

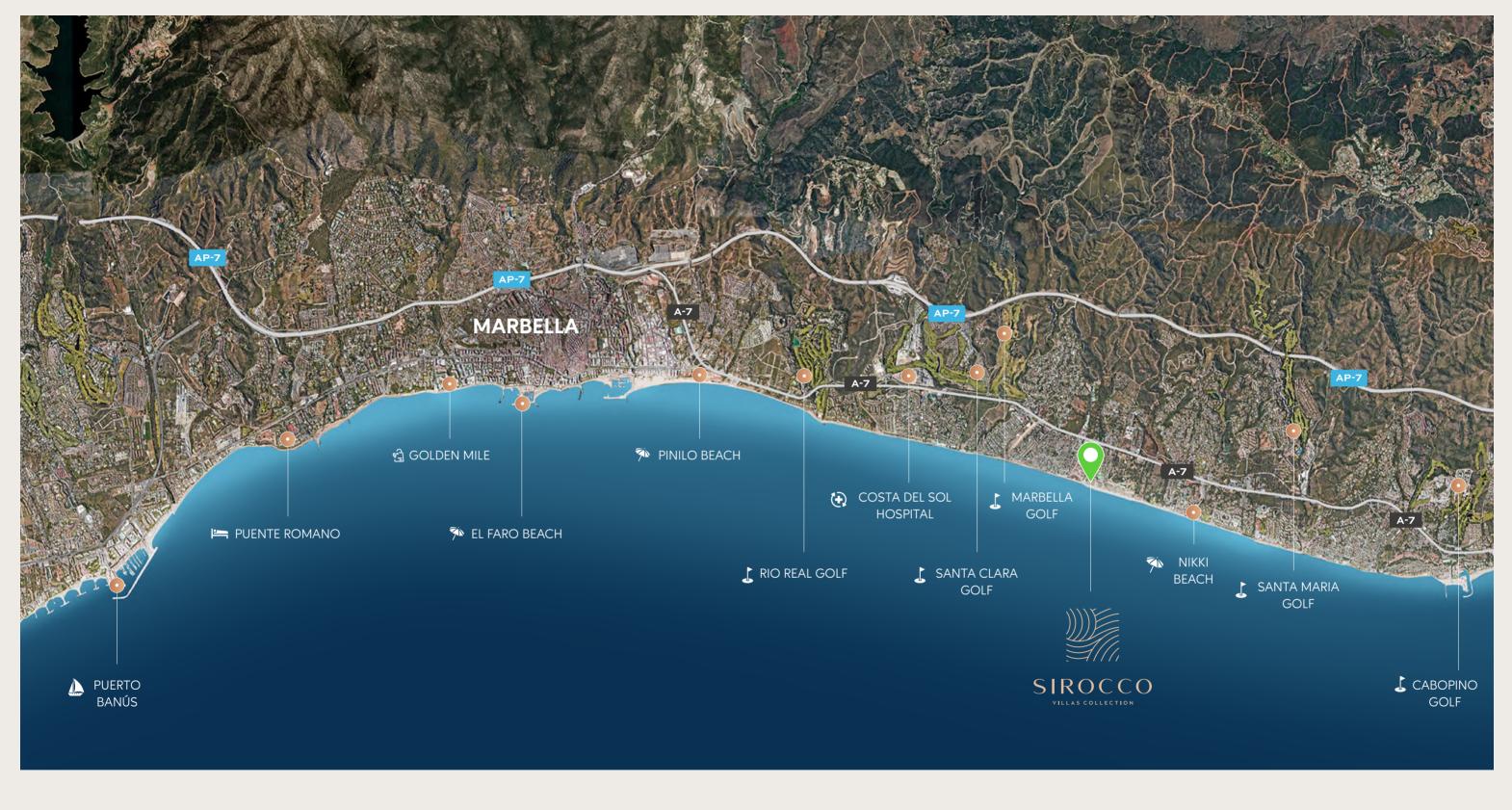
SIROCCO

VILLAS COLLECTION

## WELCOME TO NATURALLY MODERN LIVING BY THE BEACH

A new exclusive collection of villas perfectly blends the serenity of coastal living with the sophistication of modern design. Nestled close to the pristine beaches, Villas Sirocco offers a unique opportunity to experience the best of both worlds—where nature meets contemporary luxury.







## **EMBRACE** THE FABULOUS BEACH LIFESTYLE

The beach is a canvas of natural beauty, from the golden sands to the calming Mediterranean Sea. Every day brings a new opportunity to enjoy the simple pleasures of beach life. For the adventurous of heart, the beach offers a wealth of activities.

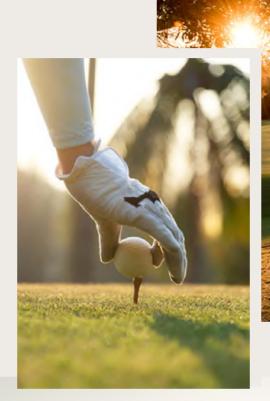
Surfing, paddleboarding, and beach volleyball are just a few of the ways to stay active. If you prefer a more relaxed pace, there's nothing like a lazy afternoon spent sunbathing or reading a book under the shade of a palm tree.





#### VILLAS SIROCCO







### **S** ENTERTAINMENT & SHOPPING:

- Siroko Restaurant & Beach Club
- Puente Romano
- Marbella Club Hotel
- El Corte Inglés Marbella
- Miramar Centro Comercial



#### **♣** GOLF COURSES

- Santa Clara Golf Marbella
- Marbella Golf Country Club
- Cabopino Golf Marbella
- Calanova Golf Club
- Cerrado del Águila Golf





#### **BEACHES**

- Playa del Real de Zaragoza
- Playa del Alicate
- Cabopino Beach
- Playa del Cable
- Playa de la Fontanilla

# TOTAL REEDOM, SUBIME RY

## YOUR PRIVATE PARADISE

A place where modern design meets natural beauty and a perfect location

Each villa is thoughtfully designed to maximize the stunning surroundings while offering the comforts of modern living. With open-plan layouts, expansive glass windows, and high-quality materials, these homes seamlessly blend indoor and outdoor spaces.

The architecture complements the landscape, creating a harmonious environment where you can relax, entertain, and enjoy life to the fullest.





