



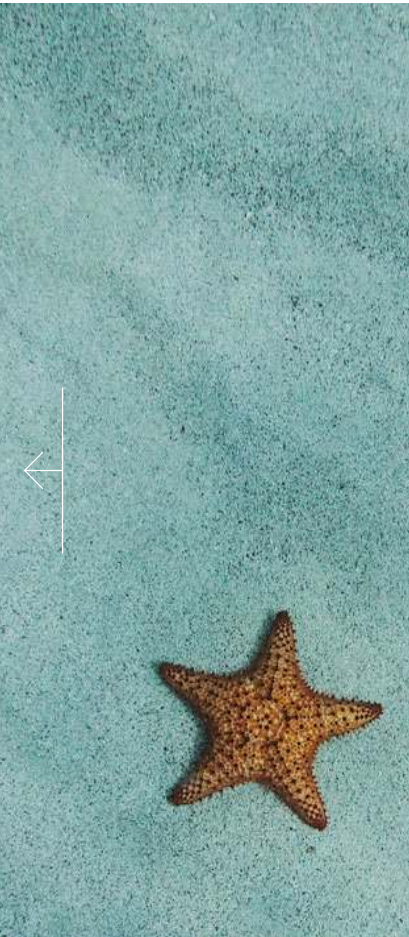
# ESTRELLA DEL MAR

— VILLAS - MARBELLA —



Living spaces





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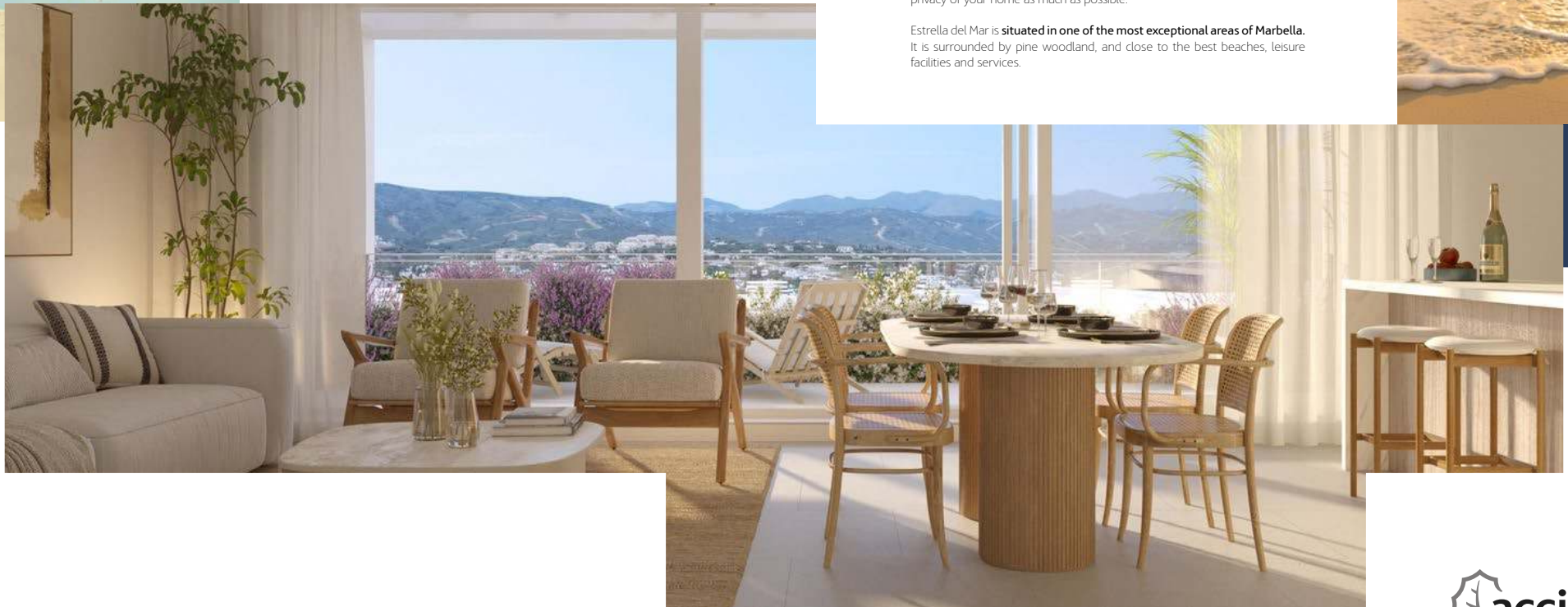
The new ACCIONA spaces are designed to **enrich our lives.**

With balanced designs that feed our sensitivity and experience. With advances in technology and sustainability that help us do a better job of looking after nature. With qualities, textures and environments that allow for a sophisticated lifestyle.

