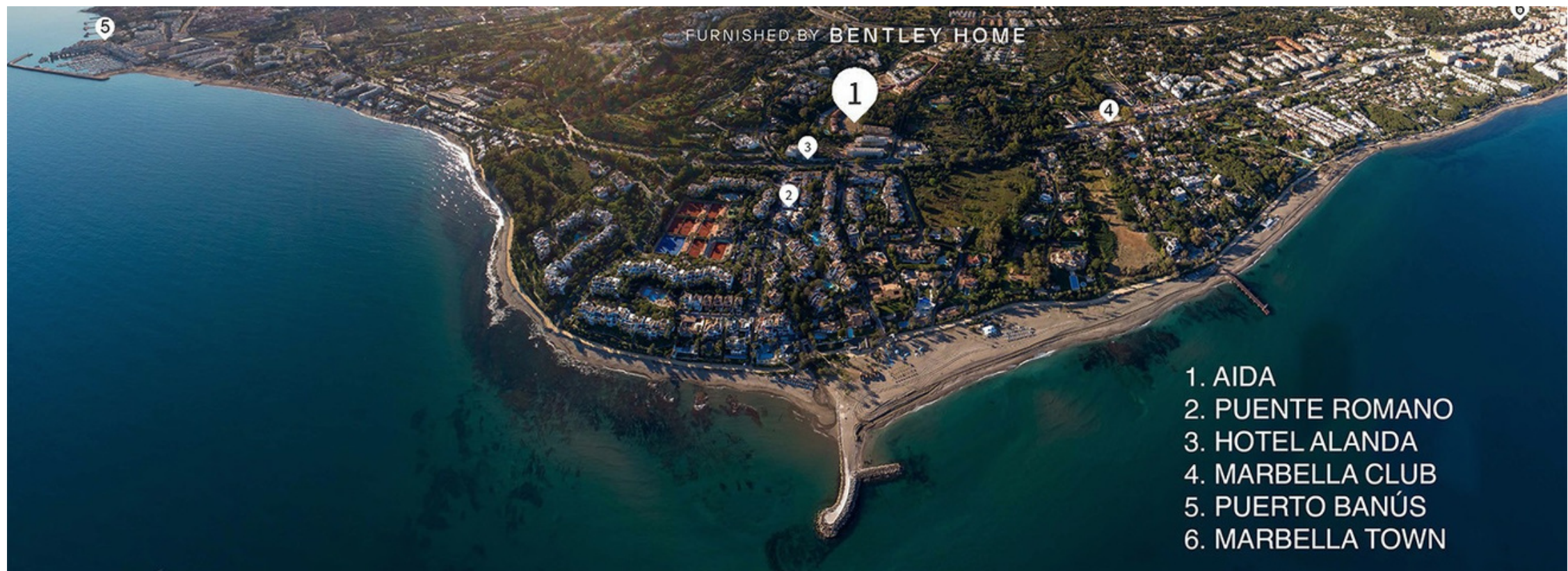




1. AIDA
2. PUENTE ROMANO
3. HOTEL ALANDA
4. MARBELLA CLUB
5. PUERTO BANÚS
6. MARBELLA TOWN

A Singular Location

At the Heart of Marbella's Golden Mile

Nestled just **50 metres from the iconic Puente Romano Beach Resort**, occupies a truly exceptional setting within one of the most prestigious and sought-after destinations in all of Europe —**Marbella's Golden Mile**.

Positioned in the very epicentre of this privileged enclave, AÍDA offers residents direct access to the vibrant lifestyle that defines the Costa del Sol:

- Stroll to **world-class beach clubs**, Michelin-starred restaurants, and chic designer boutiques
- Bask in the region's **320 days of sunshine a year**, with the beach quite literally on your doorstep
- Discover the cobbled streets, galleries, and charm of **Marbella's casco antiguo** just 5 minutes away
- Enjoy the glamour of **Puerto Banús**—its luxury yachts, fine dining, and upscale atmosphere —only a 10-minute drive
- Travel with ease via **Málaga International Airport**, conveniently located just 40 minutes from your residence

This unrivalled location combines **seaside serenity with city sophistication**, offering an unmatched balance of tranquility, privacy, and connection to the best of Marbella. Whether as a primary residence, a refined getaway, or a secure investment, **address is one that few can claim —and none can replicate.**



An Icon of Sophisticated Living

Where Architecture, Design, and Lifestyle Converge

reimagines modern luxury through an architectural and interior concept that is both timeless and visionary. With just **eight exclusive residences**, this boutique development offers a level of privacy, serenity, and distinction rarely found on the Costa del Sol. Each home is conceived not merely as a residence, but as a **design statement**—a collectible piece of architecture that embodies the spirit of Mediterranean living, elevated by global standards of luxury.

Spanning **over 500 m² of built space**, each **duplex apartment** features **3 to 4 bedrooms**, expansive **open-plan living areas**, and **generous outdoor terraces** that blur the line between interior and exterior. Floor-to-ceiling glass invites natural light into every corner, revealing **panoramic sea views** and immersing residents in the surrounding beauty of Marbella's coastline.

