

*Myriam De Roye*

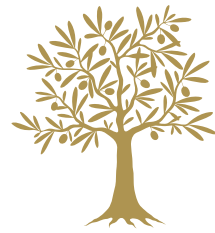
LUXURY HOMES



LA FINCA  

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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 Finca de Marbella finds itself ensconced on the western side of Rio Real, just east of Marbella town, in a peaceful residential area dominated by gentle olive and pine-clad slopes, beaches, dunes and sea views. This location has the distinction of being highly central and peaceful, thus endowing the private community of villas with the best of both worlds.

La Finca de Marbella 2 is a natural progression following the phenomenal success of La Finca de Marbella: this new project comprises 36 luxurious, contemporary design villas set on individual plots with private swimming pools. Following through with the modernist vision of La Finca de Marbella, we are pleased to offer spacious, independent villas with 4 bedrooms which combine sleek architectural language with a tranquil, natural setting.





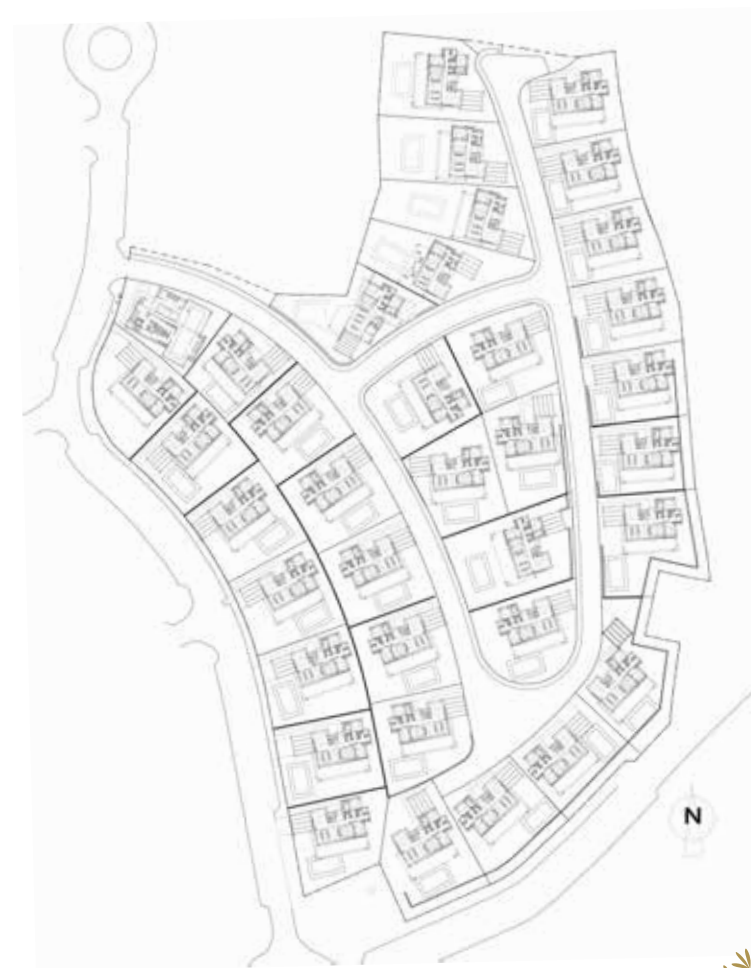
## C O N T E M P O R A R Y   V I L L A S





An integral part of the vision of the La Finca project is the juxtaposition of modern contemporary styling with the peaceful surroundings of traditional olive groves and a beautiful mountain backdrop, thus maintaining the peaceful Andalusian atmosphere unique to the area. In blending natural beauty with modernity we are confident to offer the best of both worlds, a location which is central and convenient yet tranquil and secure.