**ESTRELLA DEL MAR**  
— VILLAS — MARBELLA —

Estrella del Mar is **the perfect combination between quality and sustainability**, with single-family homes designed so you can feel the spaciousness and privacy of your home as much as possible.

Estrella del Mar is **situated in one of the most exceptional areas of Marbella**. It is surrounded by pine woodland, and close to the best beaches, leisure facilities and services.



ESTRELLA DEL MAR  
— VILLAS - MARBELLA —

A space designed  
for your needs.

Estrella del Mar is a development of **88 single-family homes, each with 3 or 4 bedrooms, situated in Elviria**, an idyllic location to the east of Marbella, where you and your loved ones can live the way you've always dreamed.

The homes are two storeys with private gardens, and their large windows, combined with their perfect orientation, means your daily life will be filled with sunshine each morning.

The communal areas will have two pools, a gym and a multipurpose room for the use and enjoyment of owners.



88 single-family homes



3 and 4 bedrooms



Private gardens



2 swimming pools



2 bathrooms and 1 toilet



Gym



Multipurpose room



## Sustainability, another pillar of the design.

Here at Acciona, we are aware of the challenges our planet is facing, and we have decided to step into action: **we build homes that are made to have the least impact possible on the environment, and in which by living in them you set an example of responsibility.**

The buildings' structure is built for better heat efficiency: both the façades and the exterior carpentry are designed **to improve energy efficiency.**

- Air conditioning and hot water produced via an **aerothermal** device.
- **Underfloor heating.**



ACCIONA, as one of the world's most sustainable companies, has made the commitment to certify all of its developments with the BREEAM® sustainability label.



Eco sustainable homes that are certified with the BREEAM® label have major benefits:



### Economic:

We aim to reduce water and energy consumption. Furthermore, the materials used are researched to ensure they have more durability, and to reduce maintenance costs.



### Environmental:

We promote reduction in CO<sub>2</sub> emissions and energy consumption during the useful life of the building.



### Social:

You will enjoy quality of life, peace and quiet and wellbeing.

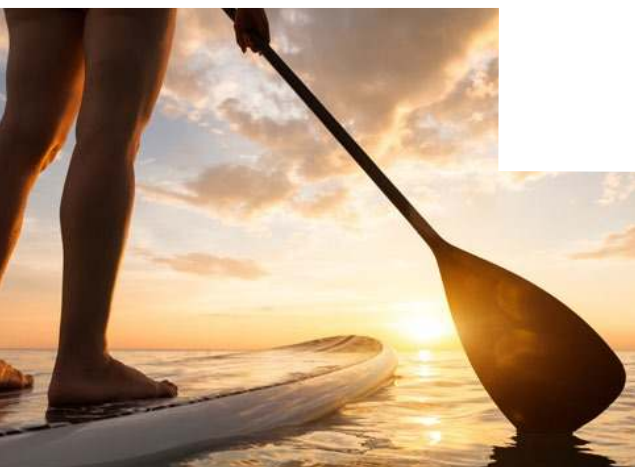




## Elvira, the ideal place to start the life of your dreams.

Elvira, just 10km from Marbella's old town, has everything you are looking for to start a new chapter. Surrounded by nature, services and leisure facilities, the area has pine woodland, golf courses and fine sandy beaches full of charm.

What's more, **from your future home you will enjoy fast connections to anywhere**, thanks to the fast access to Marbella, Malaga airport, and Maria Zambrano high speed train station, which will make any journey much easier.



There is always something to do around here, as it is very close to La Cañada shopping centre, Los Monteros Racket Club Tennis & Paddle, Rio Real Golf, and **endless opportunities for beach activities**, like paddleboarding, jet skis, sailing, and more.