455

157

**570** 

3.300.000€

BEDROOMS

BATHROOMS

TOILETS

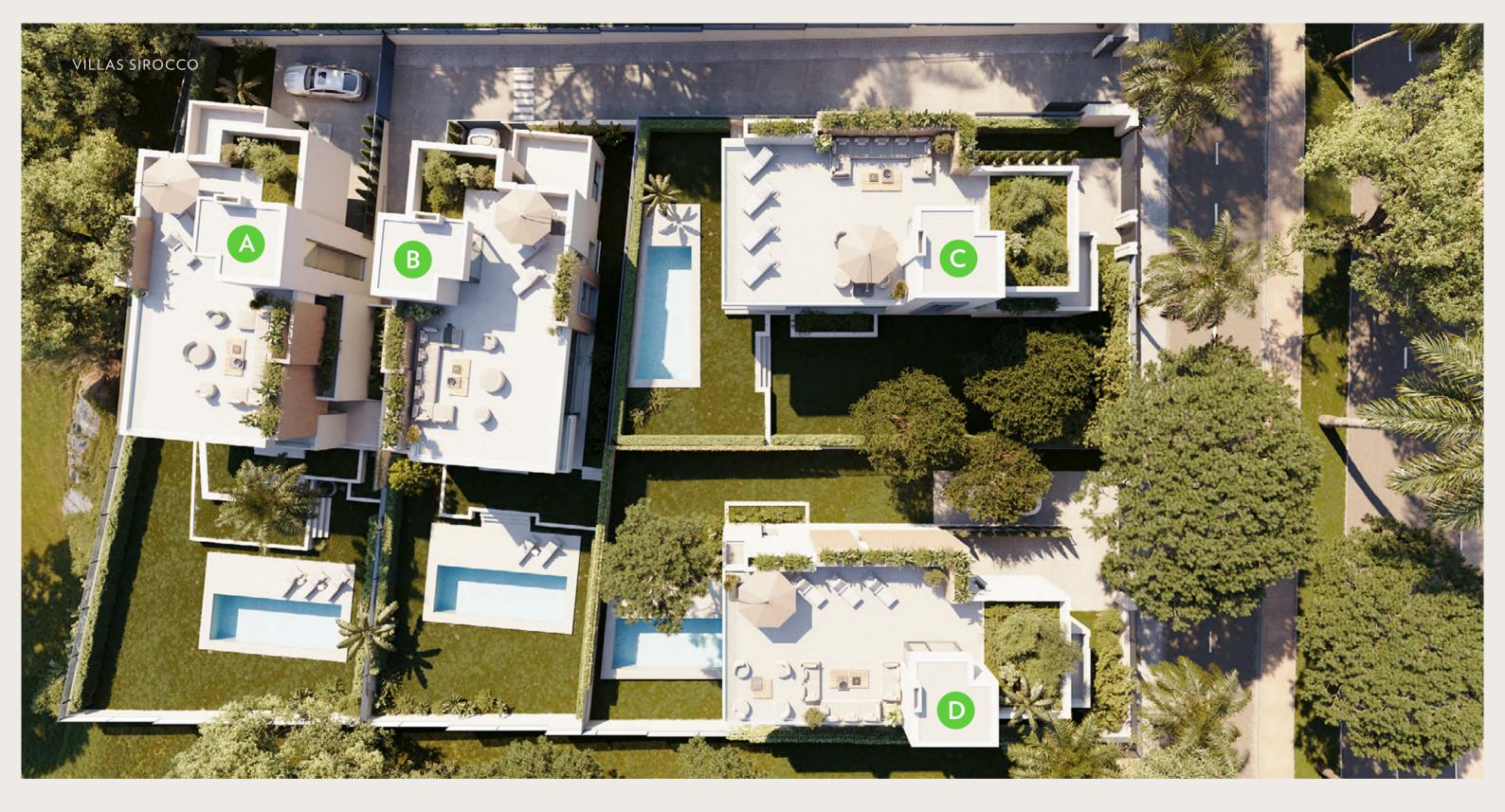
M<sup>2</sup> BUILT

M<sup>2</sup> TERRACE

 $M^2$  PLOT

PRICE

The exclusive project is more than just a collection of luxury homes-it's a lifestyle. Each villa is designed to offer its owners a private oasis while being close to all that Marbella has to offer.



VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS	PRICE	VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS	PRICE
Α	678 m <sup>2</sup>	457,18 m <sup>2</sup>	162 m <sup>2</sup>	4	4	3.500.000 €	С	570 m <sup>2</sup>	454,90 m <sup>2</sup>	157 m <sup>2</sup>	4	4	3.300.000 €
В	500 m <sup>2</sup>	457,18 m <sup>2</sup>	162 m <sup>2</sup>	4	4	3.400.000 €	D	543,5 m <sup>2</sup>	454,90 m <sup>2</sup>	157 m <sup>2</sup>	4	4	3.500.000 €













