Every detail has been **meticulously curated** to create an atmosphere of understated elegance. From natural materials and bespoke finishes to harmonious proportions and fluid layouts, AÍDA's architecture embraces both **aesthetic refinement and functional sophistication**. Indoor spaces extend effortlessly onto private terraces, gardens, or pool decks, offering an ambiance of calm and exclusivity that adapts to every moment of the day.

is not just a place to live—it is a way of living, designed for those who appreciate artful design, exceptional comfort, and the quiet power of thoughtful luxury.





The Project

Limited.Luxurious. Legendary.

is a rare jewel on Marbella's Golden Mile—a **gated enclave of just eight private residences**, each crafted to meet the highest standards of design, comfort, and exclusivity. Every detail of the project has been thoughtfully curated to deliver a living experience that is both effortless and exceptional.

- **Only 8 residences**, ensuring absolute privacy and a boutique residential feel
- **Duplex layouts** featuring either **private gardens** or **panoramic rooftop solariums**
- Expansive **open-plan interiors** seamlessly connected to large **sun-drenched terraces**
- Each home includes a **private pool**, **underground garage**, and **dedicated storage**
- **Secure access** and controlled entry for total peace of mind
- **Fully furnished by Bentley Home**, curated by Luxury Living Group
- Just **steps from Puente Romano**, the beach, and the Golden Mile's most exclusive offerings
- **Walking distance** to Michelin-starred restaurants, world-class **tennis clubs**, and **luxury wellness facilities**

combines the best of Marbella's natural beauty with unmatched design pedigree—a project destined to become a **landmark of sophisticated coastal living**.



Design, Architecture & Floor Plans

Where Form, Function, and Beauty Align

, design and architecture converge to deliver an immersive and elevated living experience—one that speaks the language of both innovation and timeless sophistication. Each residence is a product of **visionary architectural thinking**, where spatial harmony, natural light, and flowing proportions are meticulously orchestrated to enhance everyday life.

Strategic Composition:

The project's unique layout and limited scale—only **eight duplex residences**—ensures maximum privacy, optimal orientation, and a sense of individuality for each home. Whether on the garden level or crowned by a panoramic rooftop solarium, each unit has been positioned to capture the **best natural light, open sea views**, and the calm elegance of its surroundings.

Thoughtful Interior Planning:

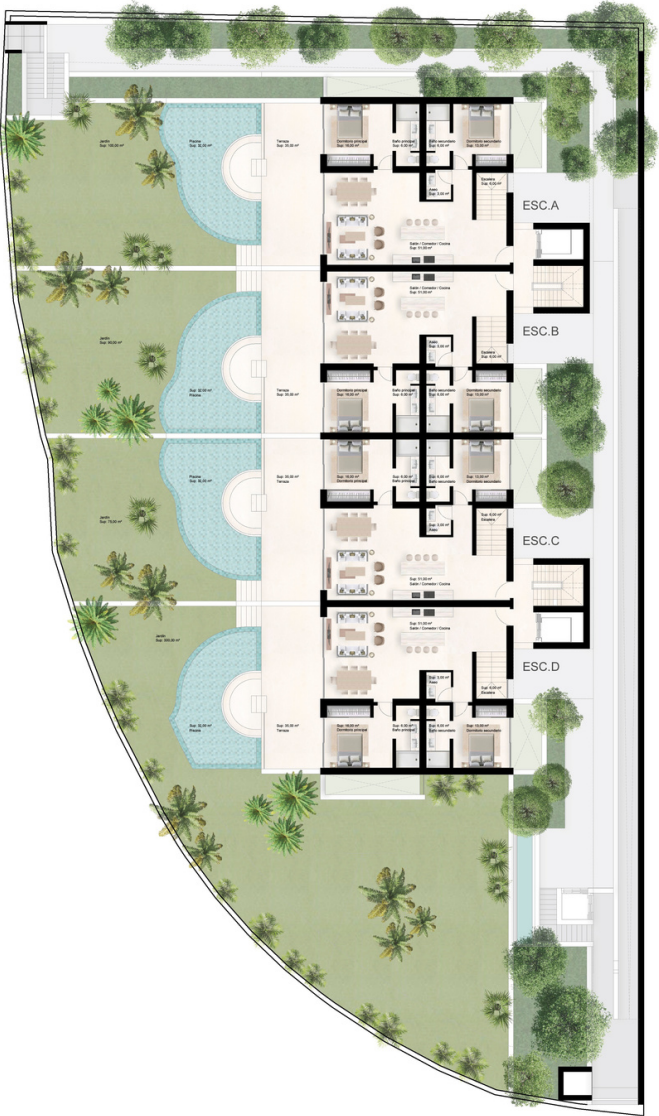
The **open-concept floor plans** have been carefully designed to create seamless transitions between interior and exterior spaces. From expansive living rooms to sunlit terraces and private pools, each environment invites relaxation and connection while preserving intimacy and privacy.

