



Marbella's Luxury, Your Investment.



Advertencia legal: la información mostrada a continuación ha sido elaborada a partir del ante Proyecto del edificio y puede sufrir modificaciones por motivos técnicos, ajustándose en todo caso al Proyecto de Ejecución. El mobiliario presentado es orientativo y las superficies descritas son aproximadas podrá sufrir cambios debido a las normas de turismo y del contrato final aprobado. // Legal warning: the information shown below has been drawn up on the basis of the preliminary project of the building and may be subject to modifications for technical reasons, in all cases conforming to the execution project. The furniture presented is indicative and the surfaces described are approximate and may undergo changes due to Tourism regulations and the final approved contract.



Nikoli Living

Reside & Invest

Experience the perfect balance of luxurious living and smart investing.

This project is your gateway to an exceptional lifestyle in Nueva Andalucía, the most coveted destination in Marbella's exclusive Golf Valley. Each property combines timeless elegance, modern functionality, and a seamless ownership experience designed to meet your needs.

The Project



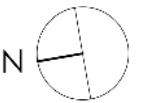
It introduces an innovative Luxury Flex Living Complex designed to provide a personalized and seamless living experience.

Enjoy the best of both worlds: the exclusivity of owning your own property combined with the convenience and sophistication of professional management, featuring luxury services and premium amenities.

Live in your residence whenever you wish throughout the year while enjoying the benefits of effortless revenue generation during the remaining months.

The complex offers a smart, hassle-free solution for those seeking a refined lifestyle with the added advantage of a sound investment, free from the complexities of managing a rental property.

Master Plan



Your Residence,
your Investment

Location



← Cádiz

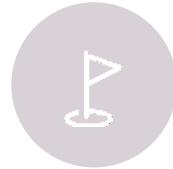
Málaga →

- Málaga airport..... 30 min.
- Marbella Center 15 min.
- Puerto Banús 9 min.
- Puente Romano..... 12 min.
- Sotogrande..... 35 min.
- Gibraltar..... 55 min.

- Golf Clubs**
- Real Club Las Brisas ... 3 min.
 - Los Naranjos..... 4 min.
 - Aloha..... 6 min.
 - Magna..... 7 min.

Location

Nuevo Amanecer is Marbella's most prestigious enclave, renowned for its vibrant lifestyle, world-class amenities, and its favorable climate.



Golf

Located among 14 of the finest golf courses in Europe.



Beach

Only 9 minutes to Puerto Banús and 12 minutes to Puente Romano.



Airport

Málaga International Airport is just 30 km away, offering direct flights to all major European cities.



Restaurants

Enjoy 6 Michelin-starred restaurants in the area.



Shopping

Explore designer boutiques and exclusive brands.



Appeal

Over 745,000 international visitors annually, making it the ultimate luxury destination.

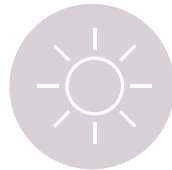
Marbella

Live the life you've always imagined.



Coastline

Stunning beaches and breathtaking views.



Sunshine

Enjoy 320 days of sun every year, one of Europe's sunniest climates.



Sustainability

Home to 11 Blue Flag beaches, recognized for environmental excellence.



Connectivity

Connected via the A-7 coastal highway and Málaga Airport.



Global Recognition

Named 2024's ultimate luxury destination by Forbes.