View of two storeys  
with landscaped patio

Recreation of the project: Estrella del Mar





Terrace with garden  
on corner of ground floor

Recreation of the project: Estrella del Mar





Lounge with  
mountain views

Recreation of the project: Estrella del Mar



Home classification: Above-ground parking.

# ESTRELLA DEL MAR

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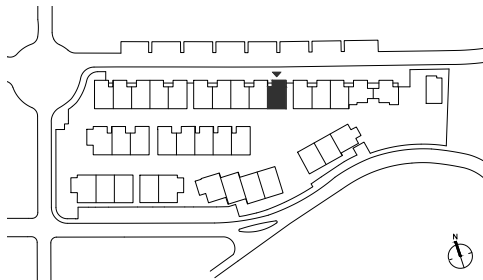
## SURFACE AREAS

Toilet / Office	4,20 m <sup>2</sup>
Kitchen	10,30 m <sup>2</sup>
Hallway 1	2,80 m <sup>2</sup>
Entrance	7,30 m <sup>2</sup>
Stairs	4,65 m <sup>2</sup>
Lounge - Diner	26,55 m <sup>2</sup>

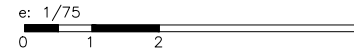
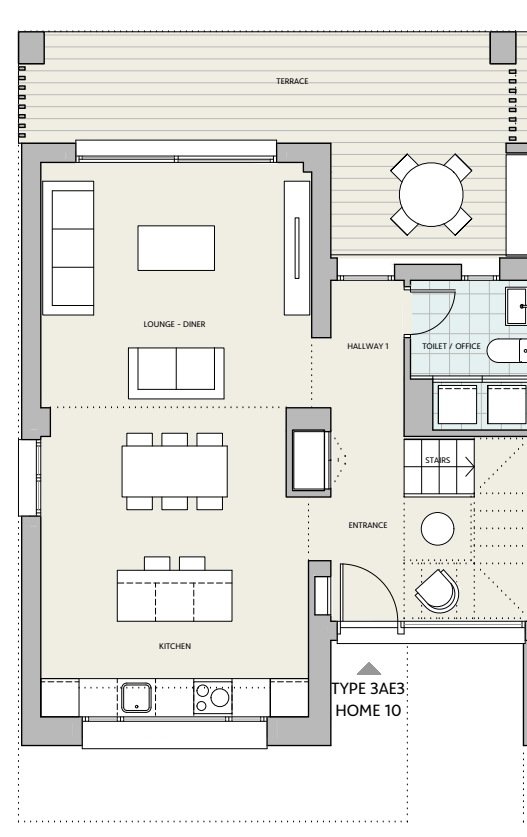
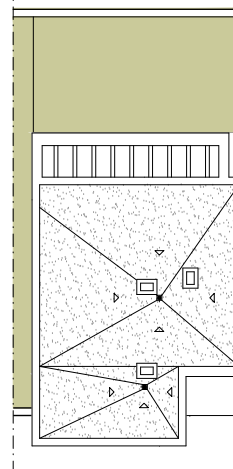
<b>Interior useful</b> surface area	113,05 m <sup>2</sup>
<b>Built</b> surface area with communal areas	197,96 m <sup>2</sup>
<b>Exterior useful</b> surface area	35,25 m <sup>2</sup>
<b>Garden</b>	37,05 m <sup>2</sup>

<b>Decree 218/2005</b>	
<b>Built</b> surface area of home	157,58 m <sup>2</sup>
<b>Useful</b> living space	124,36 m <sup>2</sup>

					
3	3	2			197,96 m <sup>2</sup>



GROUND FLOOR  
HOME 10  
TYPE 3AE3



As a developer, Acciona Inmobiliaria, S.L.U. reserves the right to make any modifications to the project that are necessary or advisable for technical, legal or commercial reasons, or ordered by any administration or public body, during the course of the construction works. Accessory elements such as furniture and/or garden vegetation, are merely for illustrative purposes, and should not therefore be considered to be included as part of the sale. The door swings and the distribution of sanitary fittings may not be definitive. The dimensions of cupboards, if any, will be adapted to the standardised measurements of the manufacturer. The surface areas indicated are calculated in accordance with Decree 218/2005, of 11 October, the Regulation on Informing the Consumer in the Sale and Rental of Homes in Andalusia, and are approximate.