## 4 BEDROOM VILLAS WITH BEAUTIFUL LANDSCAPED GARDENS AND PRIVATE POOL





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





## SOCIAL AND CULTURAL LIFESTYLE

Known above all for its beaches, luxury resort hotels, championship golf courses, and marinas such as Puerto Banús, this is a region that also has an active professional population, private international schools, luxury shopping, a wide variety of sports and an active social and cultural life. The setting, surrounded by sea, green valleys and mountains, adds to the quality of Marbella's real estate, but it is above all the freedom and quality of life that is valued so highly. Modern communications have brought the area within easy reach of most European capitals, which has enticed many not just to visit or retire here, but also to use as a permanent base to live and work.





# T H E   S U C C E S S   O F   L A   F I N C A   1





The success of La Finca de Marbella has been firmly based on the unique selling points of prime location, stunning design, premium quality and competitive pricing. This winning combination has allowed us to extend the original concept to the new phase on the adjacent land, with some upgraded design features which we are proud to introduce.

Careful planning has ensured that there will be sea and mountain views from many of the plots. The majority of plots have south west orientation with views of Marbella and the sparkling Mediterranean, the beautiful La Concha Mountain, and the famous Puerto Banús. On a clear day there are views of Gibraltar and Africa from many plots. One of the most notable design features of the villas is the use of large windows to maximise light and space. In the open plan living area the windows are full height, from floor to ceiling, and in almost all villas these open and retract into the walls. This transformation seamlessly unites the interior and exterior living areas allowing owners to maximise their enjoyment of the unique micro-climate which Marbella has to offer, all year round.

MODERN

CONTEMPORARY

STYLING



# IMPECCABLE STYLE

La Finca de Marbella 2 offers a stunning villa style, the Iroko. This design, which offers 4 bedrooms and 3.5 bathrooms, has been built upon the successful and popular Pino model in the first phase of La Finca de Marbella. Highlight features include independent underfloor heating by water, domestic hot water supported by solar panels as well as hot and cold air conditioning. Floor-to-ceiling glass windows will be retractable, integrating the inside living area with the terraces. The private and manageable plots are landscaped beautifully with electric gates providing access to the villas, which feature a private 30m2 carport and a private swimming pool.



Iroko

  
LA FINCA  

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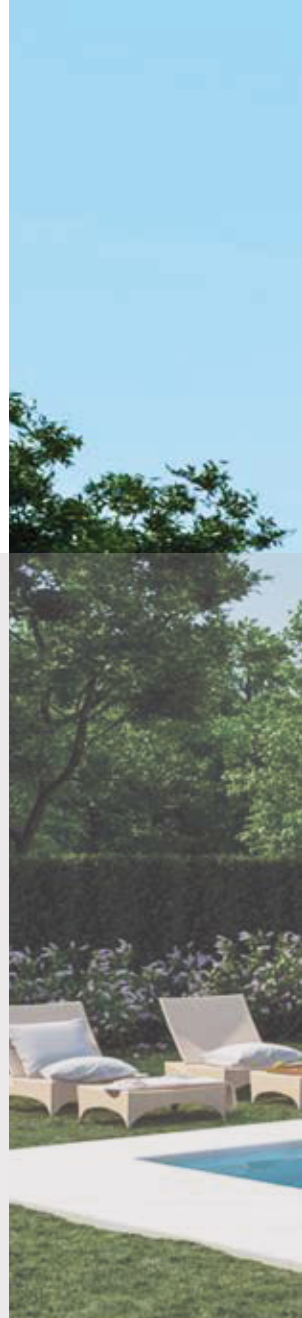
# IROKO VILLAS



The Iroko is a modern classic design in the Modernist architectural tradition, combining contemporary aesthetics with practicality.

Building on the success of the highly successful Pino model of La Finca de Marbella, the Iroko features a spacious open plan living area which integrates seamlessly with the outside through full height sliding windows. The exterior terrace skirts the private pool and is the perfect place to entertain overlooking the beautifully landscaped gardens.

With this villa style, you have the option to choose between 4 types of kitchen layouts: Open, Bar, Closed or Central to suit your personal taste and unique family requirements, fully equipped with premium brand appliances. The bedrooms will be laid out on both floors, with one master bedroom downstairs with en suite and one master bedroom upstairs with en suite complemented by a further two bedrooms sharing a family bathroom.







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