Bespoke Interior Architecture:

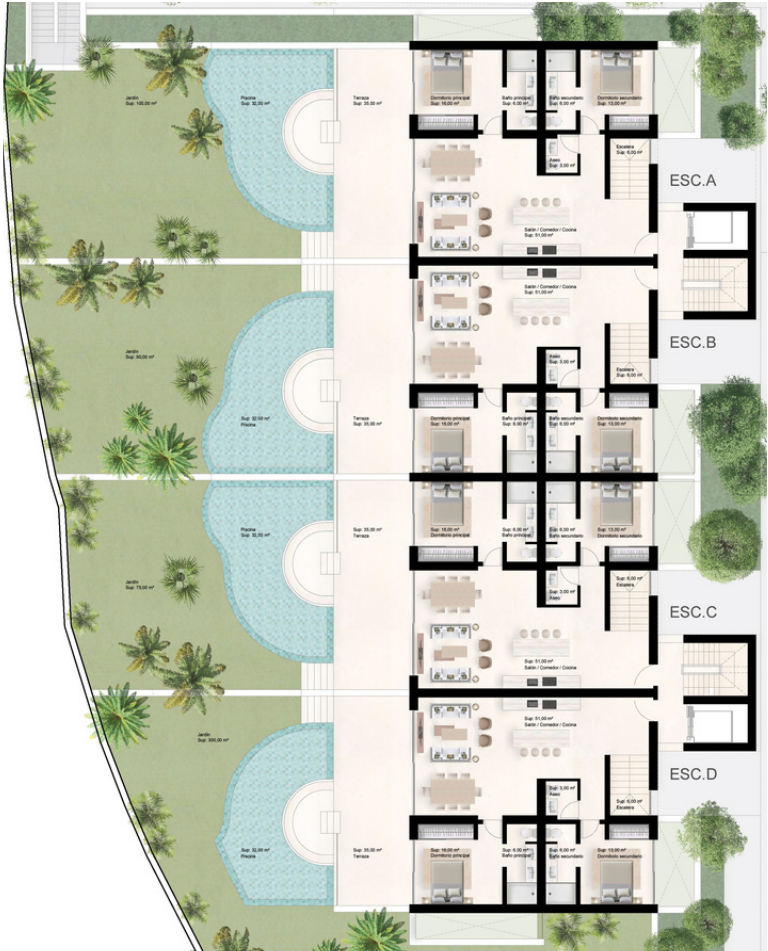
Fully furnished by **Bentley Home**, every residence is an architectural canvas enriched with custom detailing, noble materials, and refined textures. The interiors reflect a mastery of proportion and craft, elevating each space with a **quiet sense of luxury** that is at once contemporary and enduring.

every floor plan is more than a layout—it is a **carefully crafted expression of elevated living**, designed to engage the senses, honour its surroundings, and offer its owners a space that is both practical and poetic.

MASTER PLAN



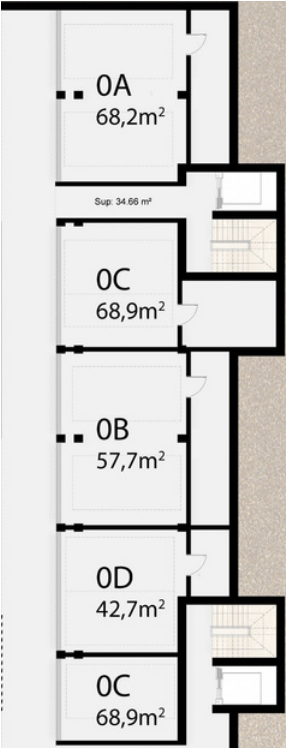
GENERAL PLAN
GARDEN-LEVEL DUPLEX RESIDENCES