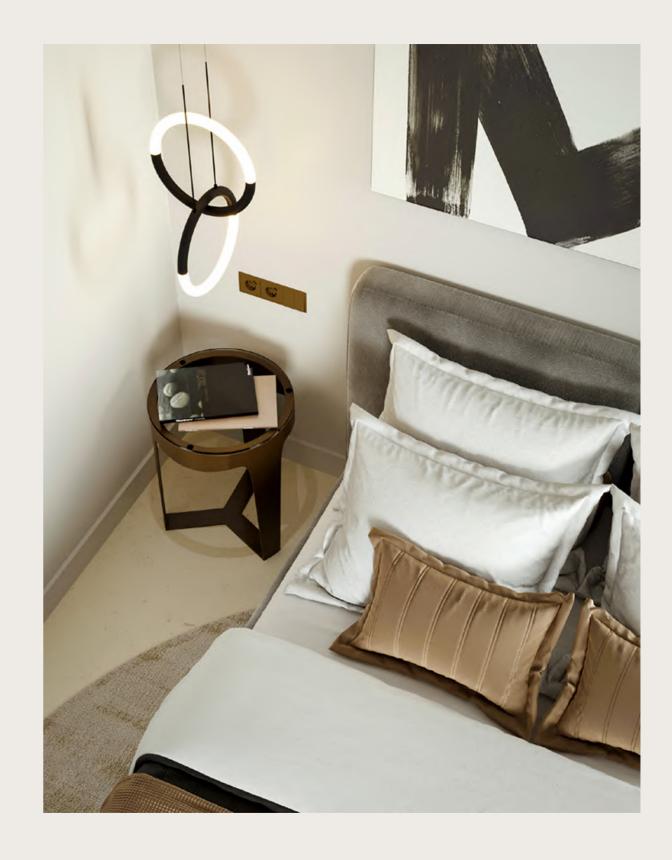


31 Bedroom 1







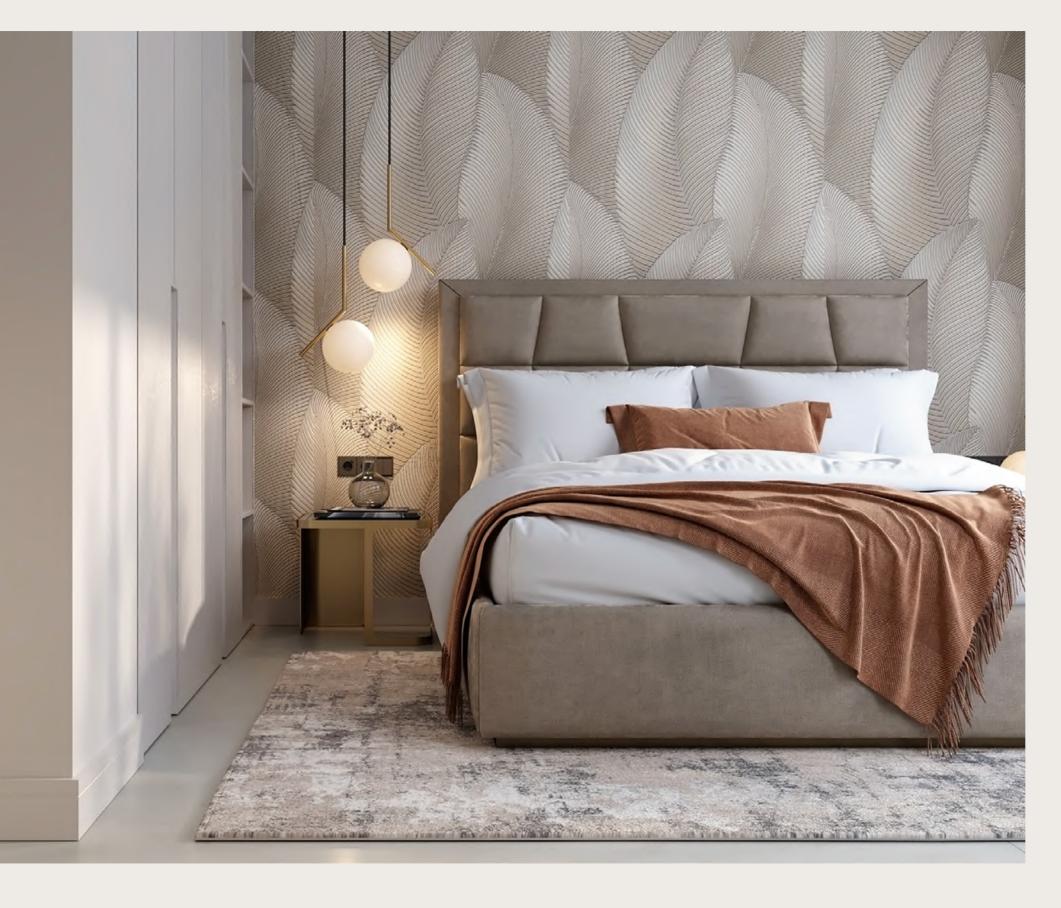


34 Bedroom 2











38 Bedroom 3

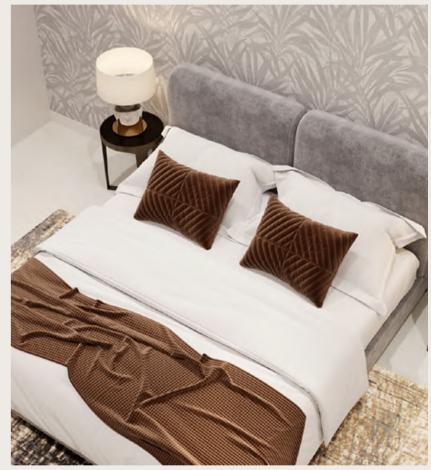








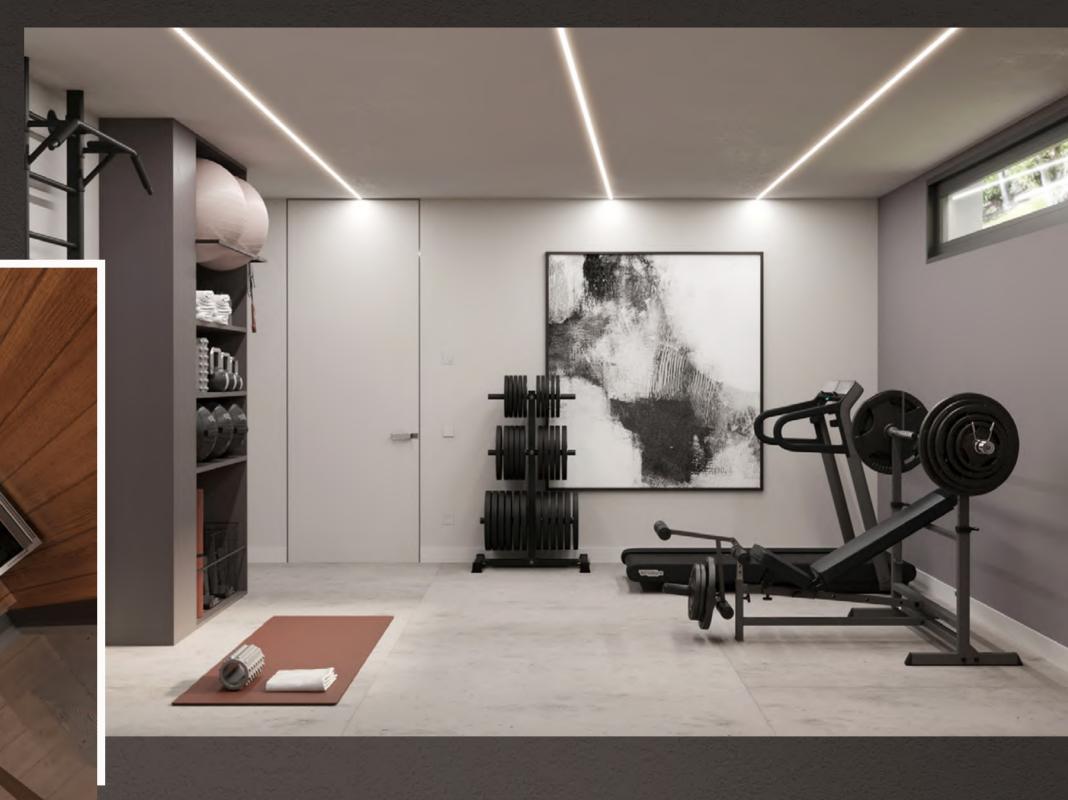




43 Guest Bedroom



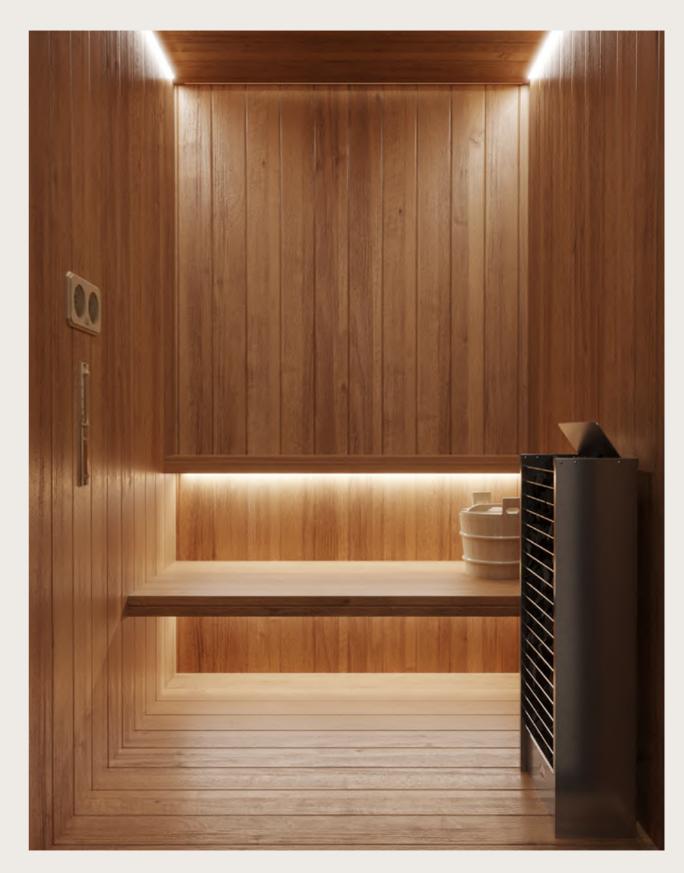
# RELAXATION AND ACTIVITY











# PARKING





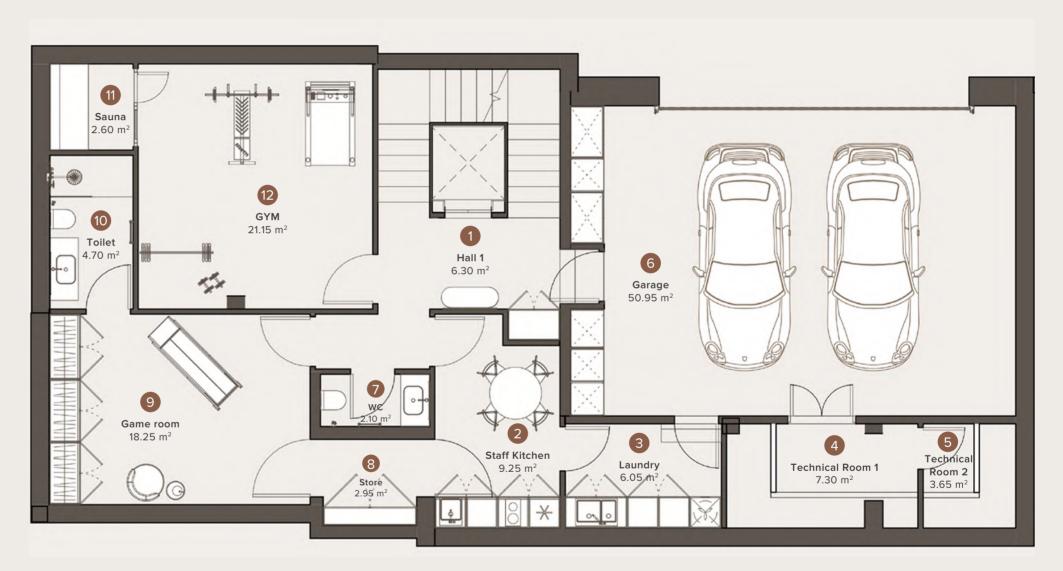


49 Parking





NA	AME	BUILD
1	Hall 1	6.30 m <sup>2</sup>
2	Staff Kitchen	9.25 m <sup>2</sup>
3	Laundry	6.05 m <sup>2</sup>
4	Technical Room 1	7.30 m <sup>2</sup>
5	Technical Room 2	3.65 m <sup>2</sup>
6	Garage	50.95 m <sup>2</sup>
7	WC	2.10 m <sup>2</sup>
8	Store	2.95 m <sup>2</sup>
9	Game Room	18.25 m <sup>2</sup>
10	Toilet	4.70 m <sup>2</sup>
11	Sauna	2.60 m <sup>2</sup>
12	GYM	21.15 m <sup>2</sup>
TOTAL USEFUL AREA		135.25 m <sup>2</sup>
TOTAL BUILT AREA		176.25 m <sup>2</sup>

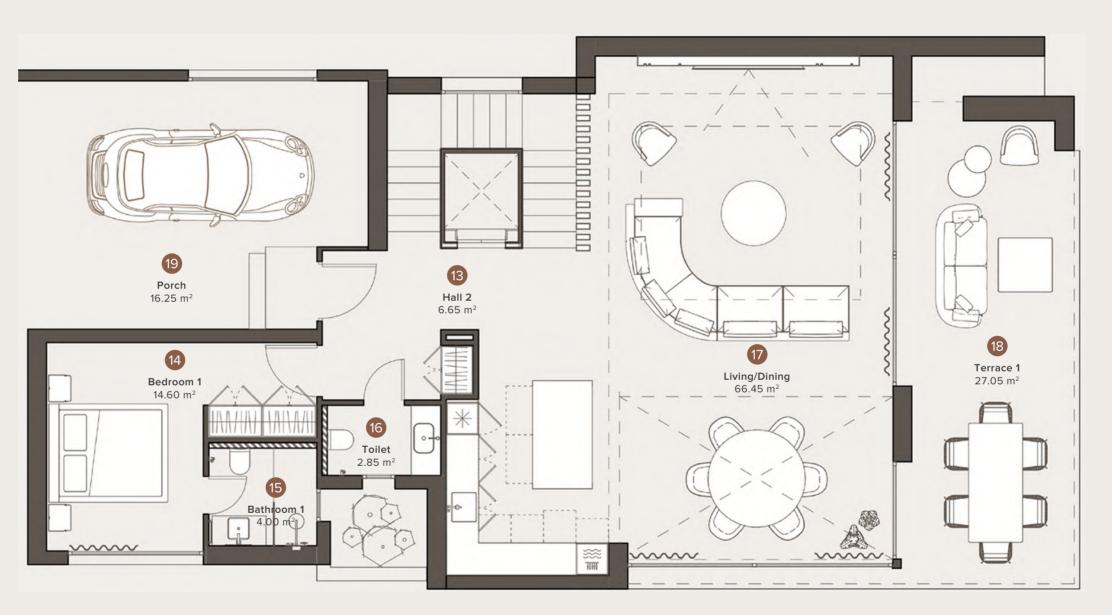


