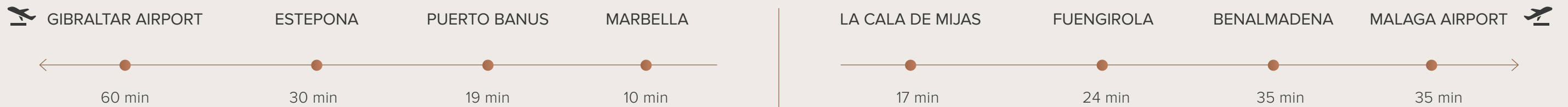


WELCOME TO NATURALLY MODERN LIVING BY THE BEACH

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.





🛍️ 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
FREEDOM,
SUBLIME
LUXURY



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.





4

BEDROOMS

4

BATHROOMS

3

TOILETS

455

M² BUILT

157

M² TERRACE

570

M² PLOT

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.

SEA VIEW • GYM • SAUNA • BASEMENT • SOLARIUM • GARAGE • SWIMMING POOL



VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS
A	678 m²	457,18 m²	162 m²	4	4
B	500 m²	457,18 m²	162 m²	4	4

VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS
C	570 m²	454,90 m²	157 m²	4	4
D	543,5 m²	454,90 m²	157 m²	4	4















LIVING ROOM







KITCHEN







MASTER BEDROOM







MASTER BATHROOM







BEDROOM 1







BATHROOM 1



BEDROOM 2







BATHROOM 2



BEDROOM 3









BATHROOM 3



