

# THE AMAPOLAS COLLECTION

BY AMAPOLAS COLLECTION S.L.

NUEVA ANDALUCIA

**EXCLUSIVE VILLAS  
& GOLF LIFESTYLE ON  
THE COSTA DEL SOL**

ONE OF THE MOST ***EXCLUSIVE & PRIVATE***  
RESIDENTIAL AREAS IN MARBELLA

# CONTEMPORARY EXCLUSIVE VILLAS IN WALKING DISTANCE TO THE BEACH





# THE PERFECT LOCATION

NEW OFF-PLAN VILLAS IN THE HEAK OF ONE OF MARBELLA'S MOST PRESTIGIOUS AREAS – NUEVA ANDALUCIA, COSTA DEL SOL.

JUST A FEW METERS FROM THE BEACH AND IN CLOSE PROXIMITY TO RESTAURANTS, SCHOOLS, AND SHOPS IN THE SAN PEDRO DISTRICT, THIS LOCATION OFFERS THE PERFECT ENVIRONMENT FOR AN EXCLUSIVE LIFESTYLE



# SPACE & COMFORT

Plot of 440 m<sup>2</sup>  
Built area of over 500 m<sup>2</sup>  
3floors



THIS VILLA REDEFINES THE CONCEPT OF MEDITERRANEAN LIVING  
THANKS TO ITS **GENEROUS OUTDOOR & INDOOR AREAS** DESIGNED TO  
PROVIDE **MAXIMUM COMFORT, SPACE & PRIVACY**

# AMPLE SPACE

*For comfortable living*

**Open-plan**  
Living - Dining - Kitchen area





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4 SPACIOUS BEDROOMS  
3.5 BATHROOMS



# OUTDOOR LIVING

*Where every moment feels like vacation*

Rooftop Terrace  
Landscaped Garden  
Infinity Pool



**THE BASEMENT INCLUDES:**

A PRIVATE GYM  
A SPACIOUS TV ROOM  
CONNECTING TO THE GARDEN





SAN PEDRO  
DE AANTARA

One of Marbella's most prestigious and tranquil residential areas, known for its wide tree-lined streets, luxury villas, and proximity to the beach. Located just east of San Pedro de Alcántara, it offers a perfect blend of privacy, exclusivity, and convenience, with top golf courses, international schools, and fine dining nearby.

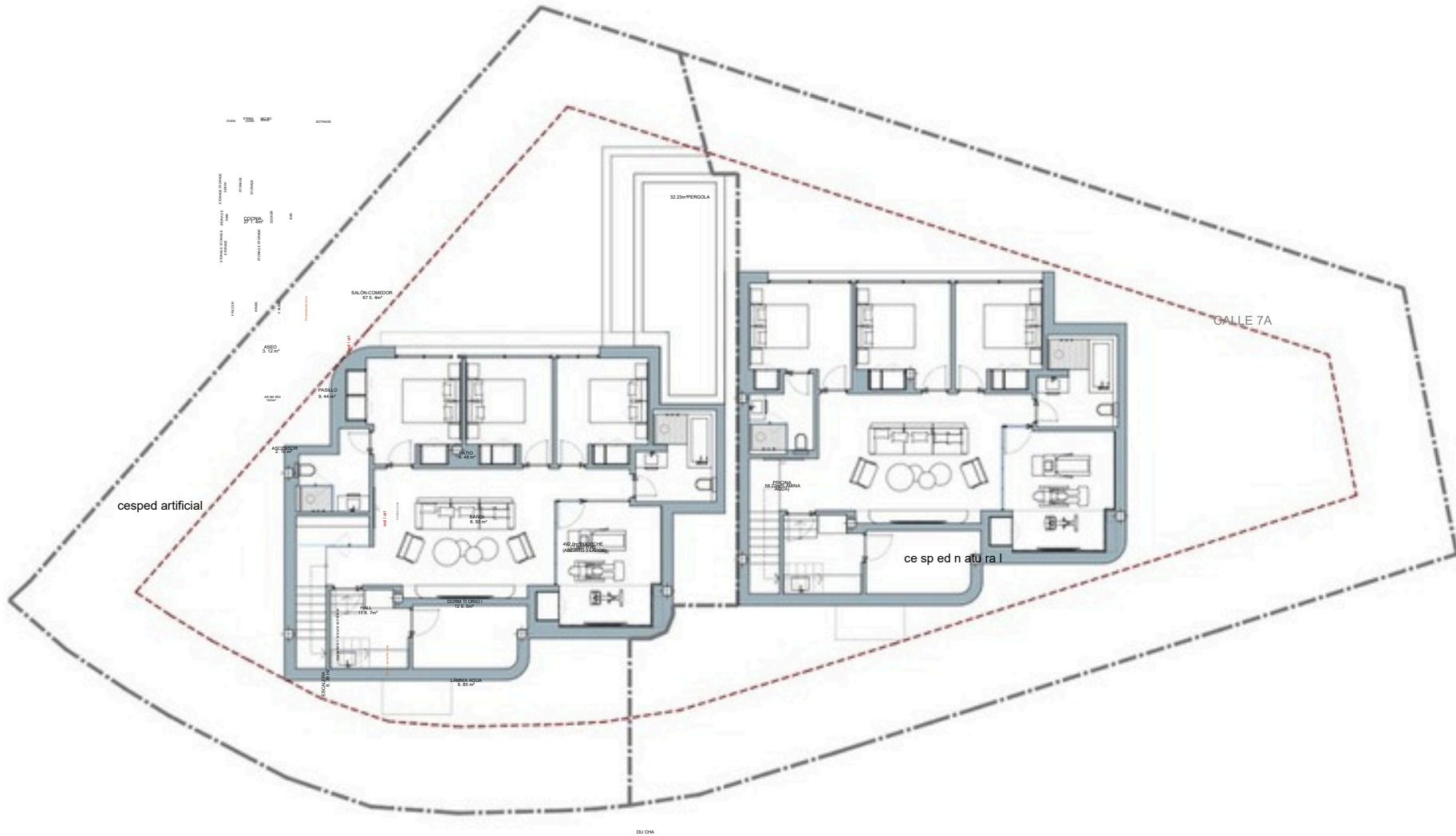
**San Pedro de Alcántara:** 5 minutes

**Pueblo Banús:** 5 minutes

**Marbella Center:** 15 minutes

**Málaga Airpofí:** 45 minutes

# BASEMENT









## MATERIALS & EQUIPMENT

- LANDSCAPING AND OUTDOOR LIGHTING
- AUTOMATIC IRRIGATION SYSTEM THROUGHOUT THE GARDEN
- CERAMIC WALL TILES IN BATHROOMS AND TOILETS
- CERAMIC FLOORING THROUGHOUT THE INTERIOR
- PARQUET FLOORING IN THE GYM
- TILED FLOORS IN GARAGE AND DRIVEWAY
- CUSTOM-BUILT WARDROBES AND WALK-IN CLOSETS
- DESIGNER WOODEN FRONT DOOR WITH CONCEALED HINGES, STAINLESS STEEL HARDWARE, AND SECURITY LOCK
- ALUMINIUM WINDOWS AND EXTERIOR DOORS WITH DOUBLE GLAZING
- REMOTE-CONTROLLED ENTRANCE GATE AND GARAGE DOOR
- PEDESTRIAN GATE WITH INTERCOM
- HIGH-QUALITY SANITARYWARE AND PLUMBING IN ALL BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT

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