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.





N.	AME	BUILD
13	Hall 2	6.65 m <sup>2</sup>
14	Bedroom 1	14.60 m <sup>2</sup>
15	Bathroom 1	4.00 m <sup>2</sup>
16	Toilet	2.85 m <sup>2</sup>
17	Living/Dining	66.45 m <sup>2</sup>
18	Terrace 1	27.05 m <sup>2</sup>
19	Porch	16.25 m <sup>2</sup>
ТО	TAL USEFUL AREA	110.80 m <sup>2</sup>
TERRACE		27.05 m <sup>2</sup>
TOTAL BUILT AREA		124.10 m <sup>2</sup>

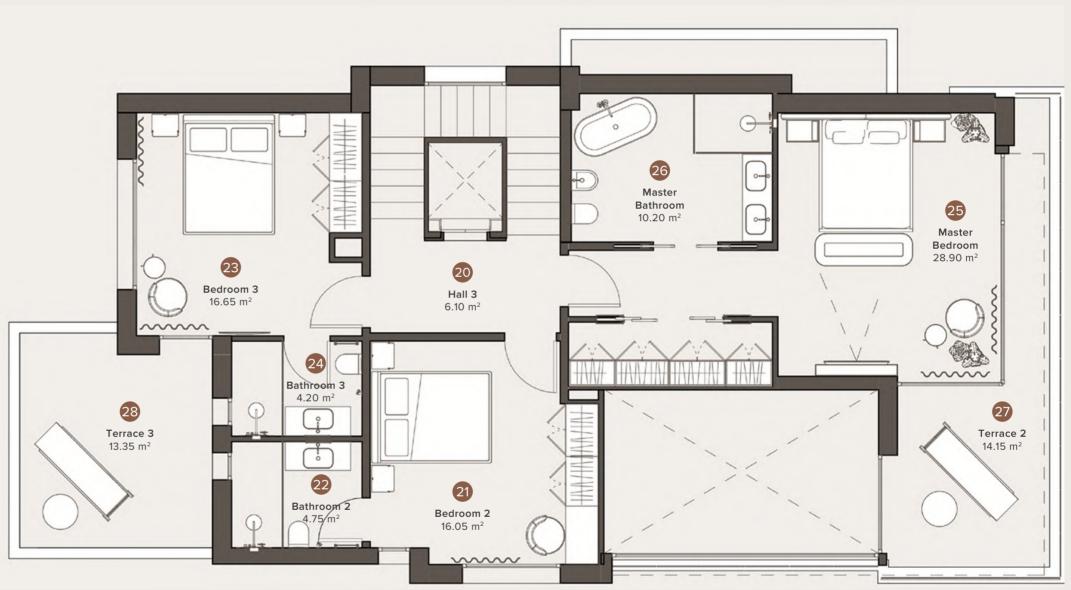


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NAME	BUILD
20 Hall 3	6.10 m <sup>2</sup>
21 Bedroom 2	16.05 m <sup>2</sup>
22 Bathroom 2	4.75 m <sup>2</sup>
23 Bedroom 3	16.65 m <sup>2</sup>
24 Bathroom 3	4.20 m <sup>2</sup>
25 Master Bedroom	28.90 m <sup>2</sup>
26 Master Bathroom	10.20 m <sup>2</sup>
27 Terrace 2	14.15 m <sup>2</sup>
28 Terrace 3	13.35 m <sup>2</sup>
TOTAL USEFUL AREA	86.85 m <sup>2</sup>
TERRACE	27.50 m <sup>2</sup>
TOTAL BUILT AREA	116.60 m <sup>2</sup>