GUEST BEDROOM





GUEST BATHROOM



RELAXATION AND ACTIVITY

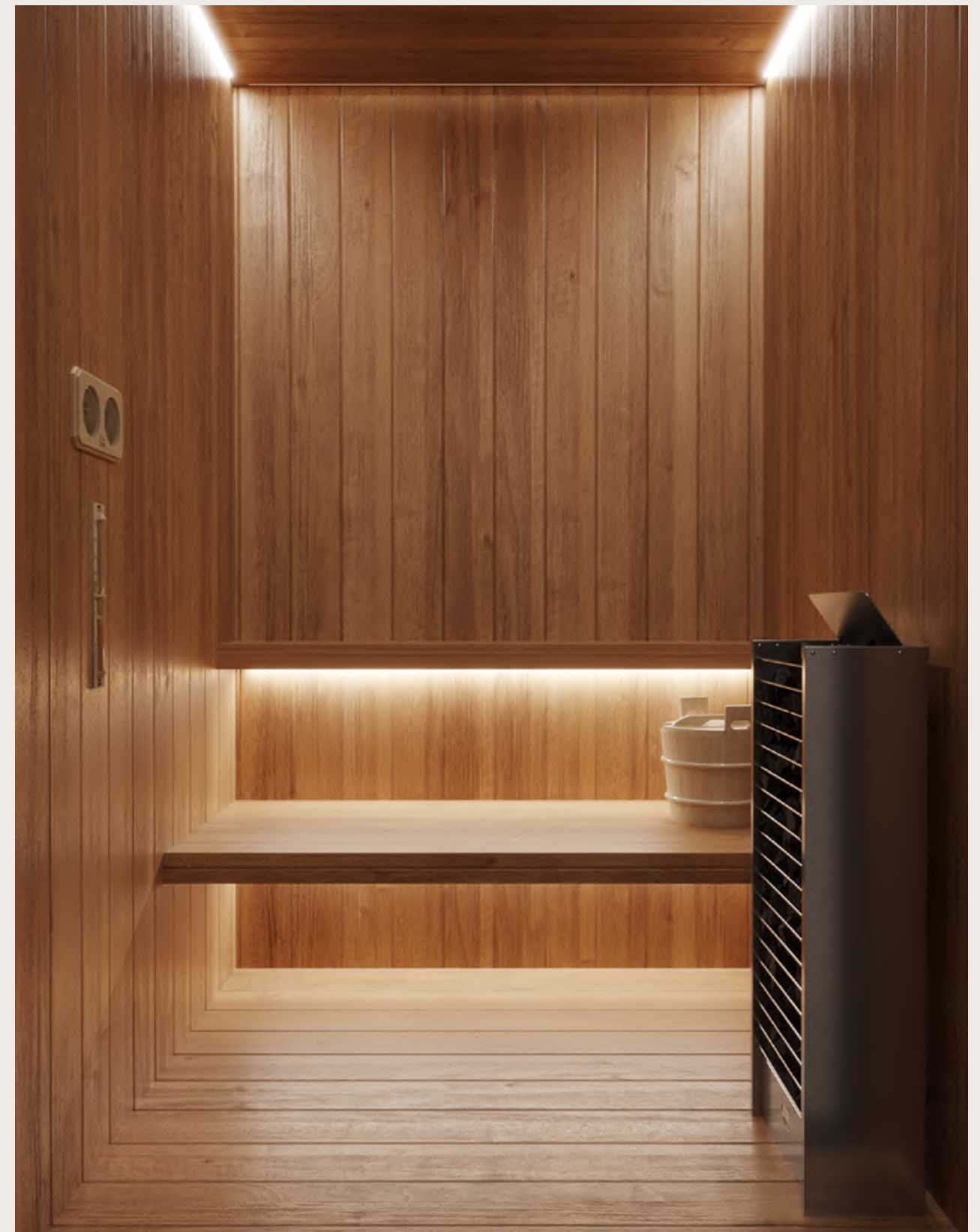


GYM





SAUNA

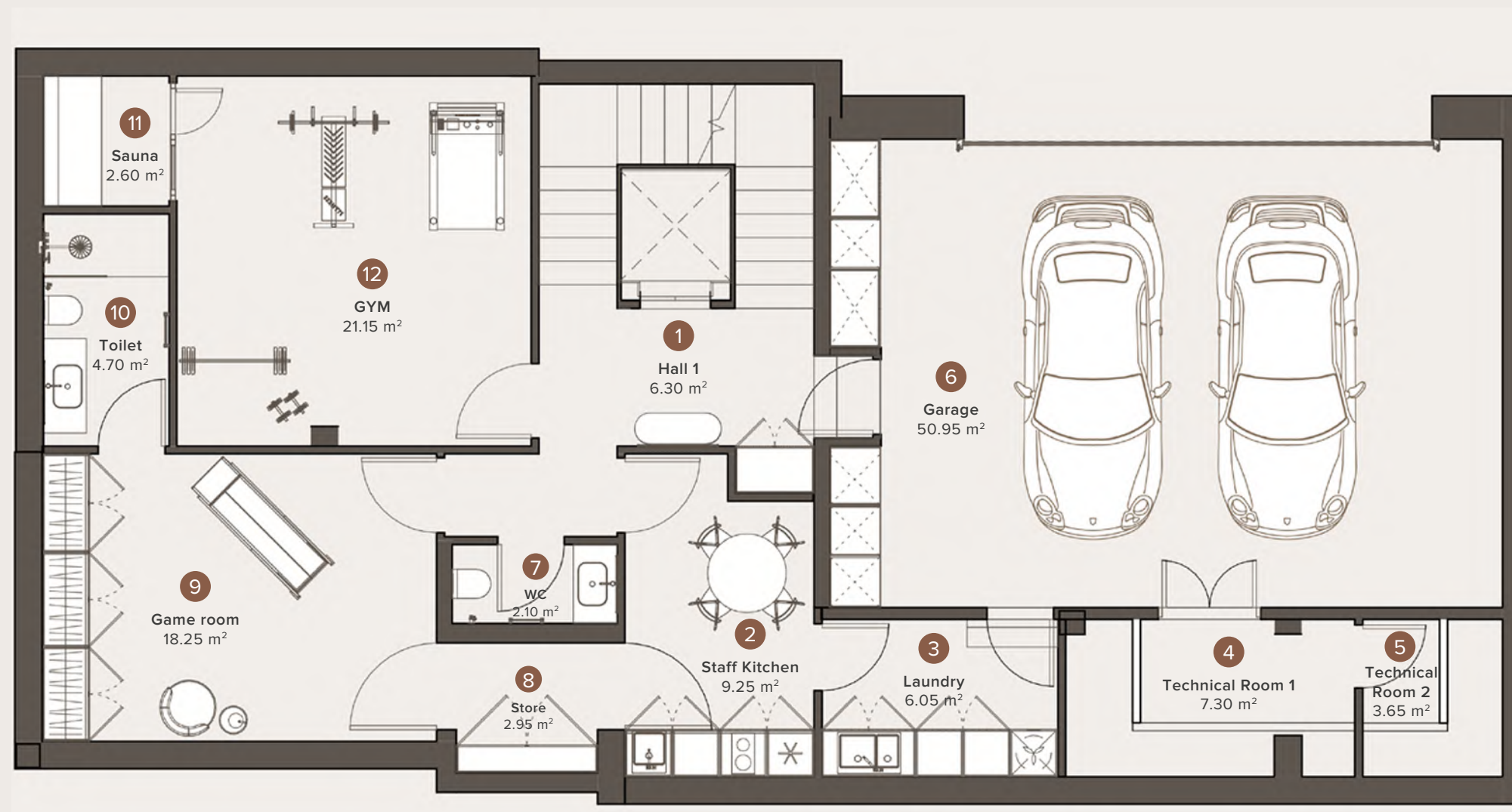


PARKING



BASEMENT

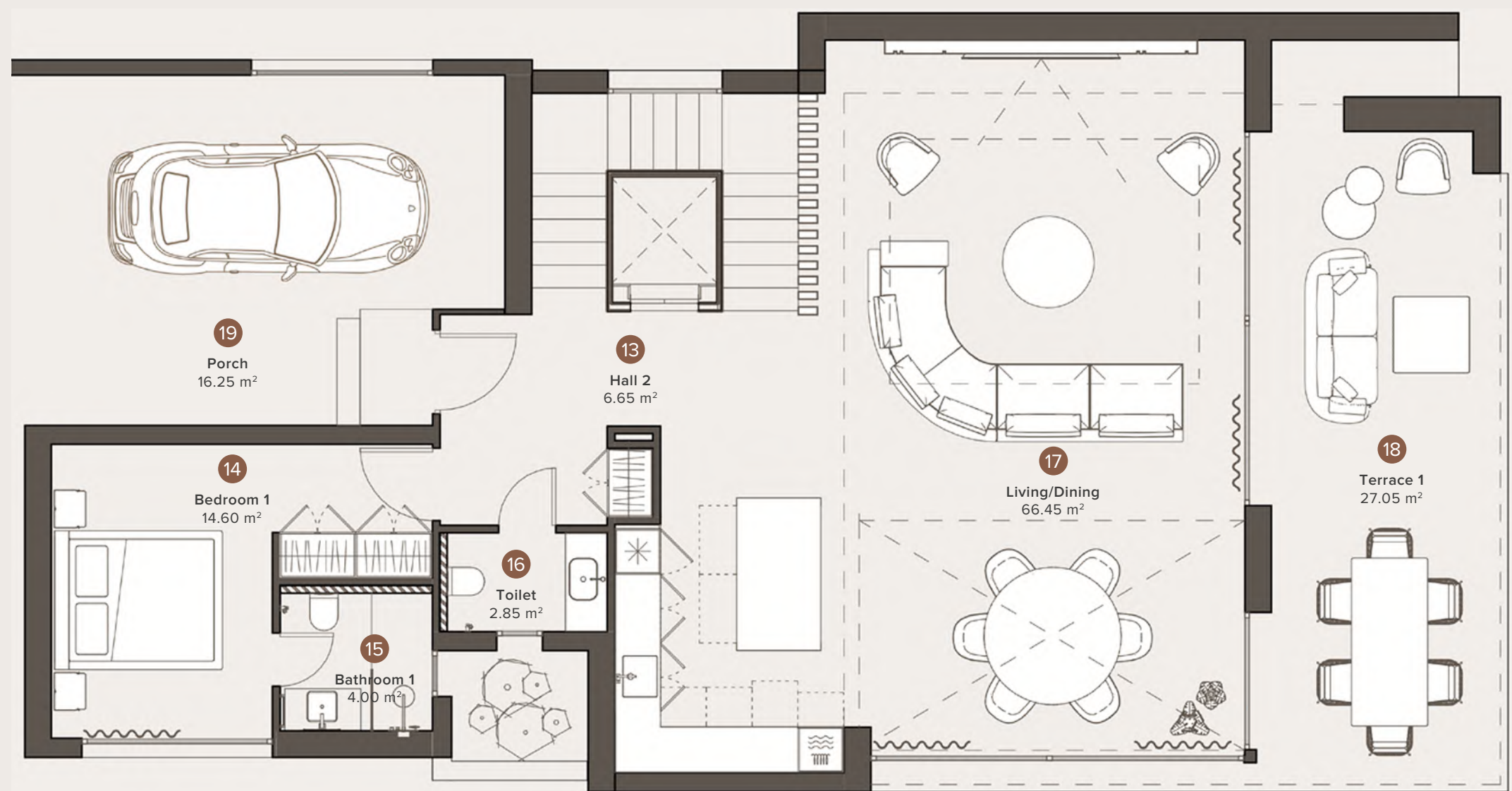
NAME	BUILD
1 Hall 1	6.30 m ²
2 Staff Kitchen	9.25 m ²
3 Laundry	6.05 m ²
4 Technical Room 1	7.30 m ²
5 Technical Room 2	3.65 m ²
6 Garage	50.95 m ²
7 WC	2.10 m ²
8 Store	2.95 m ²
9 Game Room	18.25 m ²
10 Toilet	4.70 m ²
11 Sauna	2.60 m ²
12 GYM	21.15 m ²
TOTAL USEFUL AREA	135.25 m²
TOTAL BUILT AREA	176.25 m²



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

GROUND FLOOR

NAME	BUILD
13 Hall 2	6.65 m ²
14 Bedroom 1	14.60 m ²
15 Bathroom 1	4.00 m ²
16 Toilet	2.85 m ²
17 Living/Dining	66.45 m ²
18 Terrace 1	27.05 m ²
19 Porch	16.25 m ²
TOTAL USEFUL AREA	110.80 m²
TERRACE	27.05 m²
TOTAL BUILT AREA	124.10 m²

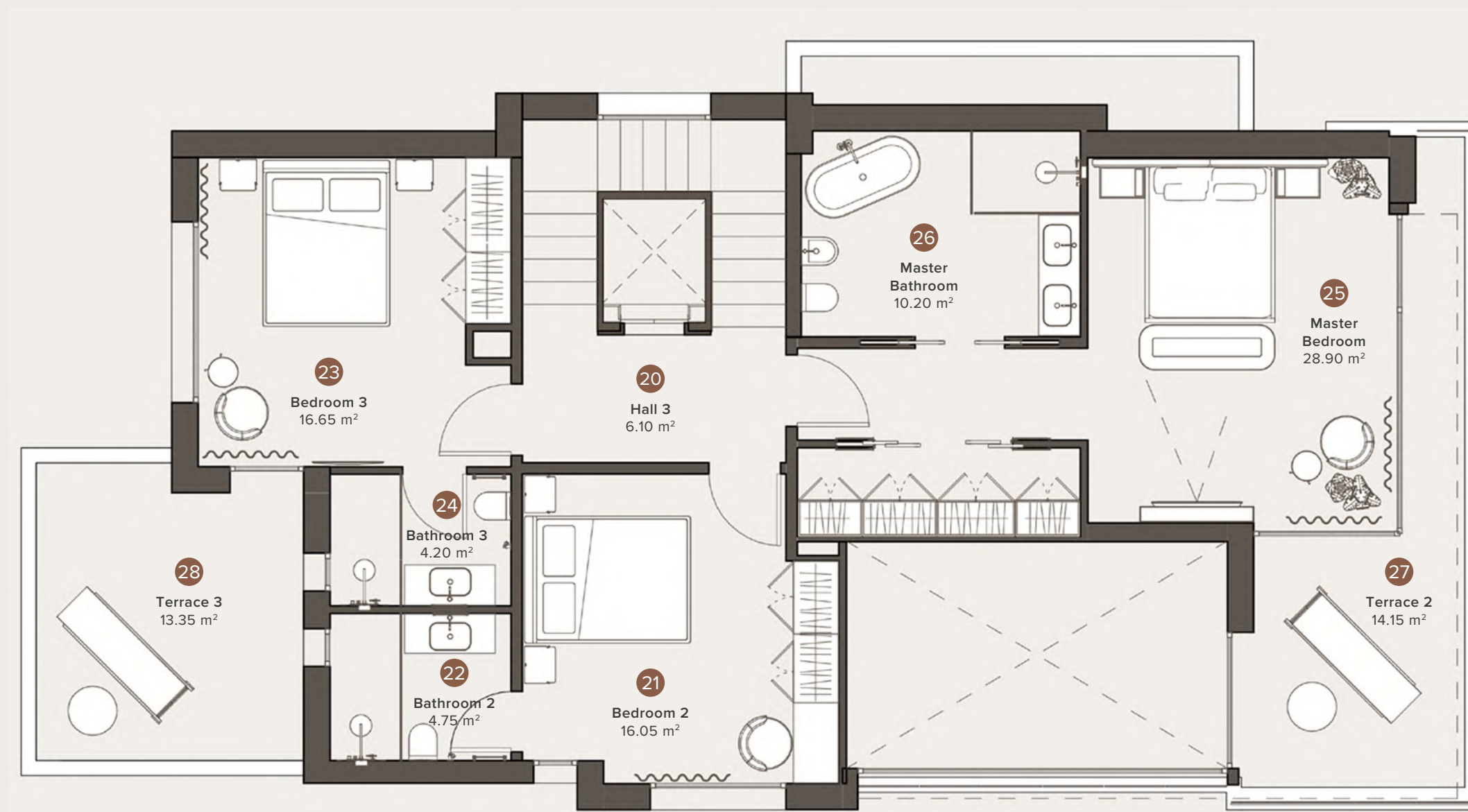


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.