GARDEN FLOOR

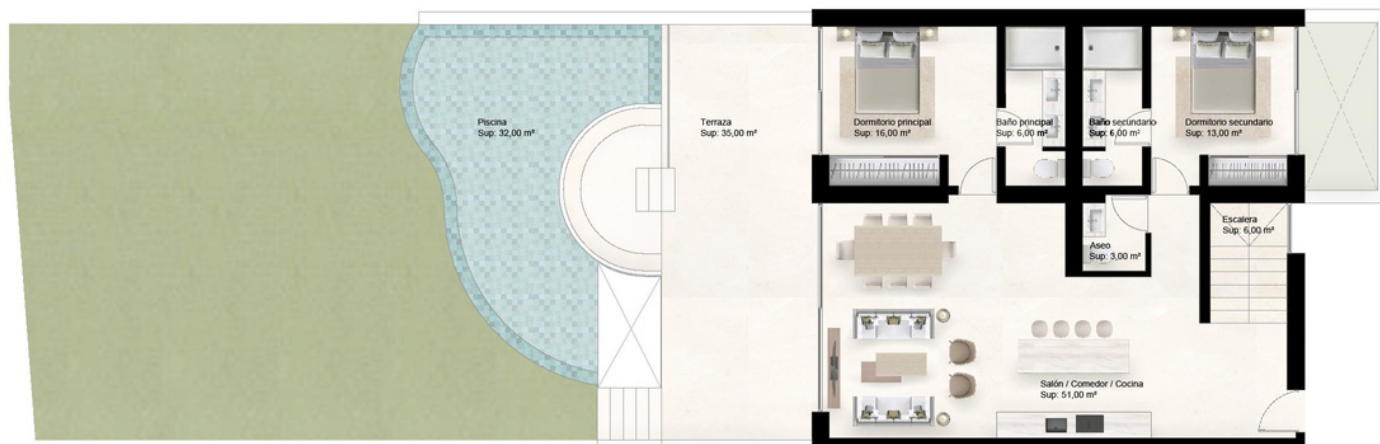


SEMI-BASEMENT



UNDER GROUND

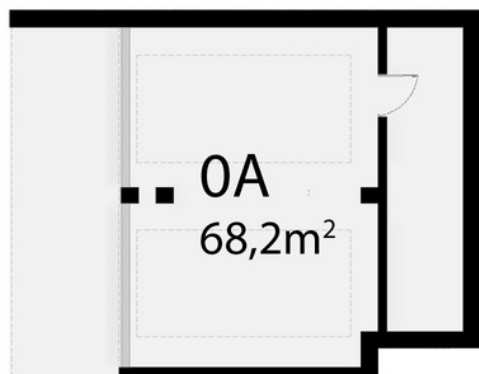
GARDEN-LEVEL DUPLEX RESIDENCE 0A



GARDEN FLOOR



SEMI-BASEMENT

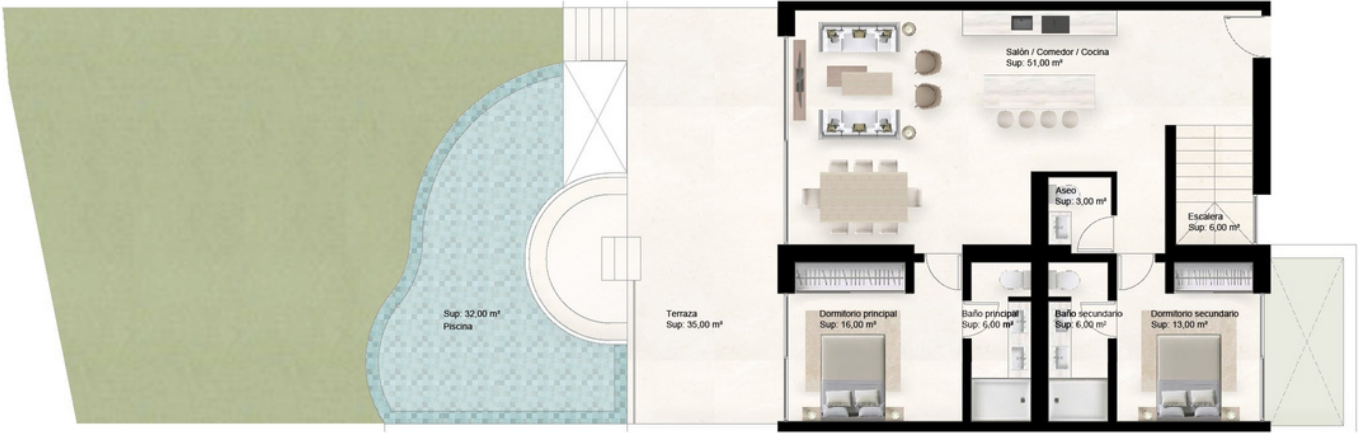


UNDER GROUND

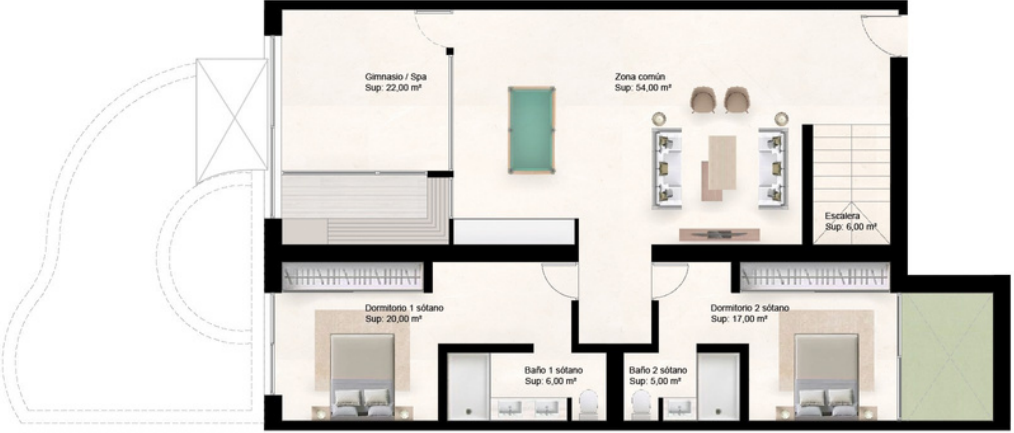
0A Built Areas in sqm	
Above Ground	117,2 157 96,1 68,2
Semi-basement	29,5
Garden	25,1
Under Ground	77,37
Covered Terraces	32,4
Uncovered Terraces	602,84
Common Areas	
Pool	
TOTAL	



