



LA VERA

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de MARBELLA



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*18 stunning townhouses and 7 independent villas just  
a short walk to all amenities*

La Vera de Marbella is Altavista Property's latest development of modern properties, comprising of 18 stunning townhouses and 7 independent villas. The brand-new homes will be built in the heart of Elviria, an established and popular town situated on the east side of Marbella.

The properties at La Vera de Marbella will be built on a plot of just under 15,000 m<sup>2</sup>, in an oasis of beautiful communal gardens, pools, and walkways. Located in Elviria, Marbella, the development sits in





C O N T E M P O R A R Y   D E S I G N

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the perfect location for a holiday home or for permanent living, with amenities - including the beach, only a short walk away. This wonderful concept of brand-new modern homes will allow you to choose something that matches your exact requirements, as we aim to provide something suitable for everyone in terms of size and space whilst also making it affordable.

- 10,000 m2 communal gardens
- High standard of finishings
- Fully equipped kitchen



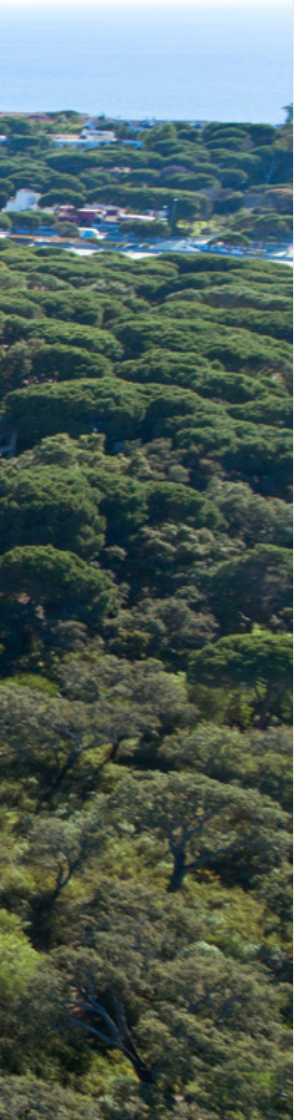
BLENDED WITH  
IMPECCABLE STYLE





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

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## IN THE HEART OF THE POPULAR AND VIBRANT TOWN OF ELVIRIA

La Vera de Marbella is situated in the heart of the popular and vibrant town of Elviria, on the eastern side of Marbella. This location is highly sought after as it is within walking distance to everything you might need to enjoy the Costa del Sol and the Mediterranean lifestyle. Beautiful sandy beaches coupled with charming beach restaurants or chiringuitos are only a few minutes' walk away as well as commercial centers with a great variety of shops, bars, and restaurants. The famous Nikki Beach Club is there for those wanting to soak up the sun in style, while the new boardwalk is ideal for enjoying sunset strolls all year round. Elviria has long been established as a destination offering top quality amenities for both holiday makers and residents alike. There are several 5-star hotel resorts in the area including the famous Don Carlos Leisure Resort and Spa, as well as the Vincci Selection Estrella del Mar





and Marriot's Marbella Beach Resort. There are also three international schools within close proximity of the development, showcasing the benefits of an international environment and academic excellence in an ever-increasing global society.

The area is surrounded by a Unesco Biosphere Reserve, La Sierra de Las Nieves, with its protected vegetation of native pine trees and cork oaks. This gives the surrounding area a fantastic natural feel

with green areas and tree lined avenues. You could even test your adventure skills amongst the pine trees with Aventura Amazonia and its tree top challenges.

You don't have to go far on the Costa del Sol to find a world class golf course, but three of them are located in Elviria – Santa Maria Golf & Country Club, Greenlife Golf Club, and El Soto Golf. A few minutes from Elviria and our golf enthusiasts will also find Marbella Golf Club, Santa Clara Golf, and Rio

Real Golf amongst others. Andalucia, and Marbella specifically, is truly a golfer's paradise with over 100 courses spread across the coast - making it one of Europe's foremost golfing destinations.

La Vera de Marbella is in an ideal location for a holiday home or for permanent living, as it is only 30 minutes' drive from Malaga Airport, 10 minutes from central Marbella and 15 minutes from the excitement and exclusivity of Puerto Banus.