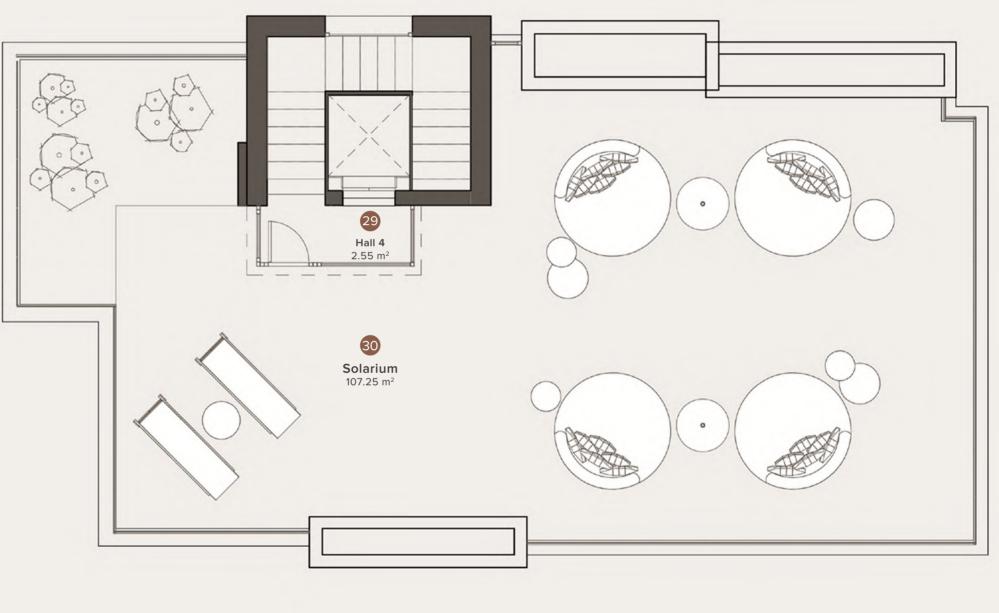


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NAME	BUILD
29 Hall 4	2.55 m²
30 Solarium	107.25 m <sup>2</sup>
TOTAL BUILT AREA	109.80 m²



- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.





NA	ME	BUILD
1	Hall 1	6.30 m <sup>2</sup>
2	Staff Kitchen	9.25 m <sup>2</sup>
3	Laundry	6.05 m <sup>2</sup>
4	Technical Room 1	7.30 m <sup>2</sup>
5	Technical Room 2	3.65 m <sup>2</sup>
6	Garage	50.95 m <sup>2</sup>
7	WC	2.10 m <sup>2</sup>
8	Store	2.95 m <sup>2</sup>
9	Game Room	18.25 m <sup>2</sup>
10	Toilet	4.70 m <sup>2</sup>
11	Sauna	2.60 m <sup>2</sup>
12	GYM	21.15 m <sup>2</sup>
TOTAL USEFUL AREA		135.25 m <sup>2</sup>
TOTAL BUILT AREA		176.25 m <sup>2</sup>

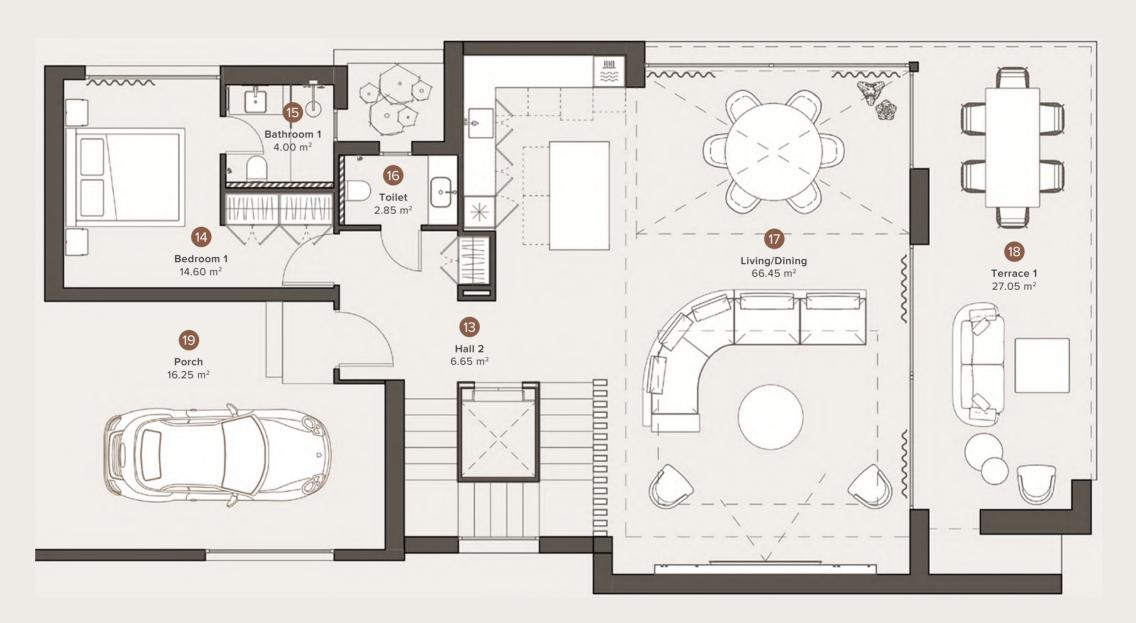


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NAME	BUILD
13 Hall 2	6.65 m <sup>2</sup>
14 Bedroom 1	14.60 m <sup>2</sup>
15 Bathroom 1	4.00 m <sup>2</sup>
16 Toilet	2.85 m <sup>2</sup>
17 Living/Dining	66.45 m <sup>2</sup>
18 Terrace 1	27.05 m <sup>2</sup>
19 Porch	16.25 m <sup>2</sup>
TOTAL USEFUL AREA	110.80 m <sup>2</sup>
TERRACE	27.05 m <sup>2</sup>
TOTAL BUILT AREA	124.10 m <sup>2</sup>



- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.