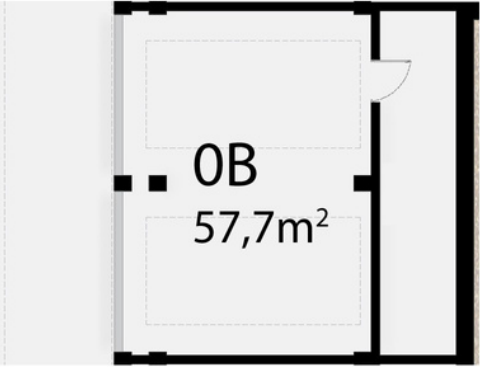
GARDEN-LEVEL DUPLEX
RESIDENCE 0B



GARDEN FLOOR



SEMI-BASEMENT

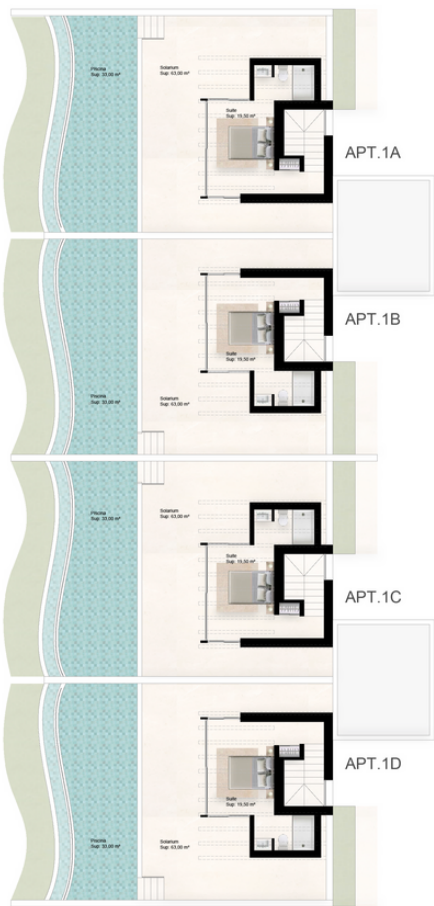


UNDER GROUND

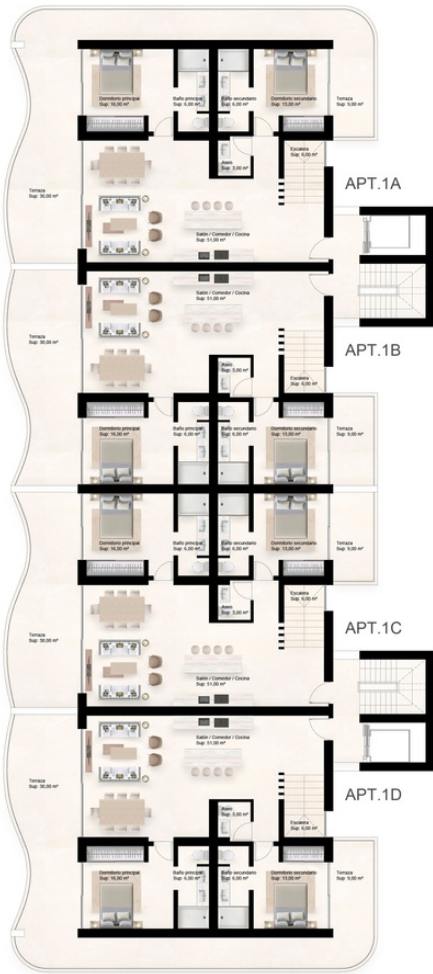
	0B	Built Areas in sqm
Above Ground	115	155 88,3 57,7
Semi-basement	28,8	
Garden	15,3	
Under Ground	77,37	
Covered Terraces	32,5	
Uncovered Terraces	569,82	
Common Areas		
Pool		
TOTAL		