A

FIRST
FLOOR

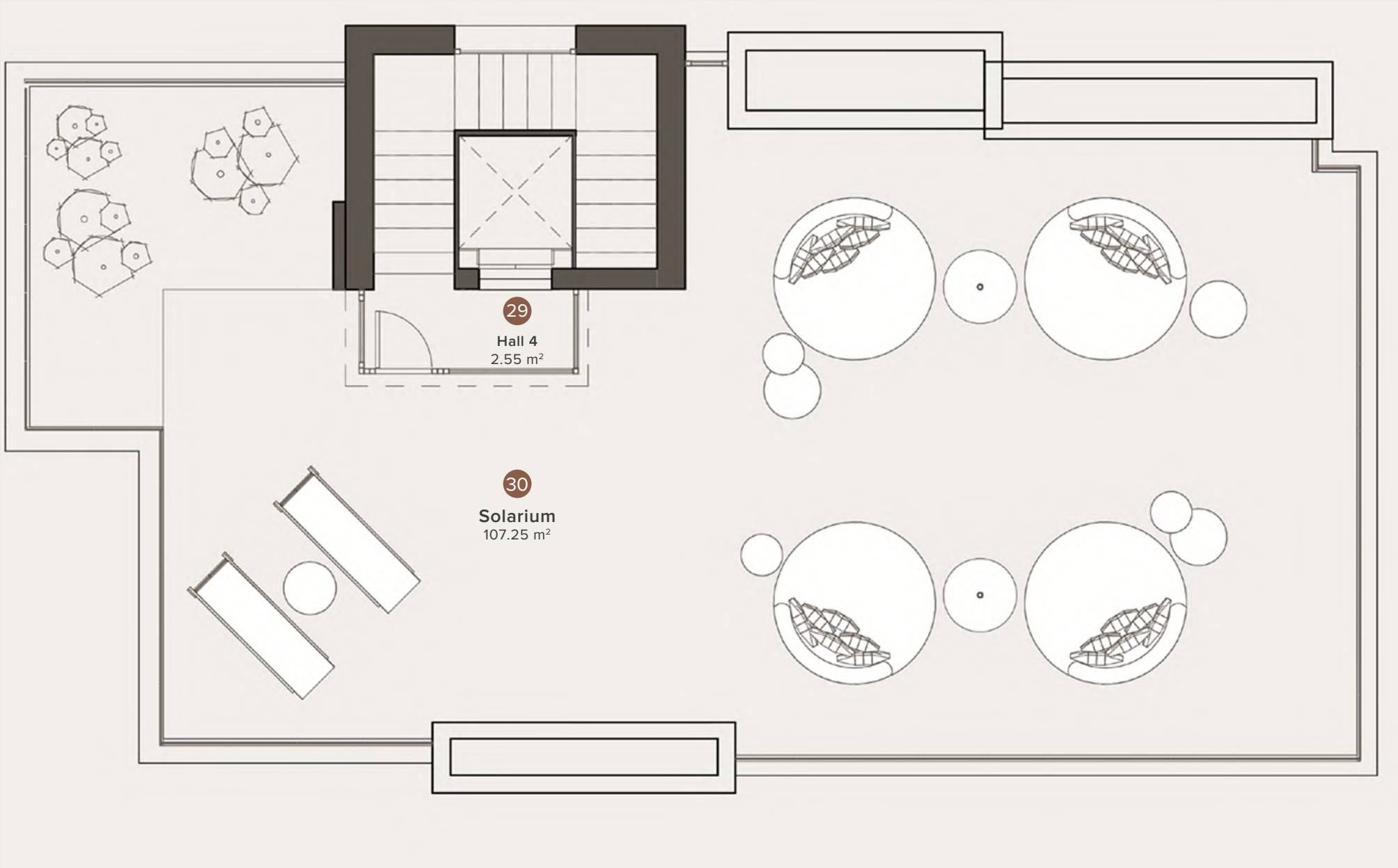
NAME	BUILD
20 Hall 3	6.10 m ²
21 Bedroom 2	16.05 m ²
22 Bathroom 2	4.75 m ²
23 Bedroom 3	16.65 m ²
24 Bathroom 3	4.20 m ²
25 Master Bedroom	28.90 m ²
26 Master Bathroom	10.20 m ²
27 Terrace 2	14.15 m ²
28 Terrace 3	13.35 m ²
TOTAL USEFUL AREA	86.85 m²
TERRACE	27.50 m²
TOTAL BUILT AREA	116.60 m²



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

SOLARIUM

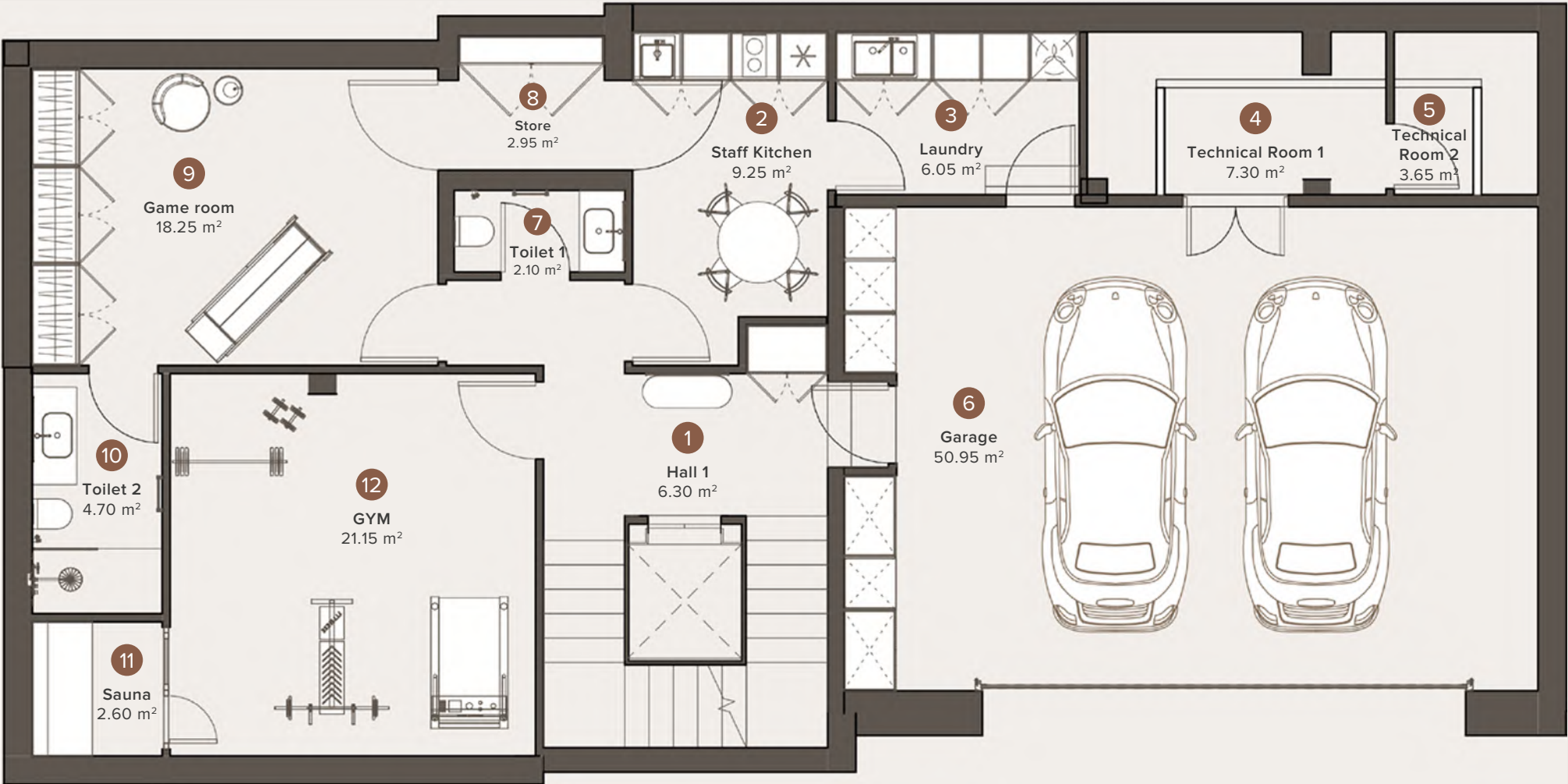
NAME	BUILD
29 Hall 4	2.55 m ²
30 Solarium	107.25 m ²
TOTAL BUILT AREA	109.80 m²