Amenities



Experience Elevated Living

It redefines luxury living with expansive, exquisitely designed communal spaces tailored to enhance every aspect of life for our residents. Discover the perfect balance of style, comfort, and convenience:

- **Lush Green Areas:** Immerse yourself in the tranquility of meticulously landscaped gardens, designed to soothe and inspire.
- **Year-Round Swimming Pools:** Delight in indoor and outdoor pools, offering endless opportunities for relaxation and leisure.
- **State-of-the-Art Fitness Facilities:** A fully equipped gym that caters to all fitness levels.
- **World-Class Spa:** Rejuvenate mind and body in a serene, luxurious setting.
- **Co-Working Spaces:** Blend productivity and elegance in modern workspaces, perfect for professionals who demand the best.
- **On-Site Fine Dining:** Indulge in gourmet culinary experiences without ever leaving the comfort of your community.
- **24/7 Concierge Services:** From personal assistance to bespoke services, we're here to cater to your every need.
- **Private & Secure Parking:** Enjoy the convenience and safety of private garages and secure storage facilities.
- **Family-Friendly Playground:** Create unforgettable family moments with thoughtfully designed play areas, including an outdoor cinema for magical evenings.

Gym



Swimming Pools



Restaurant



Interior Design

The homes are thoughtfully designed to harmonize elegance with practicality.

- **Modern Aesthetic:** Each unit features a modern, functional design inspired by Marbella's sophisticated lifestyle.
- **Premium Materials:** High-quality finishes that exude luxury and comfort.
- **Bright and Airy Spaces:** Interiors maximize natural light, blending seamlessly with outdoor spaces.



Cinema



Enjoy & Profit

Smart and flexible homes

The villas and apartments are tailored for modern lifestyles, offering privacy, community, and flexibility in one unique package.



Great Potential

Whether you plan to reside, invest, or both, this is an opportunity unlike any other.



Great Price

Homes start from €450,000, offering exceptional value in a luxury setting.



Great Place

Marbella is where everyone dreams of living, but only a few can call home.



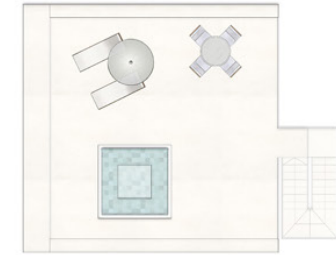
VILLAS



Type A1



Type A1

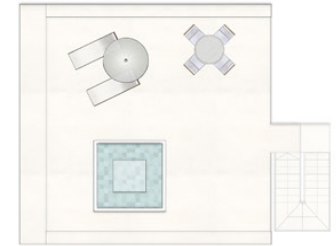
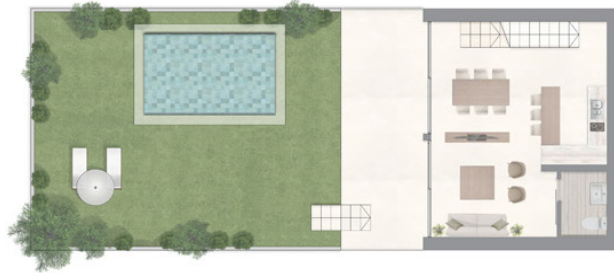


Bedrooms

4 levels

Surfaces

Type A1

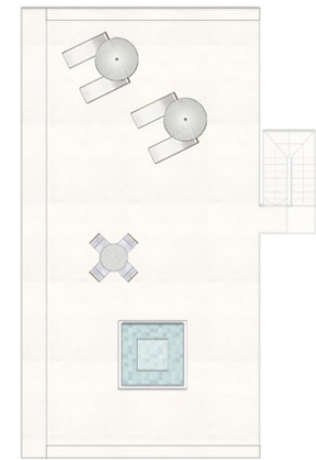


Bedrooms

4 levels

Surfaces

Type A2



Bedrooms

4 Levels

Surfaces



Type C

Duplex apartment with abundant natural light in the basement and direct access from your terrace to the communal pool on the ground floor.



Bedrooms



2 Levels



Surfaces

Type D

Duplex apartment featuring a private rooftop solarium, perfect for enjoying panoramic views and outdoor relaxation.