Home classification: Above-ground parking.

# ESTRELLA DEL MAR

VILLAS - MARBELLA

## SURFACE AREAS

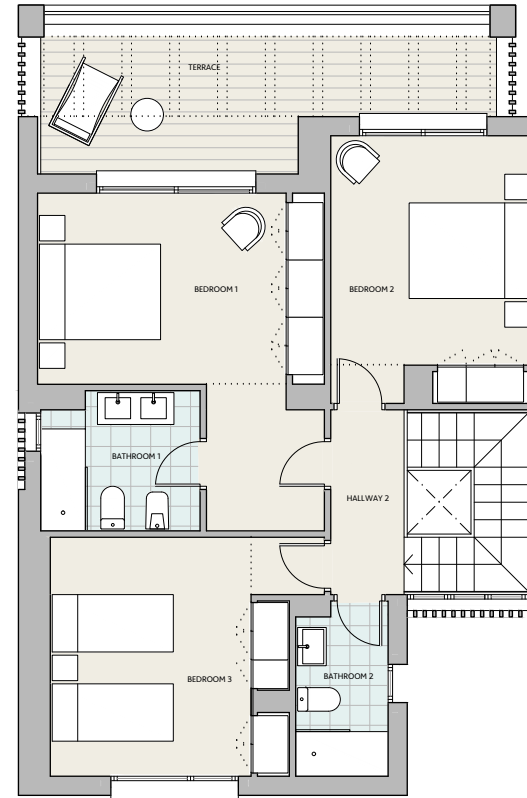
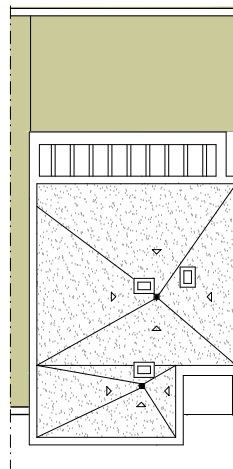
Bathroom 1	5,30 m <sup>2</sup>
Bathroom 2	3,85 m <sup>2</sup>
Hallway 2	3,35 m <sup>2</sup>
Bedroom 1	17,50 m <sup>2</sup>
Bedroom 2	12,95 m <sup>2</sup>
Bedroom 3	14,30 m <sup>2</sup>

<b>Interior useful</b> surface area	113,05 m <sup>2</sup>
<b>Built</b> surface area with communal areas	197,96 m <sup>2</sup>
<b>Exterior useful</b> surface area	35,25 m <sup>2</sup>
<b>Garden</b>	37,05 m <sup>2</sup>

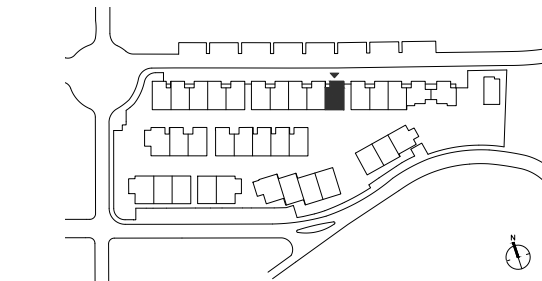
<b>Decree 218/2005</b>	
<b>Built</b> surface area of home	157,58 m <sup>2</sup>
<b>Useful</b> living space	124,36 m <sup>2</sup>

					197,96 m <sup>2</sup>
3	3	2			

FIRST FLOOR  
HOME 10  
TYPE 3AE3



e: 1/75  
0 1 2 5



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— VILLAS - MARBELLA —

Come and see us. We will be delighted to assist you.  
Av. José Rivera, Elviria, Málaga  
Monday - Friday: 10:00 to 18:00 Saturday: 10:00 to 14:00.

[inmobiliaria.acciona.com](http://inmobiliaria.acciona.com)

607 317 006

Living spaces



This leaflet is merely for informational purposes about the future marketing, development and construction of homes, and is not contractually binding. The images are illustrative and are not contractually binding. Project in pre-marketing stage. For more information you can contact the sales offices situated in Avda. José Ribera esquina Avda. La Vibora baja, Elviria, Marbella, telephone number +34 607 317 006.