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

BASEMENT

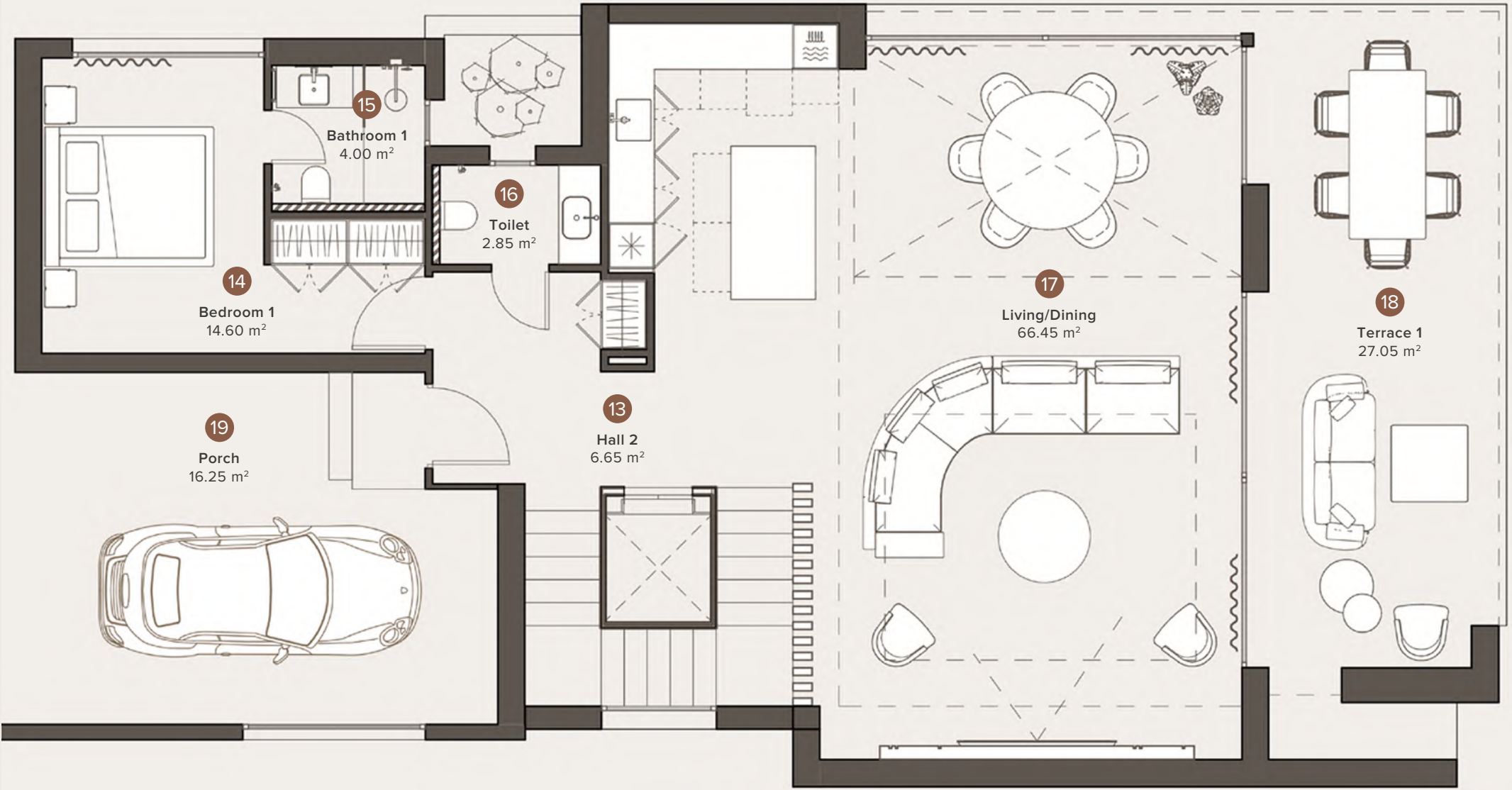
NAME		BUILD
1	Hall 1	6.30 m ²
2	Staff Kitchen	9.25 m ²
3	Laundry	6.05 m ²
4	Technical Room 1	7.30 m ²
5	Technical Room 2	3.65 m ²
6	Garage	50.95 m ²
7	WC	2.10 m ²
8	Store	2.95 m ²
9	Game Room	18.25 m ²
10	Toilet	4.70 m ²
11	Sauna	2.60 m ²
12	GYM	21.15 m ²
TOTAL USEFUL AREA		135.25 m ²
TOTAL BUILT AREA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



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

GROUND
FLOOR

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

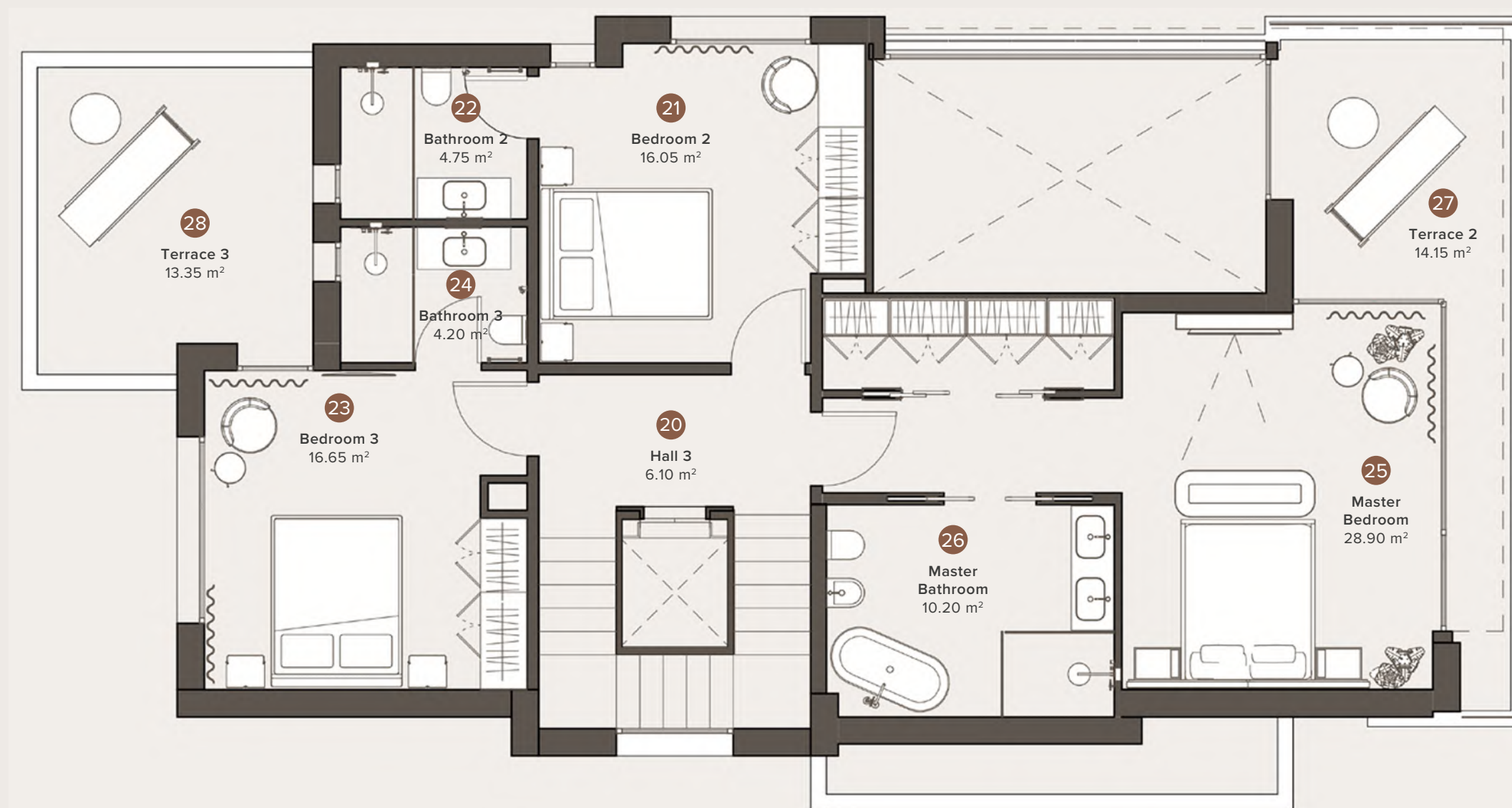


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.

