

elements

M A R B E L L A

WITH THE GUARANTEE OF:

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Elements Marbella, is a residential development located in one of the fastest growing areas of Marbella. In an exclusive area that soon will be considered the new Golden Mile. Through a new urban planning, very respectful with the environment, it has been projected the upcoming construction of hotels and luxury urbanization such as Hotel W or the first luxury resort of the prestigious Four Seasons hotel chain.

The urbanization is located in a natural setting, surrounded by golf courses and only a few minutes drive from the town centre of Marbella, Puerto Banús and close to some of the most emblematic beaches of the Malaga coast, that are also protected due to their high ecological value

Elements is the life you imagine.



- 1 | Río Real Golf
- 2 | Santa Clara Golf
- 3 | Marbella Golf & Country Club
- 4 | Monteparaíso Golf
- 5 | Aloha Golf
- 6 | Real Club de Golf Las Brisas
- 7 | Los Naranjos Golf Club
- 8 | La Quinta Golf & Country Club
- 9 | Real Club de Golf Guadalmina
- 10 | Atalaya Golf
- 11 | El Campanario Golf
- 12 | El Paraíso Golf Club
- 13 | Marbella Club Golf
- 14 | VillaPadierna Golf Club



enjoy the Mediterranean way of life

If you have been lucky enough to live, or if you currently live in Costa del Sol, you surely know the countless advantages that Marbella offers to this healthy and relaxed way of life.

Marbella is one of the best valued cities in Spain. It features a Mediterranean climate with over 300 days of sun per year, very high quality services, a cosmopolitan population that brings diversity and a modern spirit, international schools, luxury shops, marinas, golf courses and the charm of a coastal town, while keeping its traditions and Andalusian character.

Altos de los Monteros is one of the most recommended areas to live in Marbella – well organized, looked after and quite, and located in a privileged location at only 5 minutes from the city centre. It features some of the most beautiful beaches of Costa del Sol, with their natural dunes, as well as golf courses such as Santa Clara o Río Real Gol, and it is surrounded by forests and nature.

Why dreaming
if all this is within
your reach?

Its architecture, with simple lines and noble materials, combine with the traditional Andalusian town of Los Monteros, offering different types of apartments that range from 1 to 4 bedrooms, with excellent specifications and the utmost care for the small details.

Communal areas designed to interact and relax, with amazing views to the Mediterranean Sea, Gibraltar and Africa.

Could you ask for more?



Communal areas
that add value
to your home

The communal areas are an important factor, with spaces devoted to leisure, like the beach style pools, the Social Club, Zen garden and the water features – they all showcase the lifestyle that we propose at **Elements Marbella**.

Generous communal areas connected with a natural setting that invites to a quiet, harmonic life, with spaces to relax and enjoy. We have built everything you need to make your life much more pleasant, easy, relaxed and enjoyable.





- Fully fitted kitchen with washing machine, dishwasher, fridge, hob, electric oven, sink, extractor and microwave



Elements Marbella has been designed with sustainability and energetic efficiency in mind. When distributing the spaces and connecting the different rooms we have taken advantage of the hours of sunlight and the views, using large windows that go from floor to ceiling.

Large living rooms with open plan kitchens fitted to the highest standards and bright terraces that turn into liveable spaces to enjoy the mild temperatures all year round.



- Internal walls with sound and thermal insulation.
- Climate control system per room
- Decorative molding in living room with preinstallation for LED lights
- Preinstallation for motorization of blinds in living room
- Porcelanic stoneware floors (Keraben or similar).
- Marble stairs, "Grey Pacific" model (or similar
- External carpentry with thermal bridge split, double glazing and insulation chamber.



The terraces are open and generous spaces, where you can make the days a bit longer enjoying the company of friends and family, surrounded by an amazing natural setting.

Having breakfast or dinner in the terrace is part of the Málaga Coast way of life, and from the terraces you will be able to enjoy the views to Marbella and its Marina, the Mediterranean Sea, Gibraltar and even Africa.

To enhance the comfort feeling in the terraces, we have combined several materials that turn them into another liveable room. Porcelanic stoneware floors, vertical panels in different shades, noble materials like treated wood, and glass railing that increase the spacious effect.



The extraordinary location of **Elements Marbella** was not a matter of chance. Its location comes up after analyzing the needs of our customers, lovers of the Mediterranean nature, outdoors sports and healthy lifestyle that, at the same time, want to keep the contact with the urban and social life that Marbella offers - a perfect combination of relax and leisure.



Delicate details, carefully integrated in the different rooms, especially in the master bedroom. The rooms have a modern style, resembling comfortable hotels suites, with a semi-open bathroom and large built-in wardrobes.

Again, the connection with the light and the life outside is evident through the large windows and sliding doors that also incorporate the latest technologies to maintain a pleasant temperature and a high energy efficiency.



- Internal walls with sound and thermal insulation.
- White lacquered doors, matching lined built-in wardrobes.
- Climate control system per room
- Decorative molding in living room with preinstallation for LED light.
- Radiant floors in master bedroom and en-suite bathroom.
- Porcelanic stoneware floors (Keraben or similar).
- Premium toilets of vitrified porcelain, white.
- External carpentry with thermal bridge split, double glazing and insulation chamber.



The bathrooms have been designed as integrated parts of the master bedroom.
The secondary bathrooms are large and functional, with all the materials of the very best quality.





Visit our show flats

The homes of **Elements Marbella** are now a reality.

With Phase 1 finished, you have the chance of visiting our 2 show flats, walk around the urbanization and visit the communal areas.

Pay attention to the excellent finishes and the quality of the materials and imagine yourself enjoying the Mediterranean way of life.



INTEGRITY AND TRANSPARENCY

Phase I, 53 homes in construction, and Phase II, 66 homes projected at Urb. Altos de Los Monteros, 29602 Marbella. Information, sales and handover of documentation (D.I.A). Decree 218/05 at, C/ Ángel Gelán 2, 41013 Sevilla.

The anticipated amounts are guaranteed according to law. There is a special and exclusive bank account for the payments, Phase I: Banco Sabadell ES27 0081 5094 8100 0137 8539, and Phase II: Banco Santander ES21 0049 6726 97 2616187484. The monies paid are in concept of down payment and as part of the price. Notary fees (1st copy) and registry inscription fees at the expense of the buyer. Promotes: IDS Residencial Los Monteros S.A. C/ Ángel Gelán 2, 41013 Sevilla.

Developer:
IDS Residencial Los Monteros S.A. C/ Ángel Gelán 2,
41013 Sevilla.

INFOGRAPHICS NOTICE

The images within this document are virtual recreations with decorative elements, furniture and plants that are not part, in any case, of the advertised offer.

The elements shown in this infographic is only for information purposes, and can be subject to variations during the building stage due to technical reasons

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