A V I S I O N O F M O D E R N L I V I N G

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# THE TOWNHOUSES

The spacious and modern townhouses will be distributed over 3 south/southwest facing blocks, the perfect orientation for giving residents fantastic views and sunshine all day long. We have introduced our trademark contemporary styling to transform the traditional townhouse model into a stylish modern home. Each property features a stunning rooftop Solarium with pre installation for an outdoor kitchen, while also including underfloor heating throughout, large sliding Cortizo windows, Villeroy and Boch



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- La Vera de Marbella: A boutique development offering exclusivity and luxury.
- Each property features a stunning rooftop Solarium with pre installation for an outdoor kitchen.





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## LA VERA DE MARBELLA: THE TOWNHOUSES

sanitary ware, and a fully fitted kitchen with Silestone work surfaces and Siemen's appliances. In a unique feature we offer 2 different layouts for both the ground floor and first floor, allowing you to configure your home to your ideal requirements, with 2,

3, or 4 bedrooms and a choice of kitchen and living space designs. Each townhouse also offers underground parking for 2 cars and a large multiuse room in the basement with natural light that residents can transform as they see fit.



2, 3 or 4 bedroom and a choice of kitchen and living space designs.



# THE VILLAS

LA VERA DE MARBELLA OFFERS 3 DIFFERENT VILLA TYPES TO CHOOSE FROM, ALL BUILT TO THE SAME HIGH STANDARDS IN TERMS OF FINISHINGS, MATERIALS, DESIGN, AND TECHNOLOGY.



## VILLA TYPE 1

5 independent villas built over 3 levels and comprising of 4 bedrooms and 3.5 bathrooms. Residents can convert the substantial basement level as they see fit, with 2 flexible multiuse rooms that can be transformed into a gym, extra bedrooms, an office, a wine cellar etc. Situated on the western side of the 15,000 m<sup>2</sup> plot, the modern property is set in beautiful and landscaped private gardens with a private swimming pool (6 x 3 m<sup>2</sup>) completing the villa.





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



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## LA VERA DE MARBELLA: THE VILLAS

### VILLA TYPE 3

1 independent villa on the eastern side of the plot, boasting 4 bedrooms and 4.5 bathrooms split over 2 levels. The property contains a basement level of 100 m<sup>2</sup>, allowing residents endless possibilities in terms of transforming the space as they see fit. On the ground floor we have a guest bedroom with ensuite, as well as a large open plan living space that includes the fully fitted kitchen, salon, and dining room. The spacious first floor includes the master bedroom as well as a further 2 guest bedrooms, both with ensuite bathrooms. All bedrooms boast large terraces with beautiful garden views. A large rooftop solarium and landscaped gardens with private pool (9.5 x 3.6 m<sup>2</sup>) complete the villa.

### VILLA TYPE 4

1 independent villa on the eastern side of the plot, boasting 5 bedrooms and 5.5 bathrooms split over 2 levels. The property contains a basement level of 100 m<sup>2</sup>, allowing residents endless possibilities in terms of transforming the space as they see fit. On the ground floor we have a guest bedroom with ensuite, as well as a large open plan living space that includes the fully fitted kitchen, salon, and dining room. The spacious first floor includes the master bedroom with ensuite as well as 3 guest bedrooms with a further 2 bathrooms. All bedrooms boast large terraces with beautiful garden views. A large rooftop solarium and landscaped gardens with private pool ( 10 x 3 m<sup>2</sup> ) complete the villa.