B

FIRST FLOOR

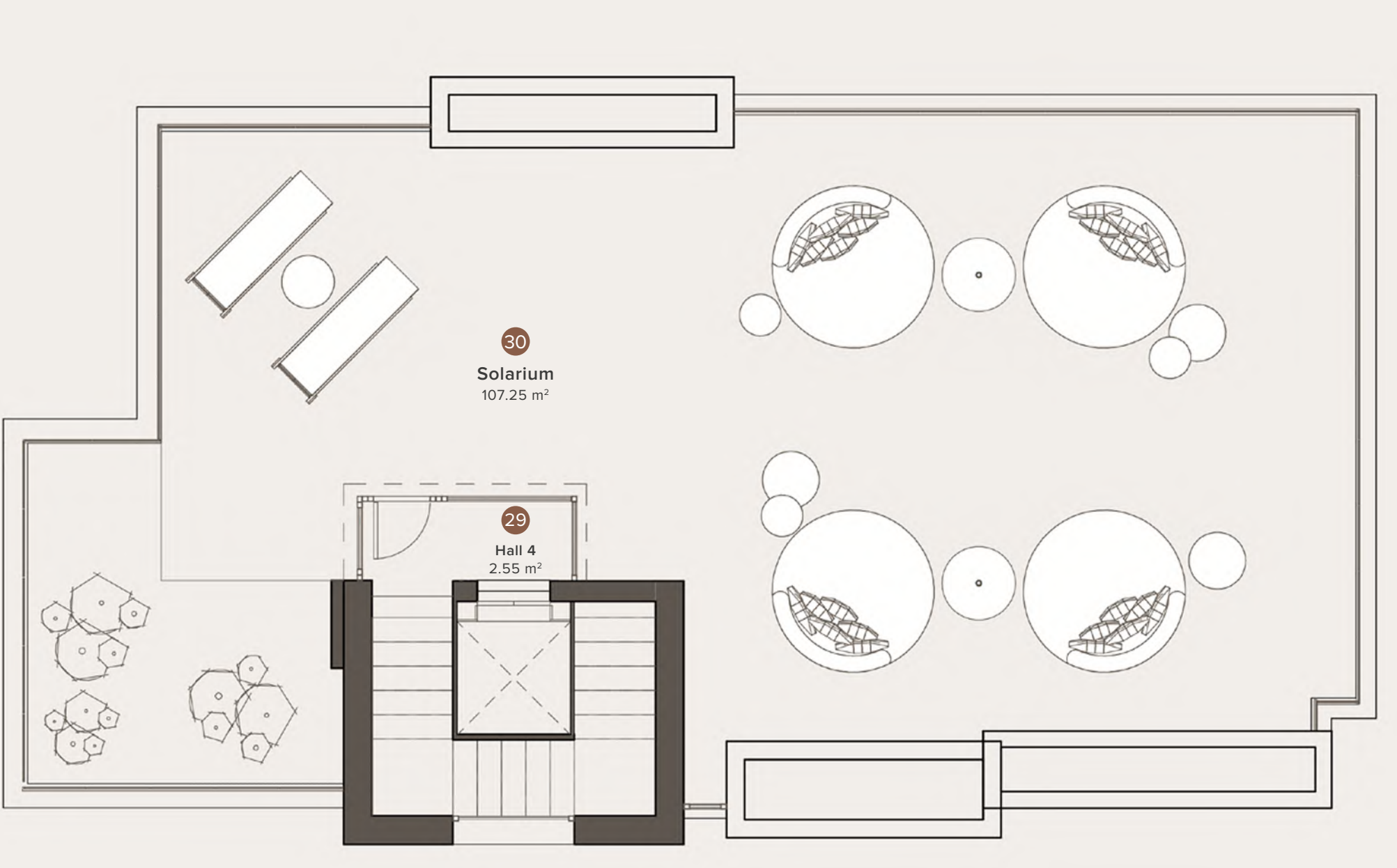
NAME	BUILD
20 Hall 3	6.10 m ²
21 Bedroom 2	16.05 m ²
22 Bathroom 2	4.75 m ²
23 Bedroom 3	16.65 m ²
24 Bathroom 3	4.20 m ²
25 Master Bedroom	28.90 m ²
26 Master Bathroom	10.20 m ²
27 Terrace 2	14.15 m ²
28 Terrace 3	13.35 m ²
TOTAL USEFUL AREA	86.85 m²
TERRACE	27.50 m²
TOTAL BUILT AREA	116.60 m²



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

SOLARIUM

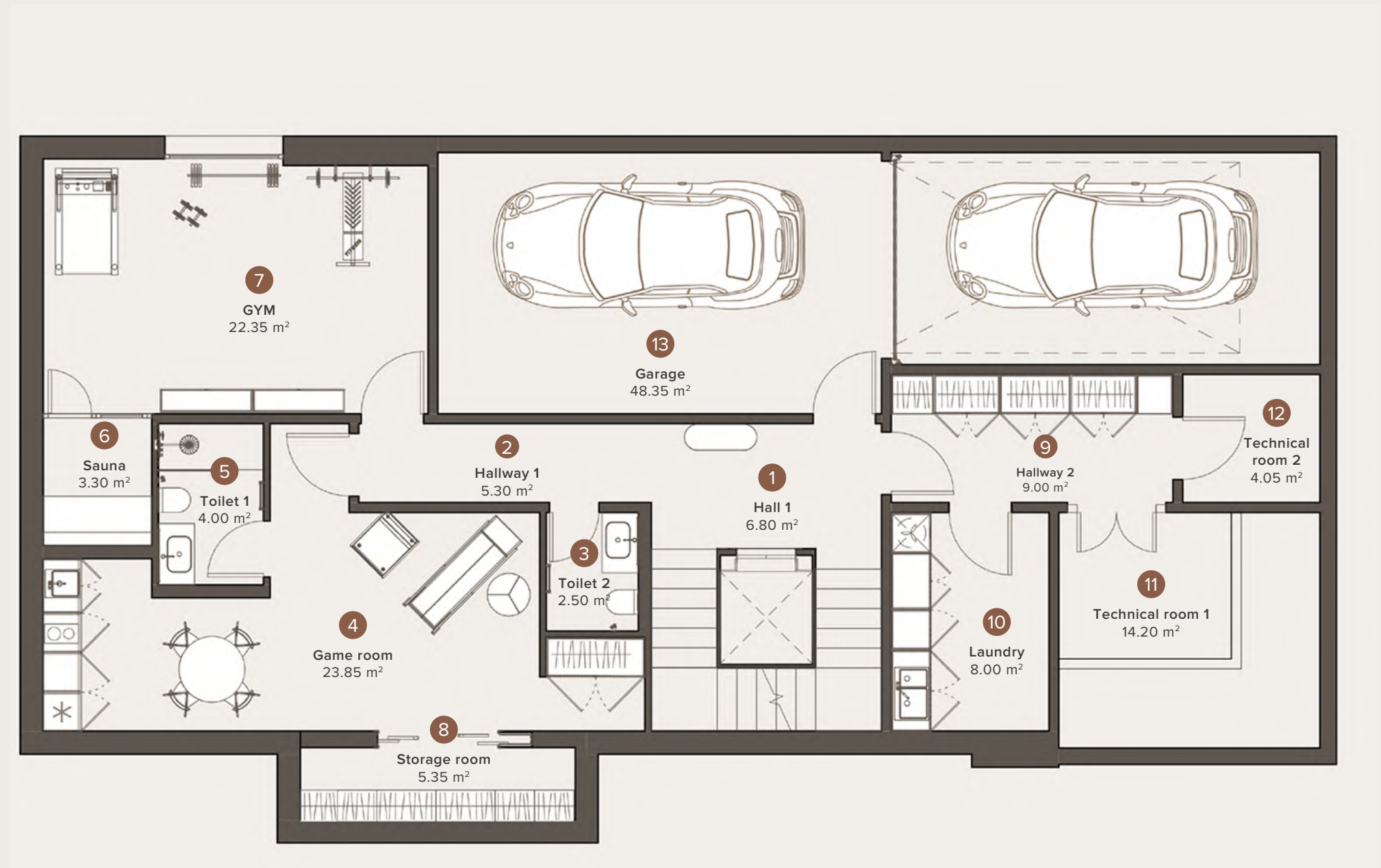
NAME		BUILD
29	Hall 4	2.55 m ²
30	Solarium	107.25 m ²
TOTAL BUILT AREA		109.80 m ²



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

BASEMENT

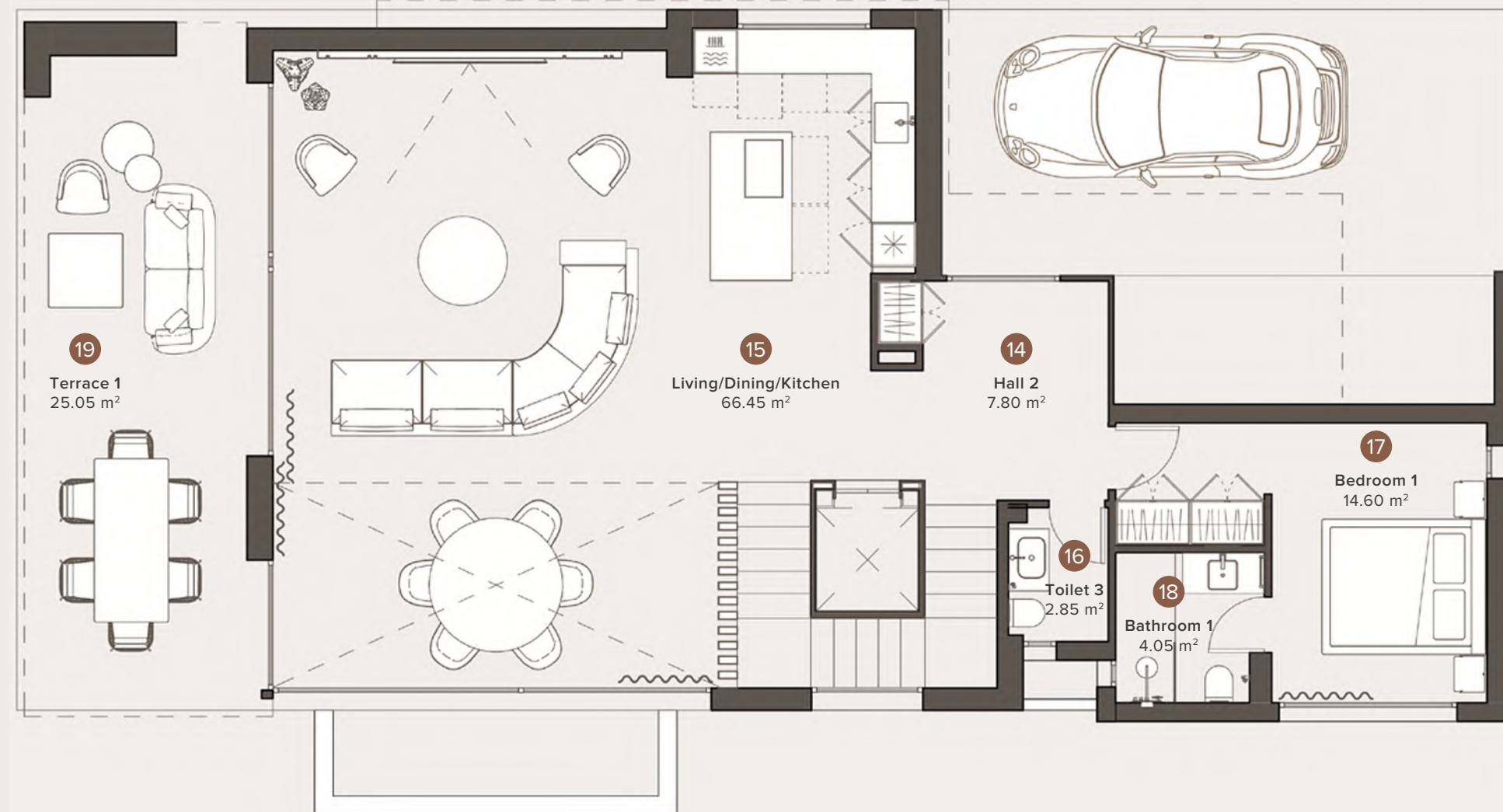
NAME	BUILD
1 Hall 1	6.80 m ²
2 Hallway 1	5.30 m ²
3 Toilet 2	2.50 m ²
4 Game room	23.85 m ²
5 Toilet 1	4.00 m ²
6 Sauna	3.30 m ²
7 GYM	22.35 m ²
8 Storage room	5.35 m ²
9 Hallway 2	9.00 m ²
10 Laundry	8.00 m ²
11 Technical room 1	14.20 m ²
12 Technical room 2	4.05 m ²
13 Garage	48.35 m ²
TOTAL USEFUL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