Bedrooms

2 Levels

Surfaces

Type E



Bedroom



Level



Surfaces

Type F

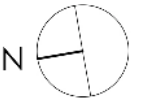
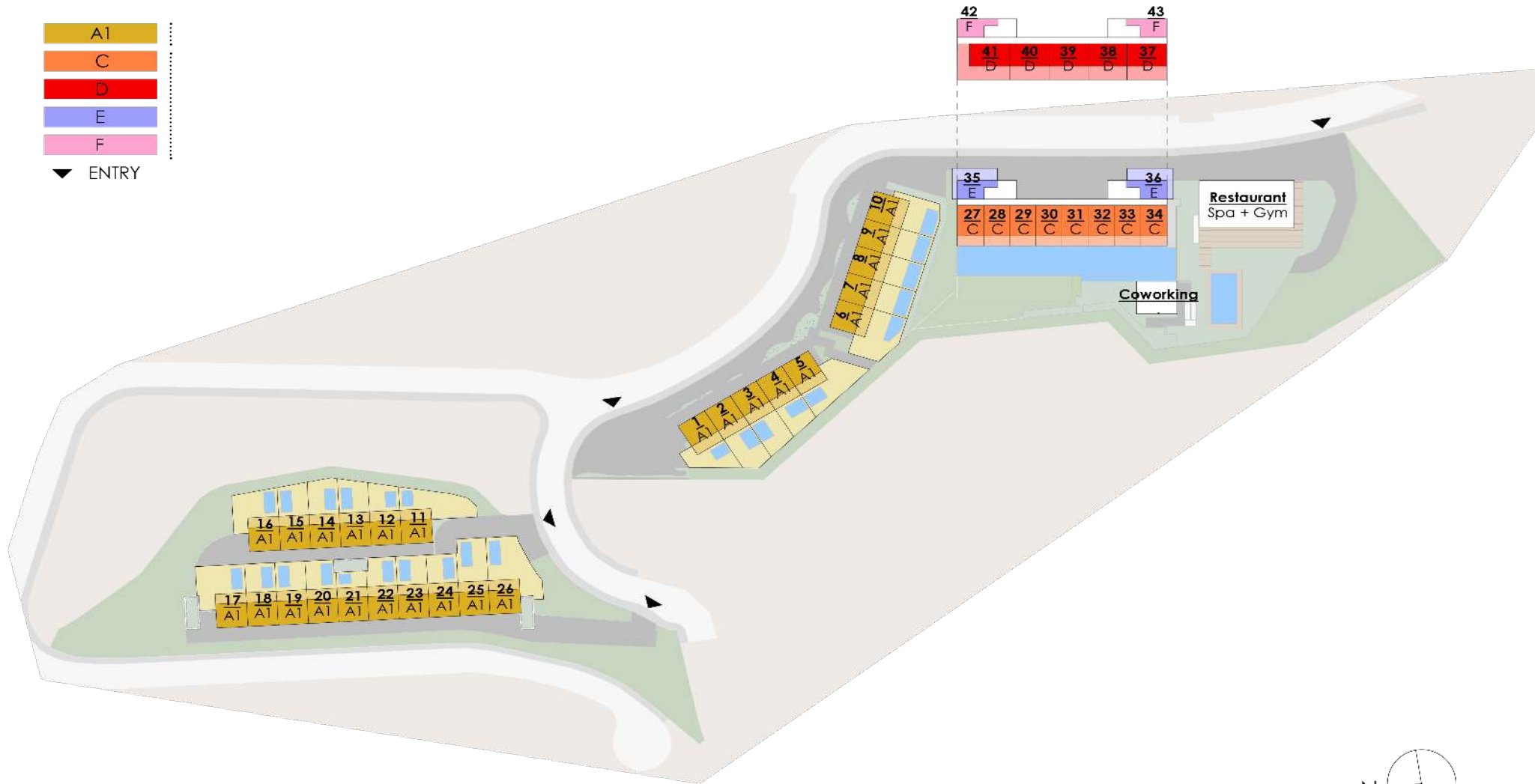
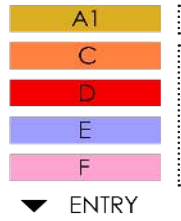


Bedroom

Level

Surfaces

Units location



FAQs