NAME	BUILD
20 Hall 3	6.10 m <sup>2</sup>
21 Bedroom 2	16.05 m <sup>2</sup>
22 Bathroom 2	4.75 m <sup>2</sup>
23 Bedroom 3	16.65 m <sup>2</sup>
24 Bathroom 3	4.20 m <sup>2</sup>
25 Master Bedroom	28.90 m <sup>2</sup>
26 Master Bathroom	10.20 m <sup>2</sup>
27 Terrace 2	14.15 m <sup>2</sup>
28 Terrace 3	13.35 m²
TOTAL USEFUL AREA	86.85 m <sup>2</sup>
TERRACE	27.50 m <sup>2</sup>
TOTAL BUILT AREA	116.60 m <sup>2</sup>

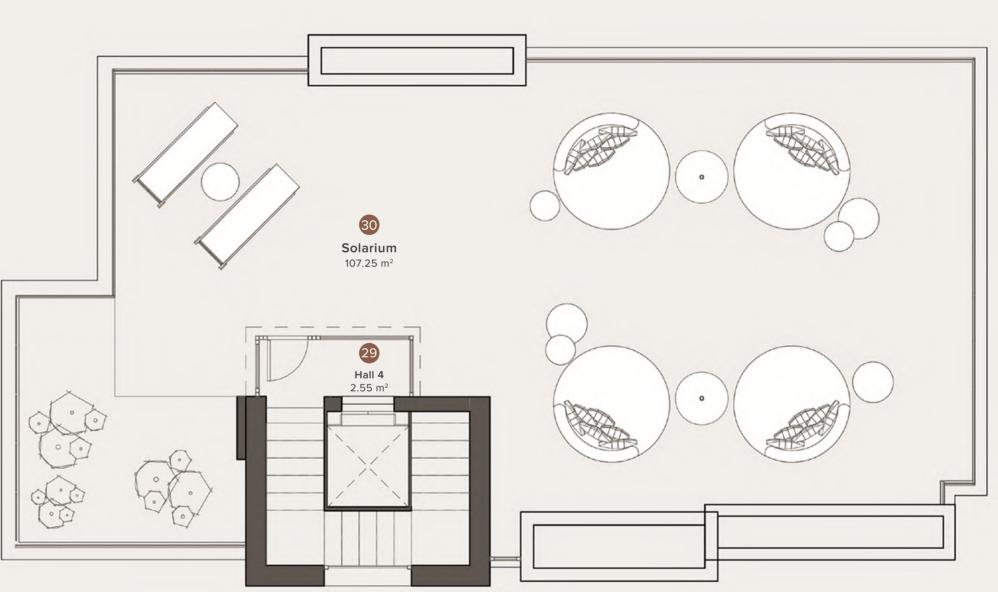


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NAME	BUILD
29 Hall 4	2.55 m <sup>2</sup>
30 Solarium	107.25 m <sup>2</sup>
TOTAL BUILT AREA	109.80 m²

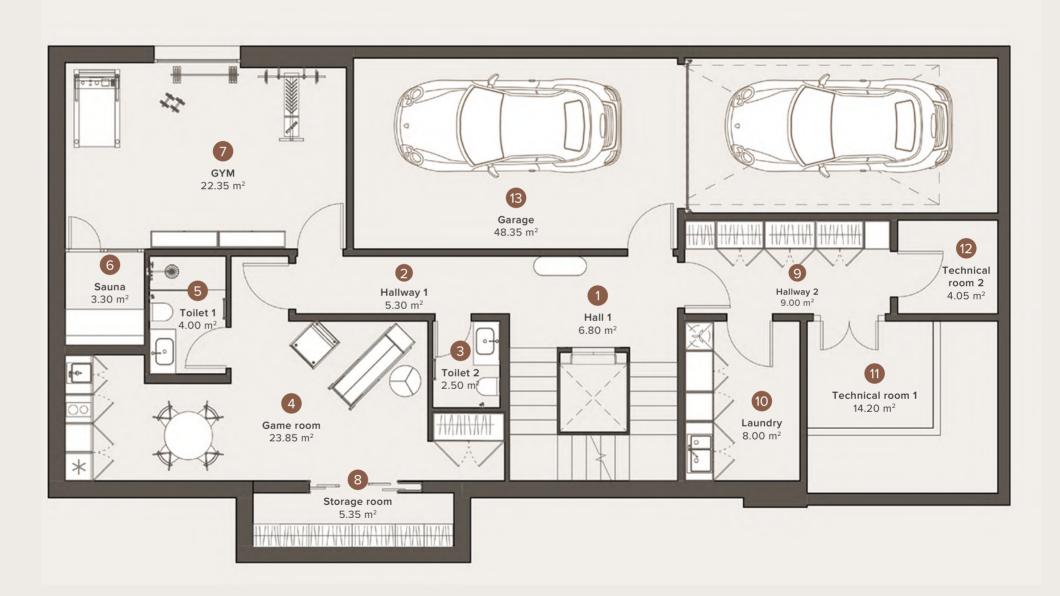


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NA	AME	BUILD
1	Hall 1	6.80 m <sup>2</sup>
2	Hallway 1	5.30 m <sup>2</sup>
3	Toilet 2	2.50 m <sup>2</sup>
4	Game room	23.85 m <sup>2</sup>
5	Toilet 1	4.00 m <sup>2</sup>
6	Sauna	3.30 m <sup>2</sup>
7	GYM	22.35 m <sup>2</sup>
8	Storage room	5.35 m <sup>2</sup>
9	Hallway 2	9.00 m <sup>2</sup>
10	Laundry	8.00 m <sup>2</sup>
11	Technical room 1	14.20 m²
12	Technical room 2	4.05 m <sup>2</sup>
13	Garage	48.35 m <sup>2</sup>
TOTAL USEFUL AREA		157.05 m²
TOTAL BUILT AREA		195.65 m <sup>2</sup>

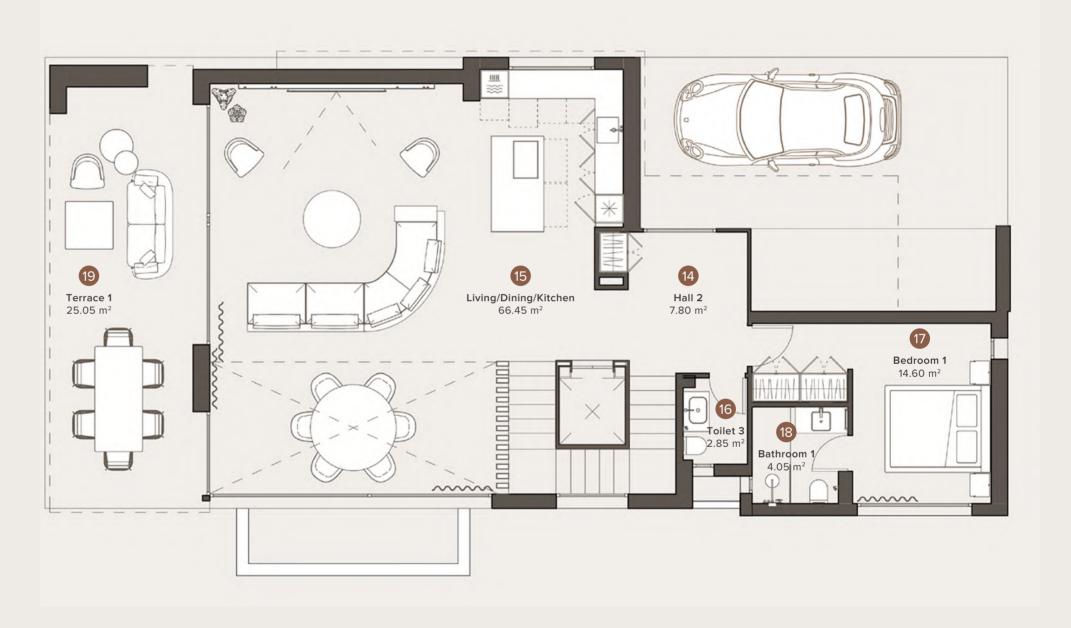


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# SIROCCO VILLAS COLLECTION

NAME	BUILD
14 Hall 2	7.80 m <sup>2</sup>
15 Living/Dining/Kitchen	66.45 m <sup>2</sup>
16 Toilet 3	2.85 m <sup>2</sup>
17 Bedroom 1	14.60 m <sup>2</sup>
18 Bathroom 1	4.05 m <sup>2</sup>
19 Terrace 1	25.05 m <sup>2</sup>
TOTAL USEFUL AREA	95.75 m <sup>2</sup>
TERRACE	25.05 m <sup>2</sup>
TOTAL BUILT AREA	124.10 m <sup>2</sup>