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

GROUND FLOOR

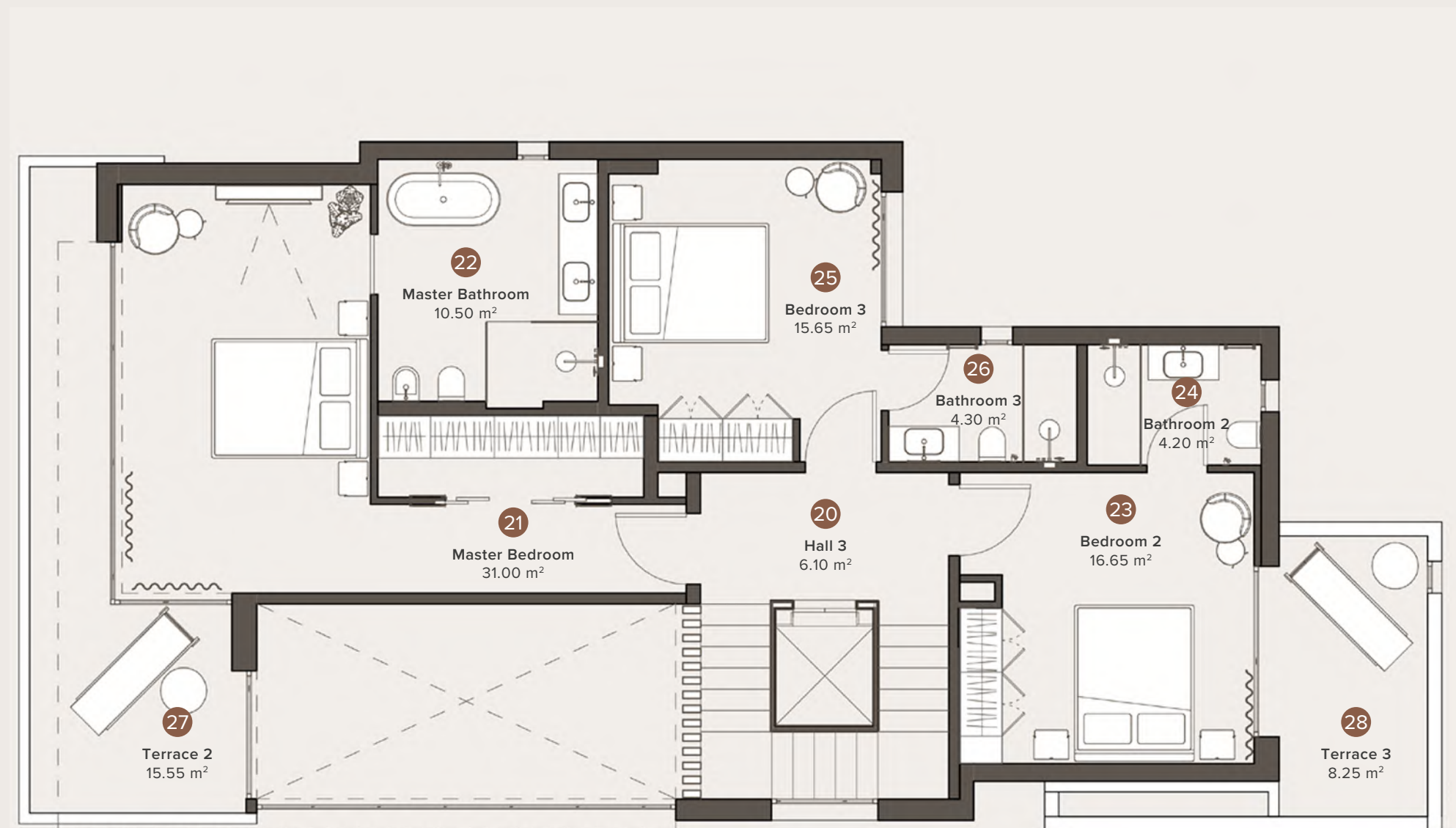
NAME	BUILD
14 Hall 2	7.80 m ²
15 Living/Dining/Kitchen	66.45 m ²
16 Toilet 3	2.85 m ²
17 Bedroom 1	14.60 m ²
18 Bathroom 1	4.05 m ²
19 Terrace 1	25.05 m ²
TOTAL USEFUL AREA	95.75 m²
TERRACE	25.05 m²
TOTAL BUILT AREA	124.10 m²



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

FIRST FLOOR

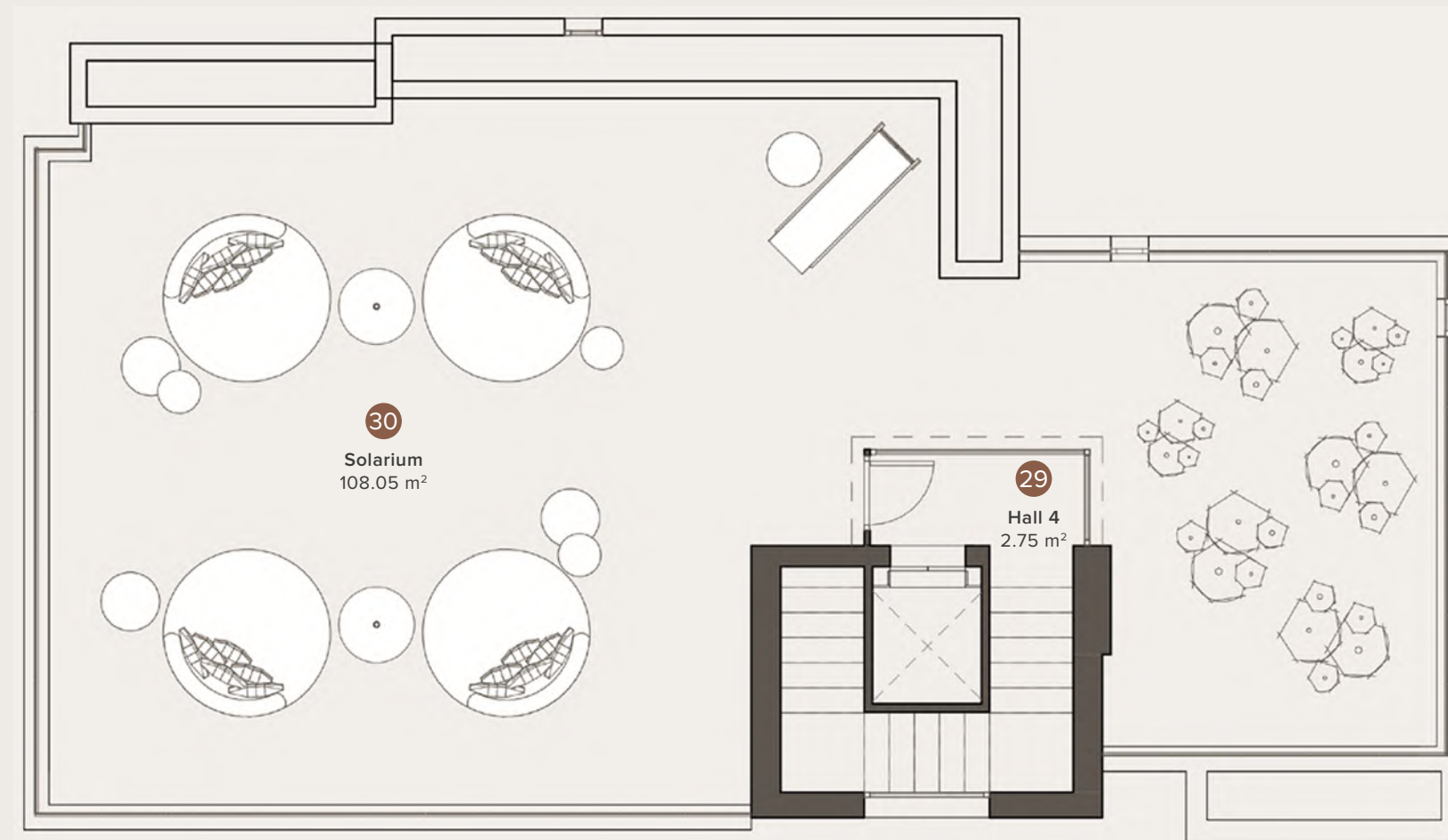
NAME	BUILD
20 Hall 3	6.10 m ²
21 Master Bedroom	31.00 m ²
22 Master Bathroom	10.50 m ²
23 Bedroom 2	16.65 m ²
24 Bathroom 2	4.20 m ²
25 Bedroom 3	15.65 m ²
26 Bedroom 3	4.30 m ²
27 Terrace 2	15.55 m ²
28 Terrace 3	8.25 m ²
TOTAL USEFUL AREA	88.40 m²
TERRACE	23.80 m²
TOTAL BUILT AREA	117.50 m²



