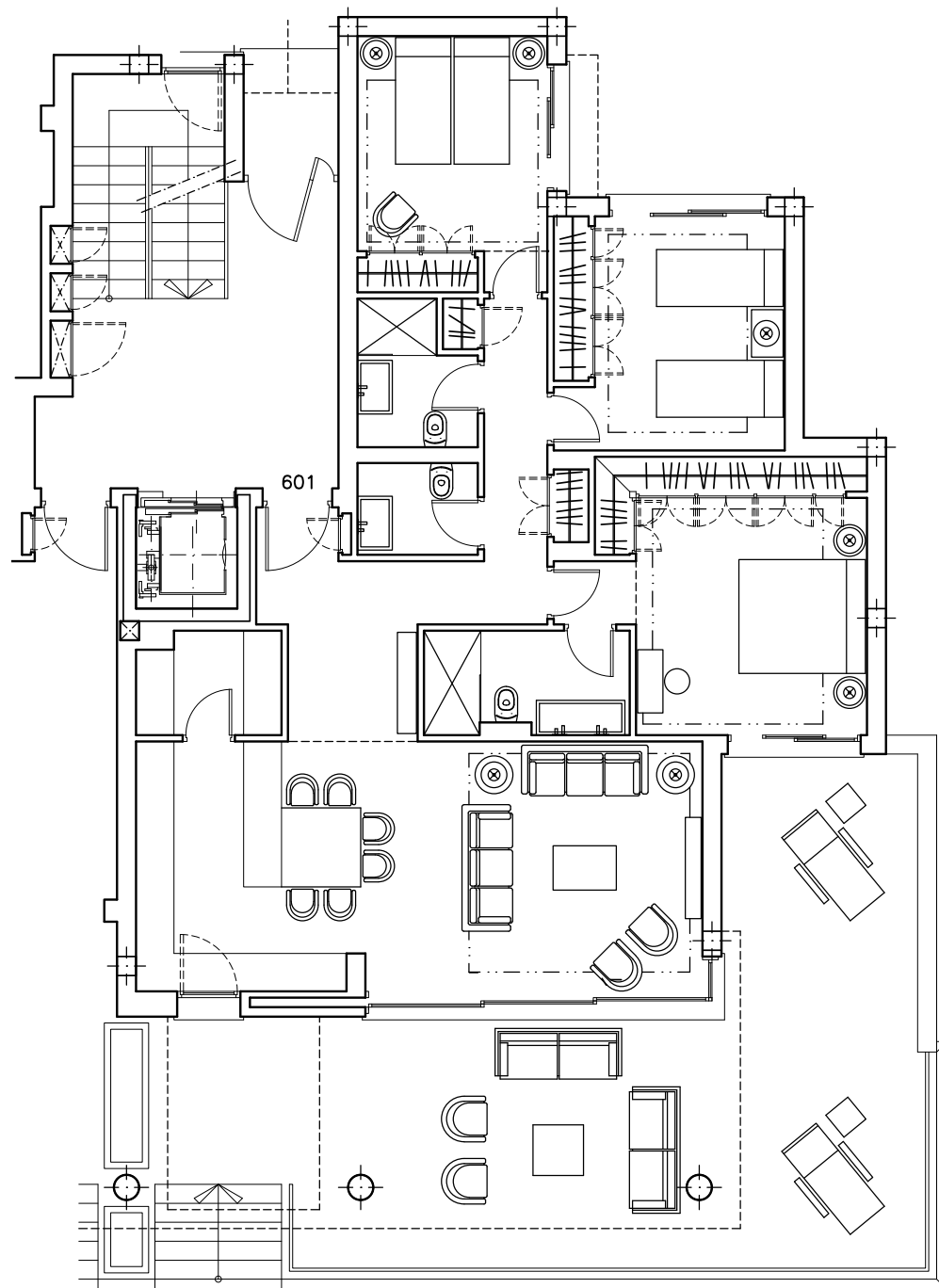
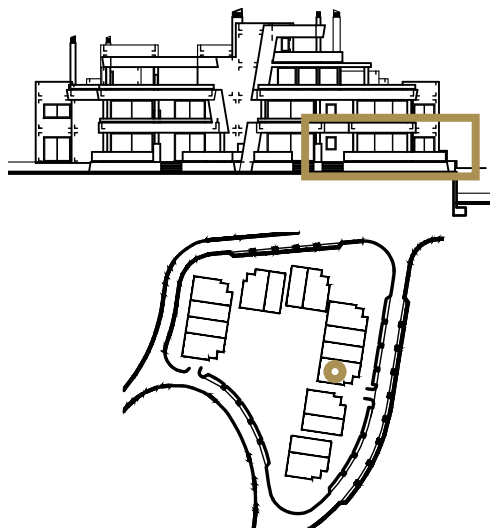
Total                            191.62



3



2 + 1







## OVERVIEW

- The 2 bedroom apartments will have a built area of 100 m<sup>2</sup> minimum plus terraces from 34 m<sup>2</sup> to 47 m<sup>2</sup>.
- The 3 bedroom apartments will have a built area between 131 m<sup>2</sup> and 142 m<sup>2</sup> plus terraces ranging from 23 m<sup>2</sup> to 67 m<sup>2</sup>.
- The 3 bed penthouses will have a built area of 157 m<sup>2</sup> plus terraces ranging from 254 m<sup>2</sup> to 270 m<sup>2</sup>.
- Each property has 2 underground car parking spaces plus storeroom.
- The development will have 24hour security when completed.
- All apartments will be constructed to the highest standard, with stringently selected materials.
- The living area window frames are recessed into the floor, allowing a seamless integration between inside and outside living areas.