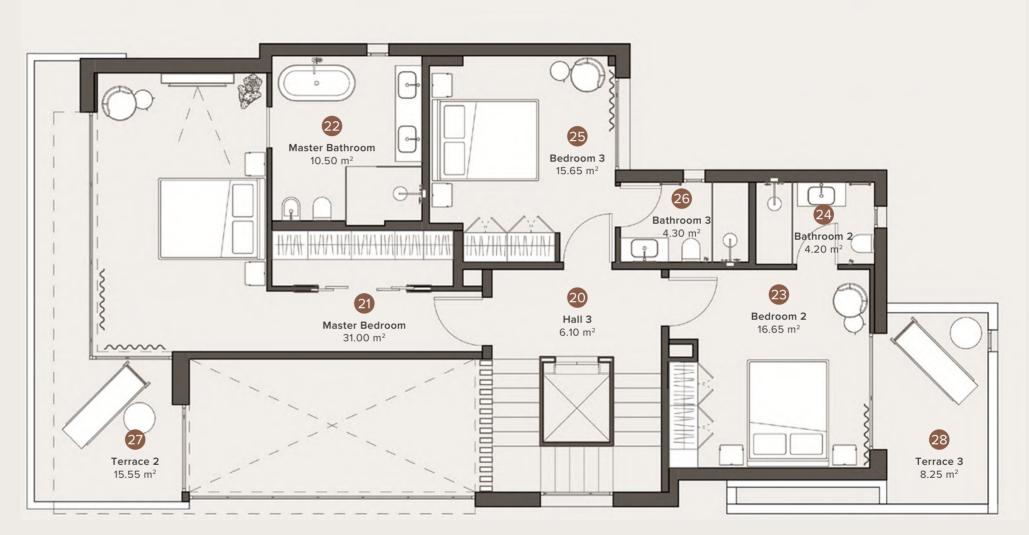


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NA	ME	BUILD
20	Hall 3	6.10 m <sup>2</sup>
21	Master Bedroom	31.00 m <sup>2</sup>
22	Master Bathroom	10.50 m <sup>2</sup>
23	Bedroom 2	16.65 m <sup>2</sup>
24	Bathroom 2	4.20 m <sup>2</sup>
25	Bedroom 3	15.65 m <sup>2</sup>
26	Bedroom 3	4.30 m <sup>2</sup>
27	Terrace 2	15.55 m <sup>2</sup>
28	Terrace 3	8.25 m <sup>2</sup>
TOT	TAL USEFUL AREA	88.40 m <sup>2</sup>
TERRACE		23.80 m <sup>2</sup>
TOTAL BUILT AREA		117.50 m <sup>2</sup>



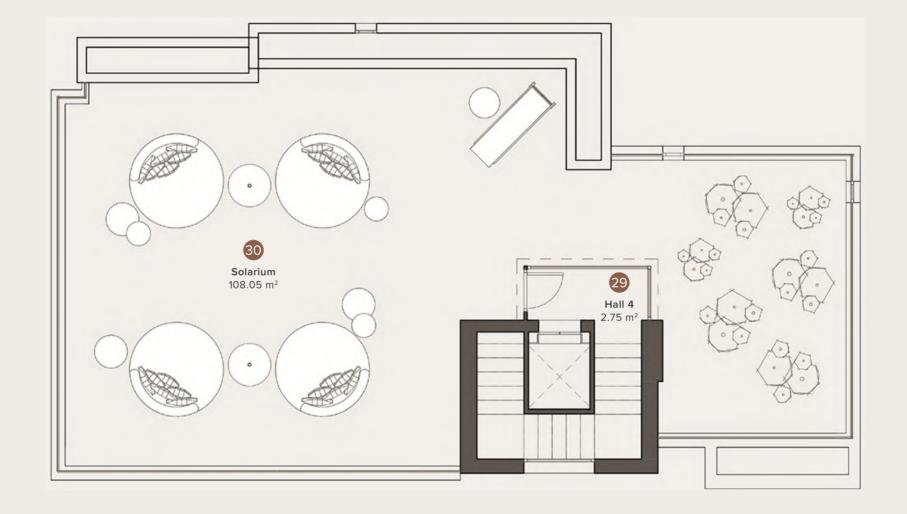


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30 Solarium	108.05 m <sup>2</sup>
TOTAL BUILT AREA	110.80 m²

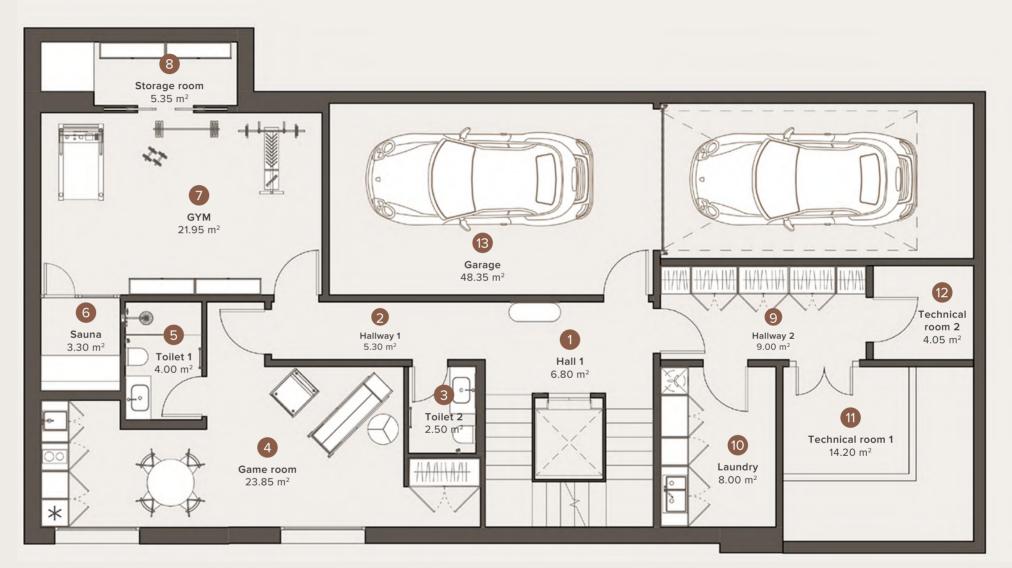


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1	Hall 1	6.80 m <sup>2</sup>
2	Hallway 1	5.30 m <sup>2</sup>
3	Toilet 2	2.50 m <sup>2</sup>
4	Game room	23.85 m <sup>2</sup>
5	Toilet 1	4.00 m <sup>2</sup>
6	Sauna	3.30 m <sup>2</sup>
7	GYM	22.35 m <sup>2</sup>
8	Storage room	5.35 m <sup>2</sup>
9	Hallway 2	9.00 m <sup>2</sup>
10	Laundry	8.00 m <sup>2</sup>
11	Technical room 1	14.20 m²
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13	Garage	48.35 m <sup>2</sup>
TOTAL USEFUL AREA		157.05 m²
TOTAL BUILT AREA 195.65 m		