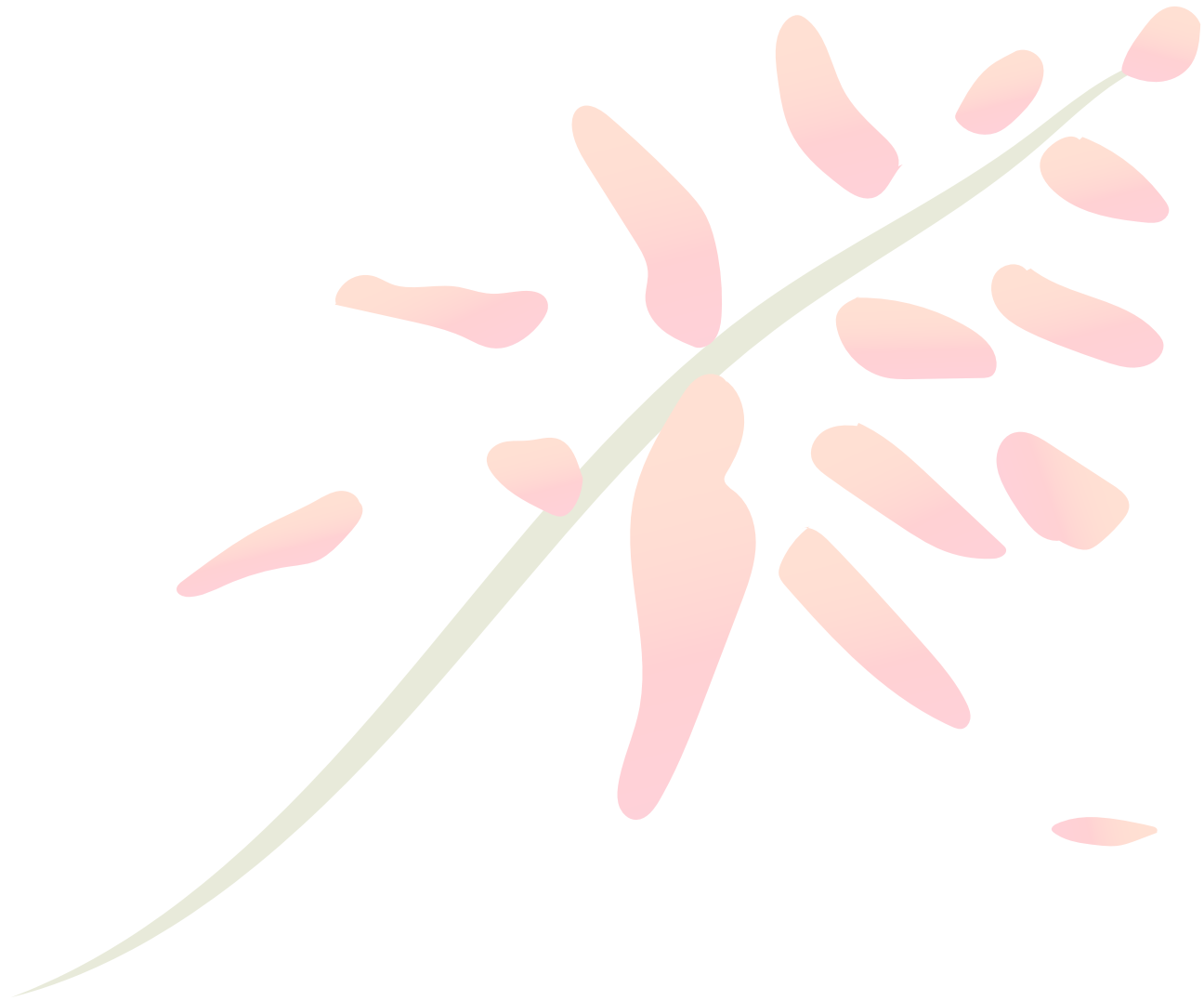
Highlight features of these modern and contemporary villas include underfloor heating throughout, Cortizo and Cor-vision windows with both tilt-turn and sliding capabilities, fully equipped kitchens with Siemens (or similar) appliances and Silestone worktops, Villeroy and Boch sanitary ware plus Grohe faucets and showers.

2, 3 or 4 bedroom and a choice of kitchen and living space designs.



# A v i s i o n o f m o d e r n l i v i n g

DISCLAIMER: This brochure is for marketing purposes only and does not form part of any offer or contract between any of the parties in any way. All the information contained in this brochure is known to be accurate at the time of production but is subject to change without prior notice. Note that images contained herein are based on technical plans and are computer generated artistic renders of these plans. Whilst the greatest care has been taken to ensure accuracy of the information contained in this brochure, the final project specifications and appearance can change. Anyone interested in obtaining up to date information, specifications, imagery or pricing should contact the commercialising entity listed in this brochure.





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