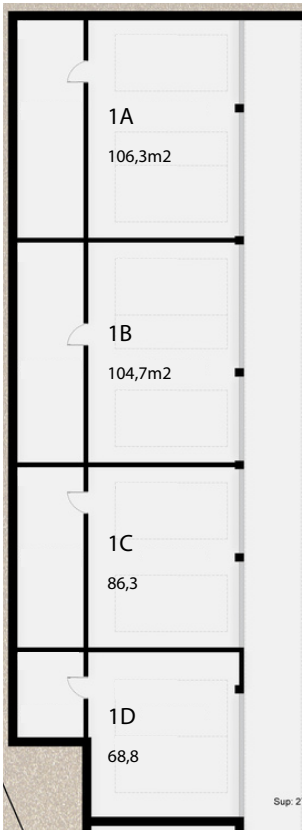
GENERAL PLAN
SKYLINE DUPLEX RESIDENCES



2nd FLOOR & SOLARIUM

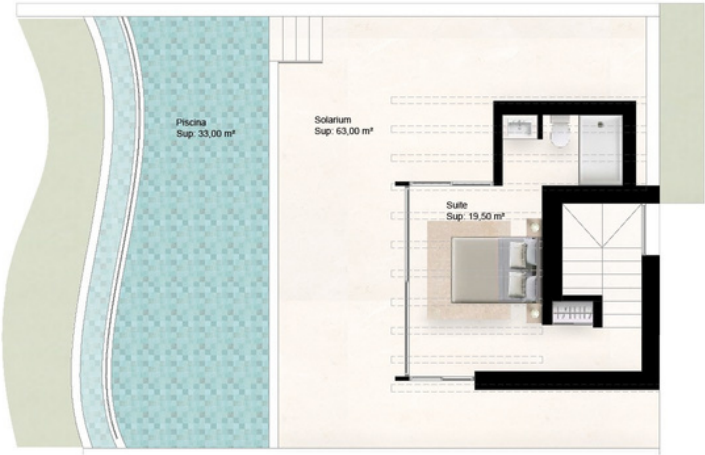


1ST FLOOR



UNDER GROUND

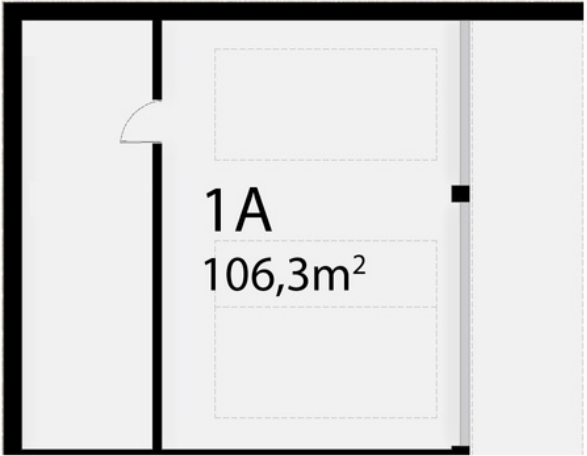
SKYLINE DUPLEX
RESIDENCE 1A



SOLARIUM

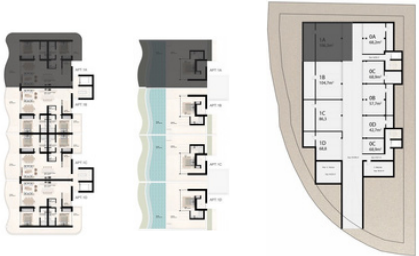


1ST FLOOR

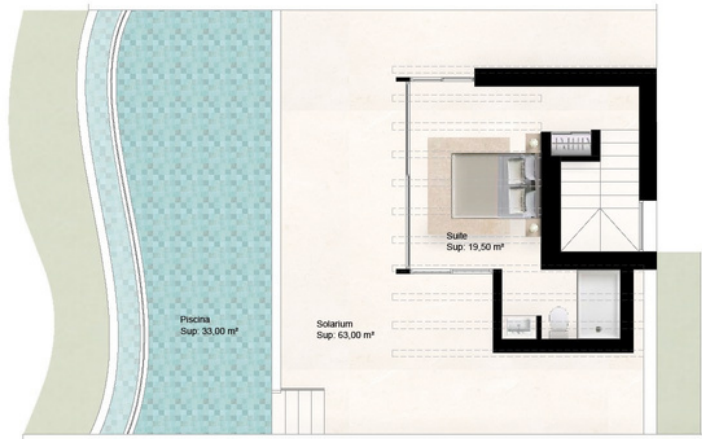


FLOOR -2

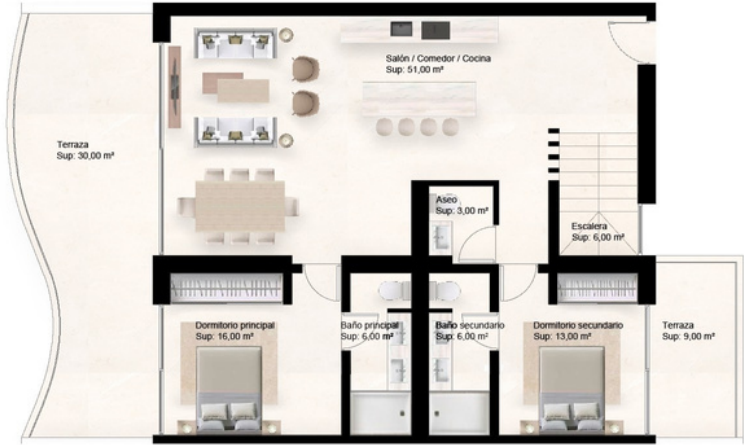
1A Built Areas in sqm		
Above Ground	145,19	106,30
Under Ground	112,50	77,37
Uncovered Terraces	38,00	
Common Areas	14,10	
Pool	493,46	
Covered Terraces		
TOTAL		