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

SOLARIUM

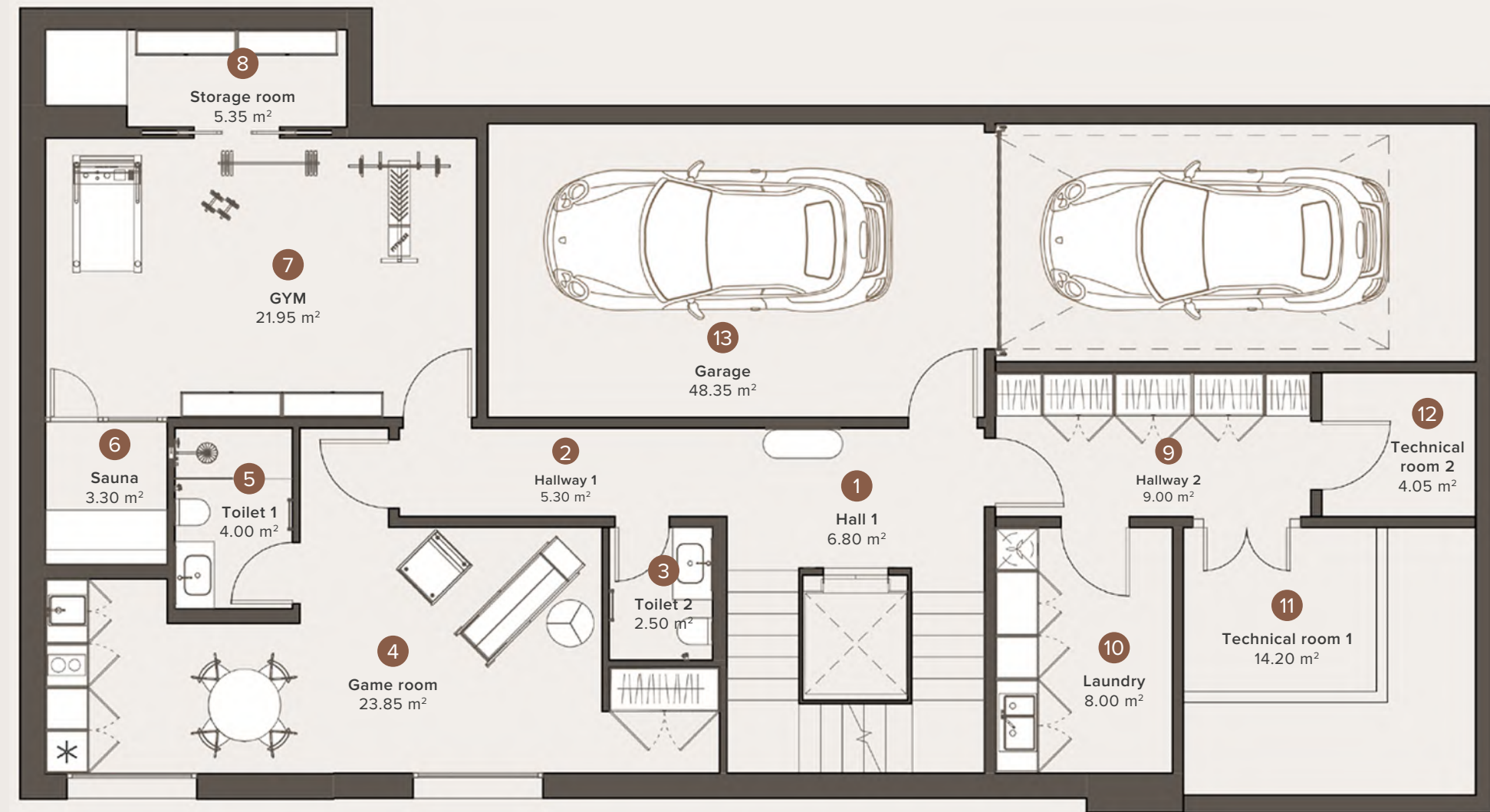
NAME	BUILD
29 Hall 4	2.75 m ²
30 Solarium	108.05 m ²
TOTAL BUILT AREA	110.80 m²



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

BASEMENT

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

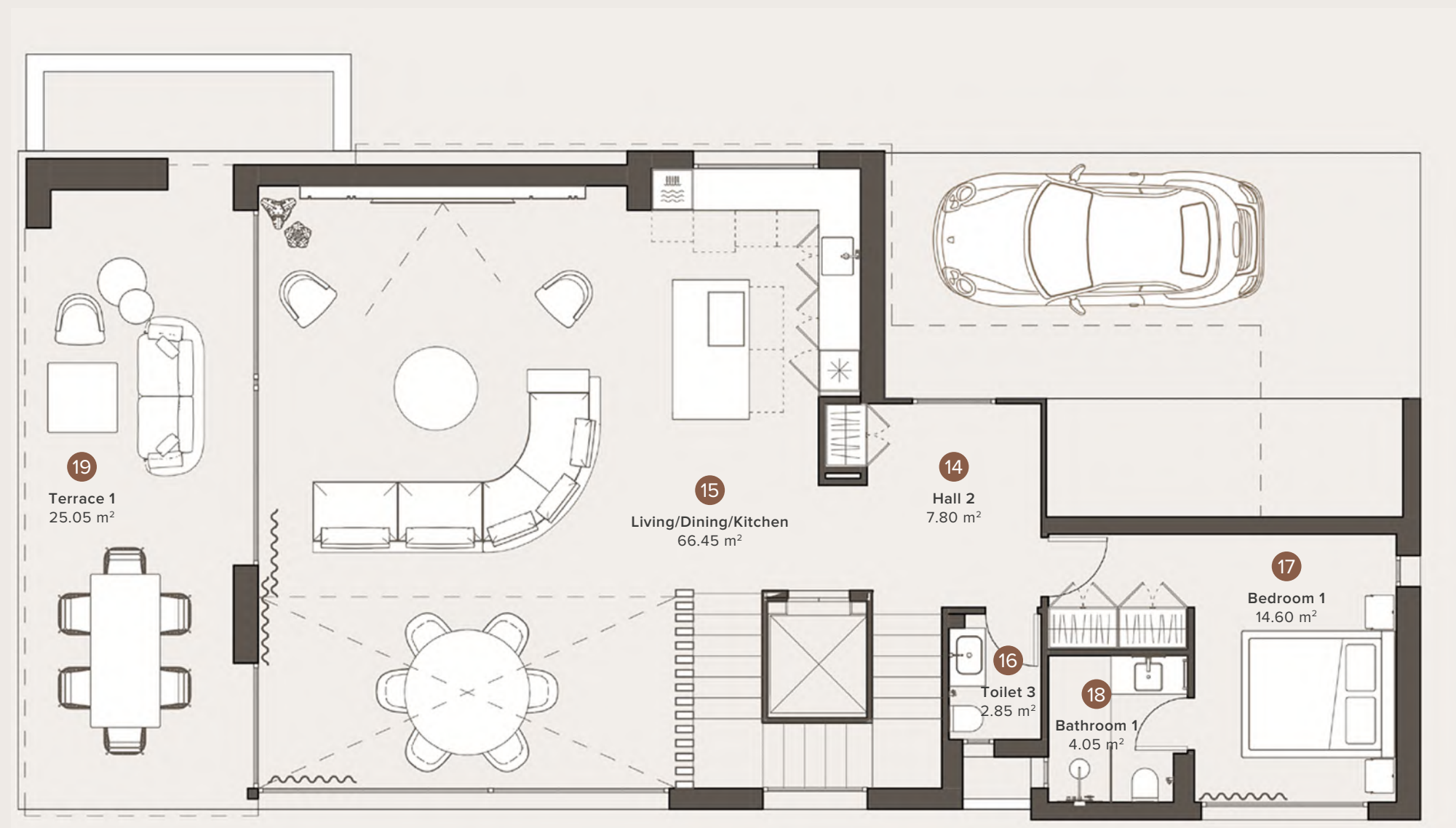


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.