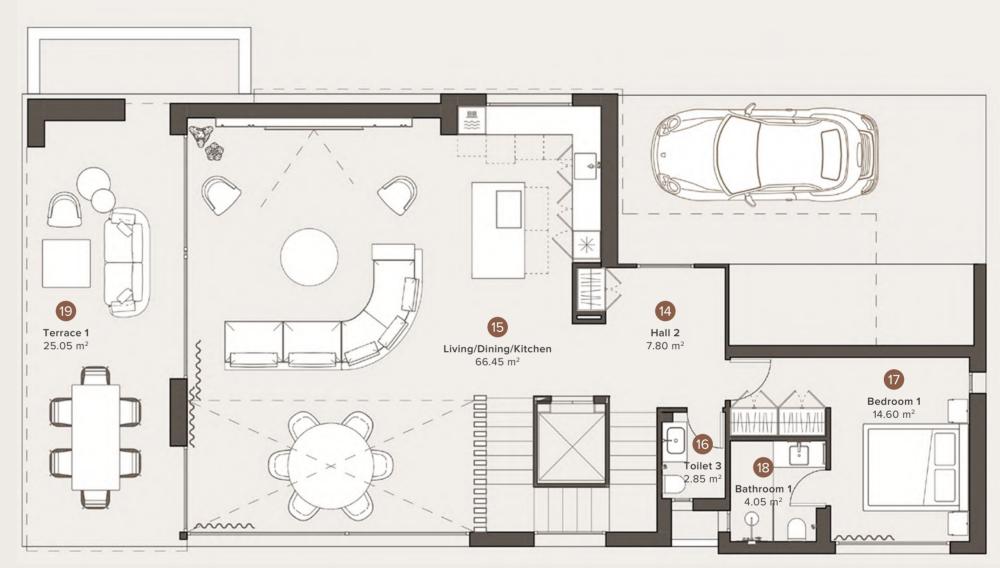


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	14	Hall 2	7.80 m <sup>2</sup>
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	16	Toilet 3	2.85 m <sup>2</sup>
	17	Bedroom 1	14.60 m <sup>2</sup>
	18	Bathroom 1	4.05 m <sup>2</sup>
	19	Terrace 1	25.05 m <sup>2</sup>
	TOTAL USEFUL AREA		95.75 m²
	TERRACE		25.05 m <sup>2</sup>
TOTAL BUILT AREA		TAL BUILT AREA	124.10 m <sup>2</sup>

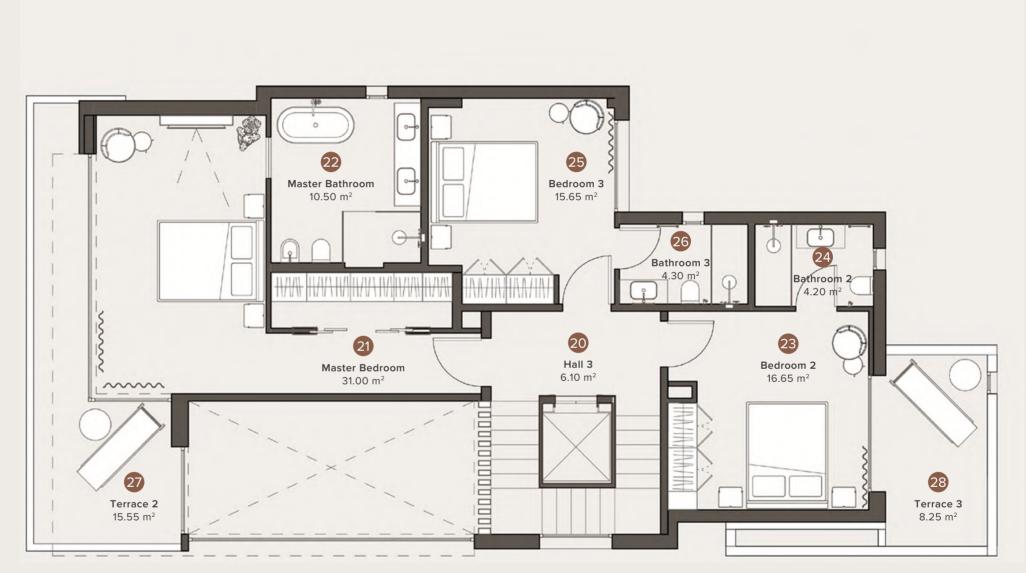


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NAME		BUILD		
20 Hall 3		6.10 m <sup>2</sup>		
21 Master E	Bedroom	31.00 m <sup>2</sup>		
22 Master E	Bathroom	10.50 m <sup>2</sup>		
23 Bedroon	n 2	16.65 m <sup>2</sup>		
24 Bathroo	m 2	4.20 m <sup>2</sup>		
25 Bedroon	n 3	15.65 m <sup>2</sup>		
26 Bedroon	n 3	4.30 m <sup>2</sup>		
27 Terrace	2	15.55 m <sup>2</sup>		
28 Terrace	3	8.25 m <sup>2</sup>		
TOTAL USEFUL AREA		88.40 m <sup>2</sup>		
TERRACE		23.80 m <sup>2</sup>		
TOTAL BUILT AREA		117.50 m <sup>2</sup>		

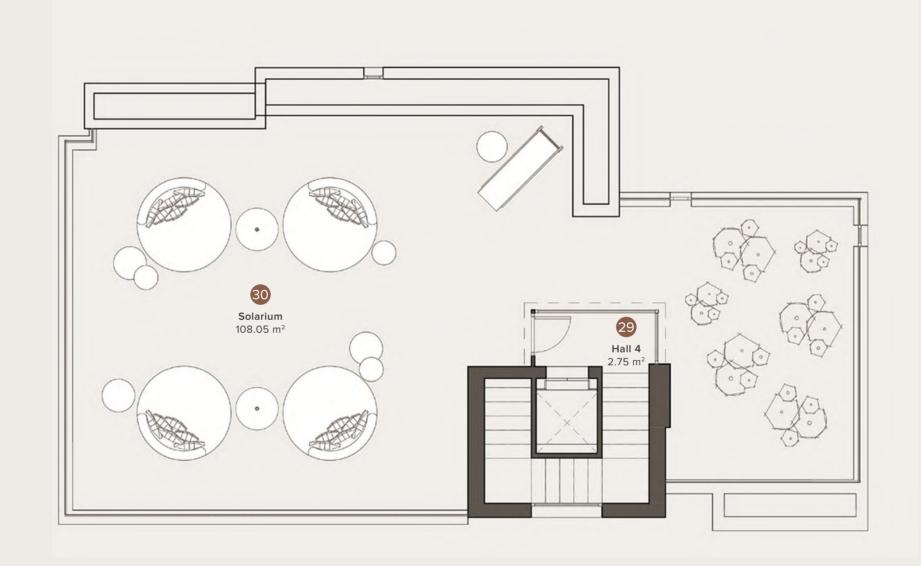


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