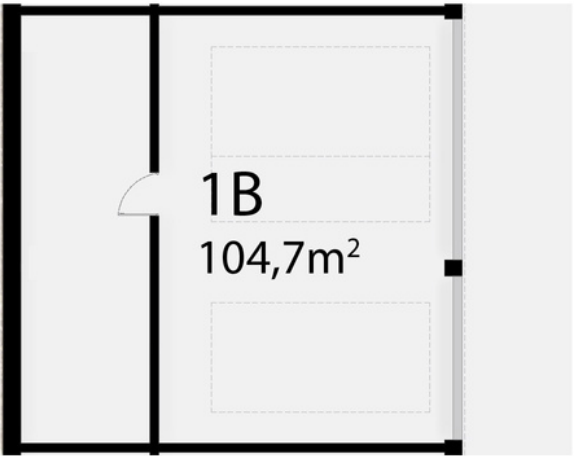
SKYLINE DUPLEX
RESIDENCE 1B



SOLARIUM

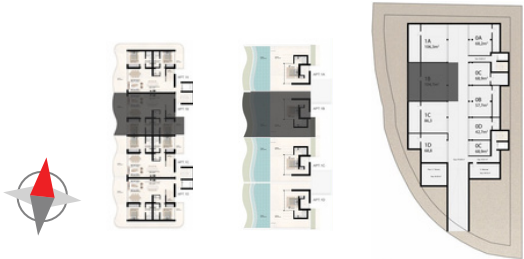


1ST FLOOR

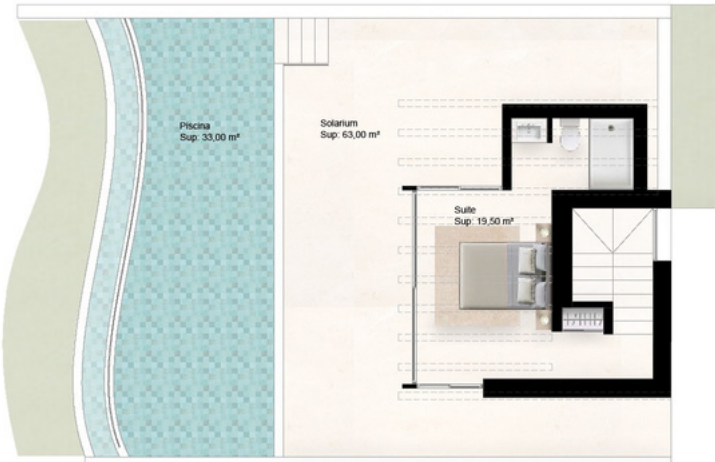


FLOOR -2

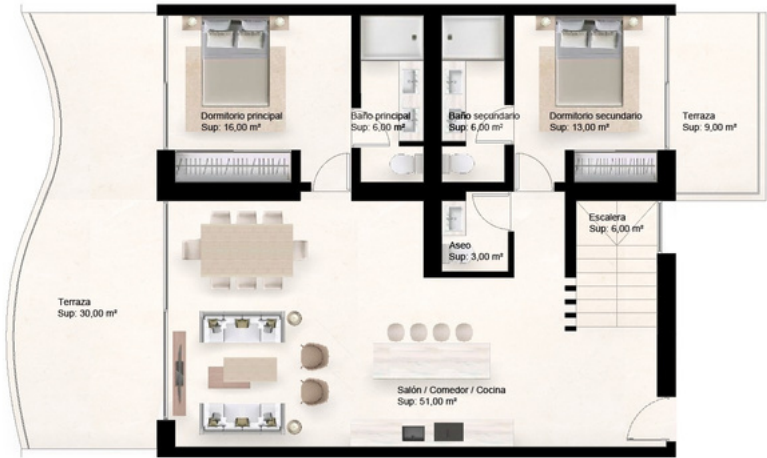
1B Built Areas in sqm	
Above Ground	143
Under Ground	104,7
Uncovered Terraces	84,7
Common Areas	77,37
Pool	37
Covered Terraces	13,8
TOTAL	493,46



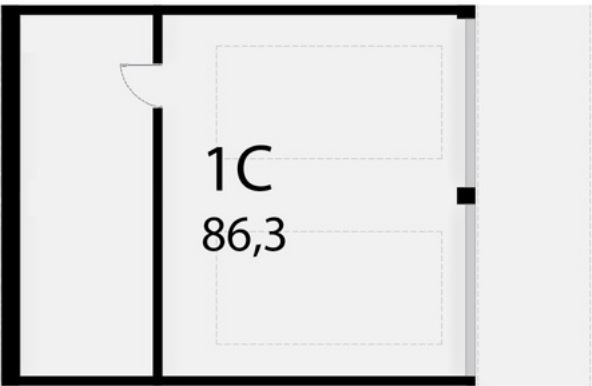
SKYLINE DUPLEX
RESIDENCE 1C



SOLARIUM

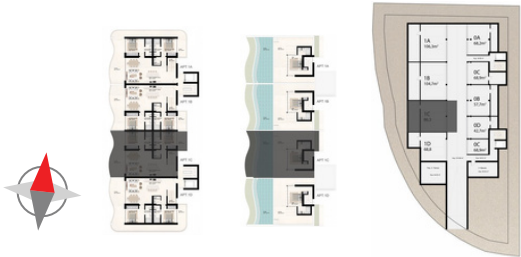


1ST FLOOR

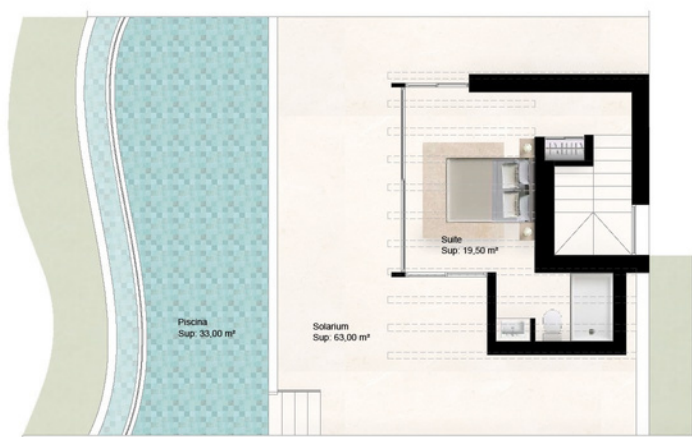


FLOOR -2

1C Built Areas in sqm	
Above Ground	143
Under Ground	104,7
Uncovered Terraces	84,7
Common Areas	77,37
Pool	38
Covered Terraces	13,8
TOTAL	442,17