D

GROUND FLOOR

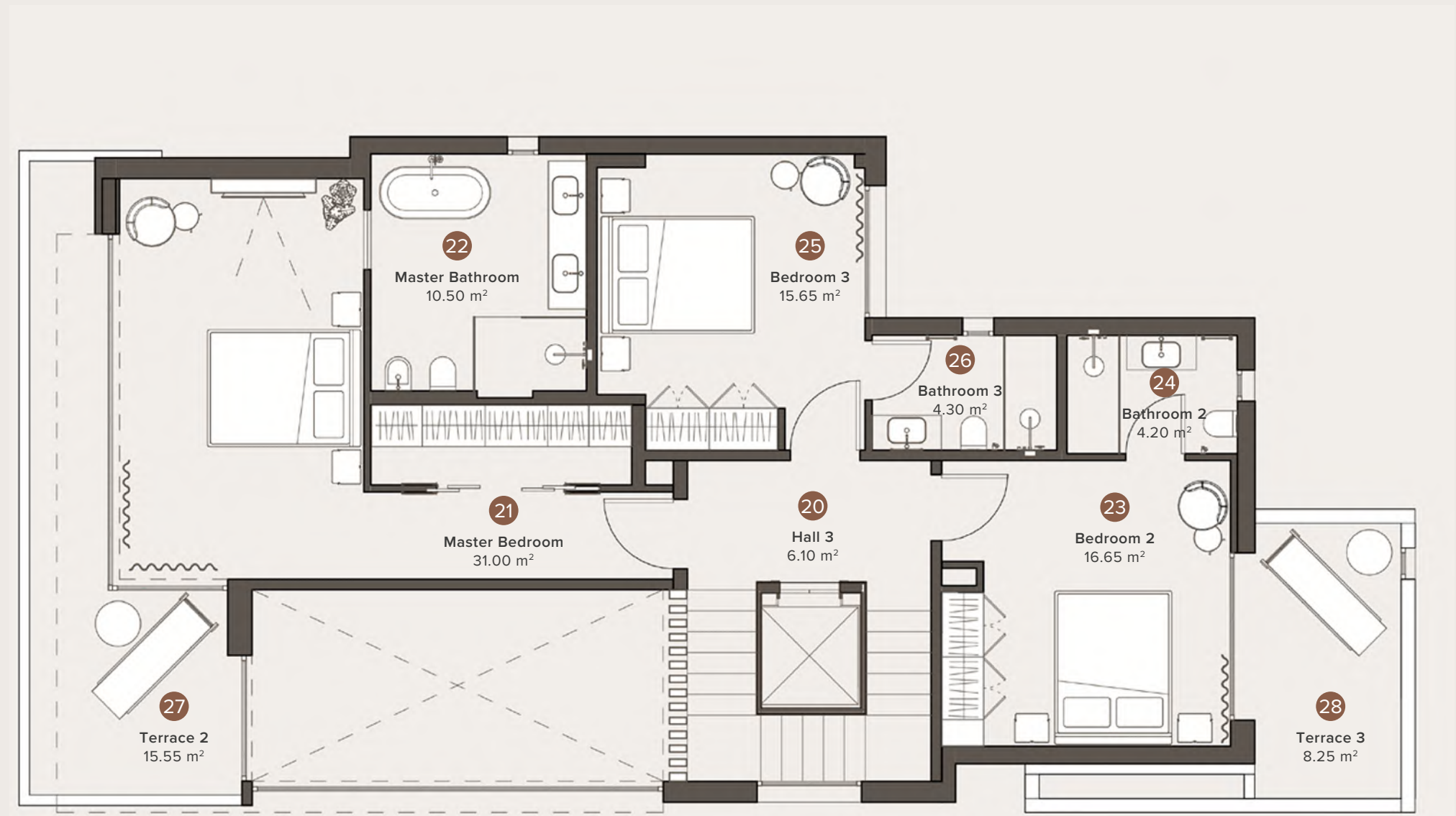
NAME	BUILD
14 Hall 2	7.80 m ²
15 Living/Dining/Kitchen	66.45 m ²
16 Toilet 3	2.85 m ²
17 Bedroom 1	14.60 m ²
18 Bathroom 1	4.05 m ²
19 Terrace 1	25.05 m ²
TOTAL USEFUL AREA	95.75 m²
TERRACE	25.05 m²
TOTAL BUILT AREA	124.10 m²



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

FIRST FLOOR

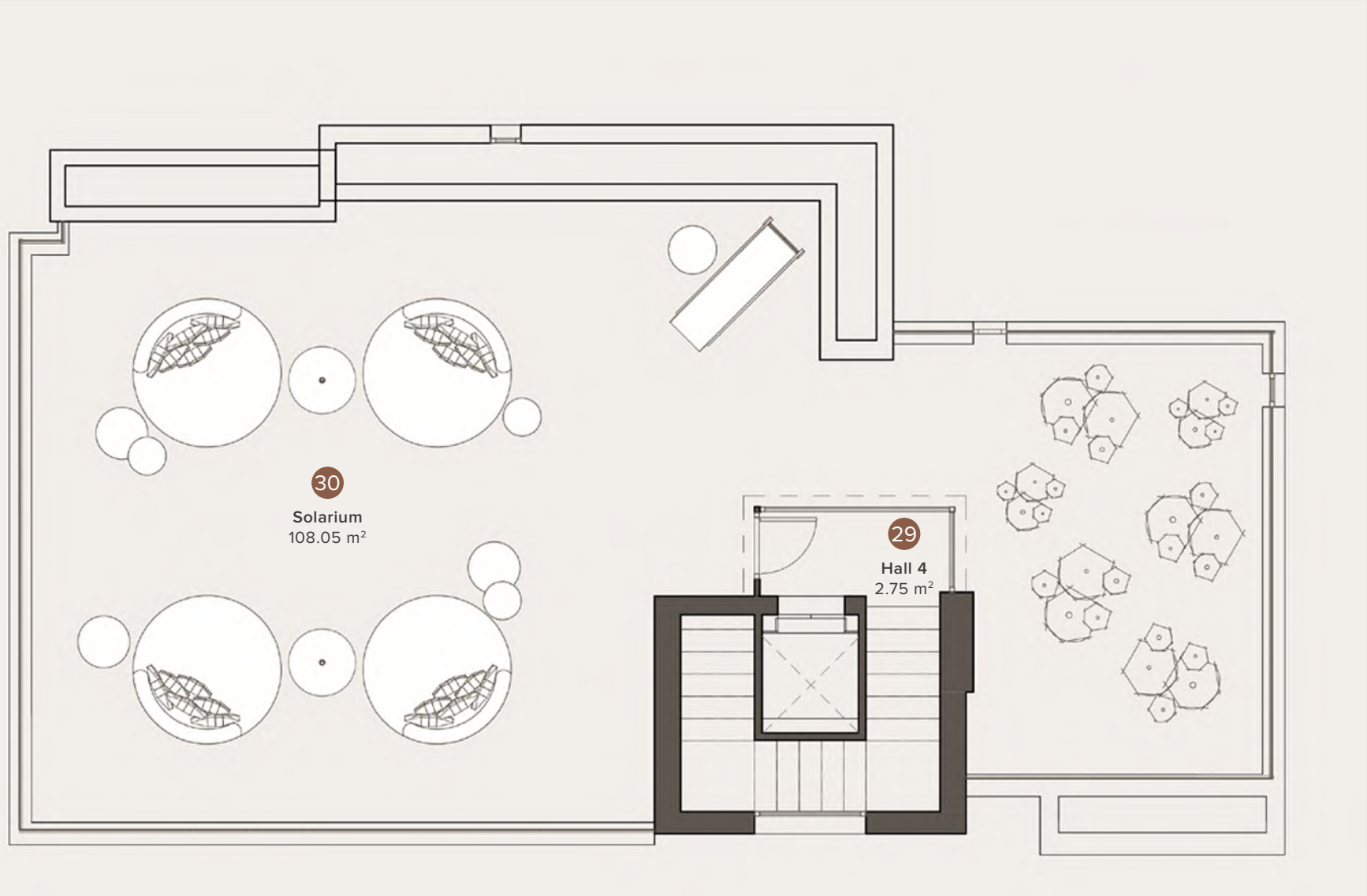
NAME	BUILD
20 Hall 3	6.10 m ²
21 Master Bedroom	31.00 m ²
22 Master Bathroom	10.50 m ²
23 Bedroom 2	16.65 m ²
24 Bathroom 2	4.20 m ²
25 Bedroom 3	15.65 m ²
26 Bedroom 3	4.30 m ²
27 Terrace 2	15.55 m ²
28 Terrace 3	8.25 m ²
TOTAL USEFUL AREA	88.40 m²
TERRACE	23.80 m²
TOTAL BUILT AREA	117.50 m²



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

SOLARIUM

NAME		BUILD
29	Hall 4	2.75 m ²
30	Solarium	108.05 m ²
TOTAL BUILT AREA		110.80 m ²



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