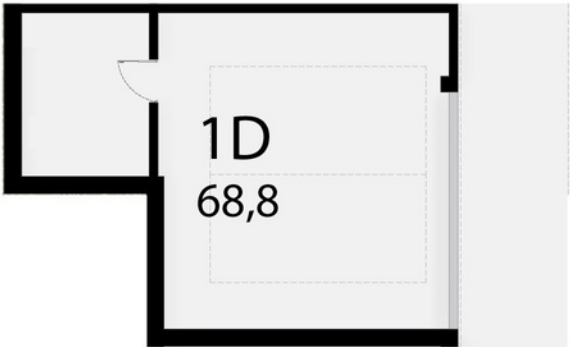
SKYLINE DUPLEX
RESIDENCE 1D



SOLARIUM

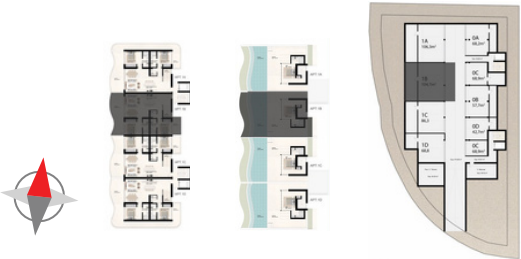


1ST FLOOR

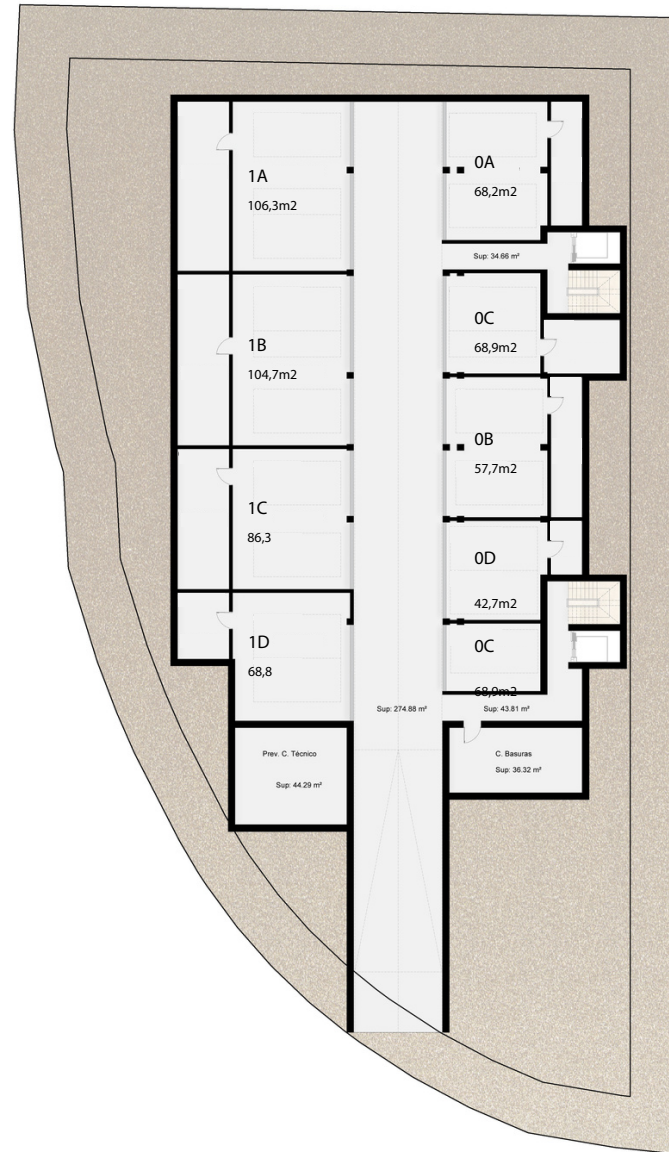


FLOOR -2

1D Built Areas in sqm		
Above Ground	145,2	68,8
Under Ground	77,37	112,5
Uncovered Terraces	38	
Common Areas	14,1	
Pool	455,99	
Covered Terraces		
TOTAL		



UNDER GROUND GENERAL PLAN



- FURNISHED BY BENTLEY HOME

	Description (all surfaces in sqm)	Total Built Habitable	Covered	Total Built	Total Built Uncovered		Common Areas	Garden	TO TAL	P R I C E
		A/G	Terraces	U/G -1	U/G -2	TerracesPool / Gym				
0	Garden-Level DuplexResidences(2D + 2D)									RESERVED
A	Garden-Level DuplexResidences(2D + 2D)	115,0	28,8	155,0	57,7	15,3	32,5	77,4	88,3	569,8 3.450.000 €
0	Garden-Level DuplexResidences(2D + 2D)									RESERVED
B	Garden-Level DuplexResidences(2D + 2D) Skyline									RESERVED
0	Duplex Residences with Solarium (2D + 1D) Skyline	145,2	14,1		106,3	112,5	38,0	77,4	493,5	4.150.000 €
C	Duplex Residences with Solarium (2D + 1D) Skyline	143,0	13,8		104,7	84,7	37,0	77,4	460,6	3.950.000 €
0	Duplex Residences with Solarium (2D + 1D) Skyline	143,0	13,8		86,3	84,7	37,0	77,4	442,2	3.950.000 €
D	Duplex Residences with Solarium (2D + 1D)	145,2	14,1		106,3	112,5	38,0	77,4		RESERVE

1 D

A Payment Terms

B Reservation: 100.000€ + VAT (10%)

F PPC: 40% minus reservation plus VAT. All funds are bank-guarranteed

Q Deed: Remaining 60% plus VAT

1

Buyers are required to purchase a furniture package from the brand (Bentley Home) valued at €500,000 + VAT at a price of €300,000+VAT