



THE AVENUE

M A R B E L L A



Nestled within the illustrious enclave of Nueva Andalucia, The Avenue provides residents a luxurious escape that embodies the true essence of luxury living. With its privileged location in Nueva Andalucia, residents are granted convenient access to a plethora of nearby amenities, as well as sweeping views of the surrounding mountains and sea.

The Avenue stands as a sanctuary of innovation and luxury, serving as a testament to the synergy of modern design and timeless elegance. Residents are granted an elevated lifestyle, with the finest elements of architecture, security and personalisation all combined.

*Crafted for the ultimate luxury lifestyle*

This visionary project redefines the concept of a modern urbanisation, offering an unparalleled lifestyle characterised by refinement, security and design ingenuity. Comprising a collection of 26 new build residences, The Avenue presents a harmonious blend of architectural brilliance and functional elegance.

Designed by the visionary architect Ismael Mérida, the residences at The Avenue stand as modern marvels, each spanning three levels, including a solarium and basement, all united by a ground floor. Facing the cardinal directions of South, East, South East and West, the villas embrace the sun's journey, casting enchanting hues and shadows throughout the day.



The Avenue





What truly sets The Avenue apart is its innovative approach to vehicular circulation. Beneath the residences, an ingeniously designed avenue accommodates the flow of cars, as well as access to private carports and garages, discreetly hidden from sight.

From an aerial perspective, what captures the eye is not a network of roads, but a network of pedestrian pathways and lush landscapes, with vehicles tucked away underneath connecting to garages and carports. This captivating feature not only enhances the aesthetic appeal but also fosters an atmosphere of serenity, giving rise to the aptly named “The Avenue”.







Immersed in the tranquility of a gated community with 24-hour security surveillance, The Avenue ensures an environment of complete peace of mind. A security guard stationed at the entrance adds an additional layer of security and reassurance.

A single entrance and exit point not only enhance security but also contribute to the sense of seclusion and privacy that defines this exclusive enclave. Residents can be confident that only they will have access to the community, and guests will be granted access upon approval.



The Avenue





Diversity flourishes at The Avenue with three distinct typologies. The small and medium residences share a refined similarity, while the larger double-plot villas offer expansive living on a grand scale. Upgrade packages are available that will allow residents to tailor their villa to their precise desires.

23 of these homes boast a harmonious symmetry in size, providing a consistent and inviting atmosphere throughout the community. The 23 homes are divided into 2 typologies: Typology A designed by GC-Studio and Typology B designed by J. A. Flores.

Adding an extra layer of distinction, 3 flagship Signature Villas stand as iconic landmarks of prestige, each exuding its own unique charm. These 3 villas are classified as Typology C, designed by Pedro Peña.

All villas not only have their own bespoke amenities such as entertainment rooms, home cinemas and home gyms, but also have access to communal amenities such as an incredible gymnasium and state-of-the-art SPA with an indoor pool, hammam, sauna and ice bath.



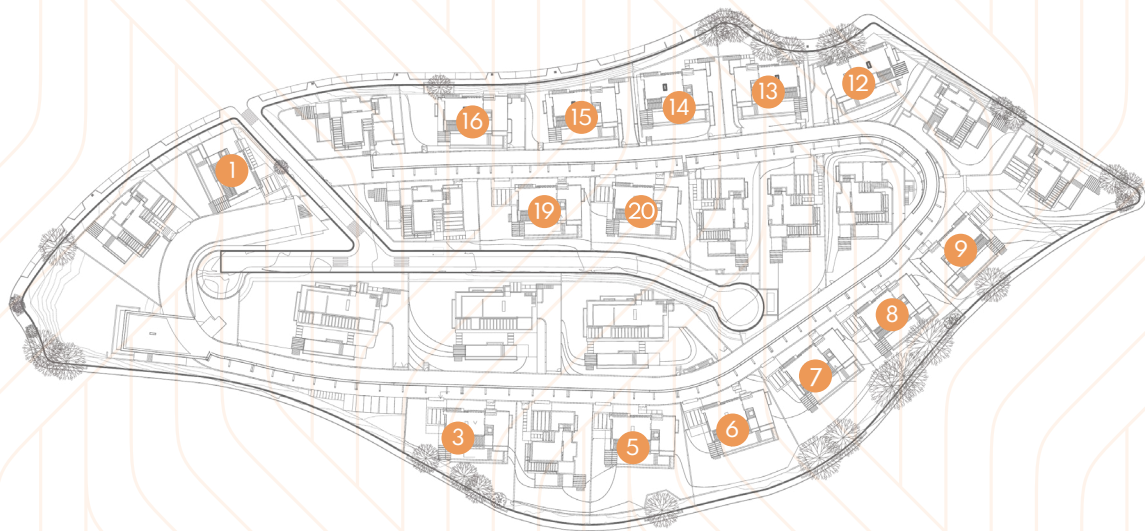




The Typology A villas comprise smaller-sized residences, each characterised by impeccable interior design curated by the renowned design studio GC-Studio. These villas are further classified into two subtypes, A1 and A2.

The distinctions between these typologies lie in their orientations, the arrangement of bedrooms on each level and the availability of private carports or garages. A1 Villas feature a private carport accessible through the avenue beneath the residences, while A2 Villas come with their own private garage, similarly accessed through the same avenue.

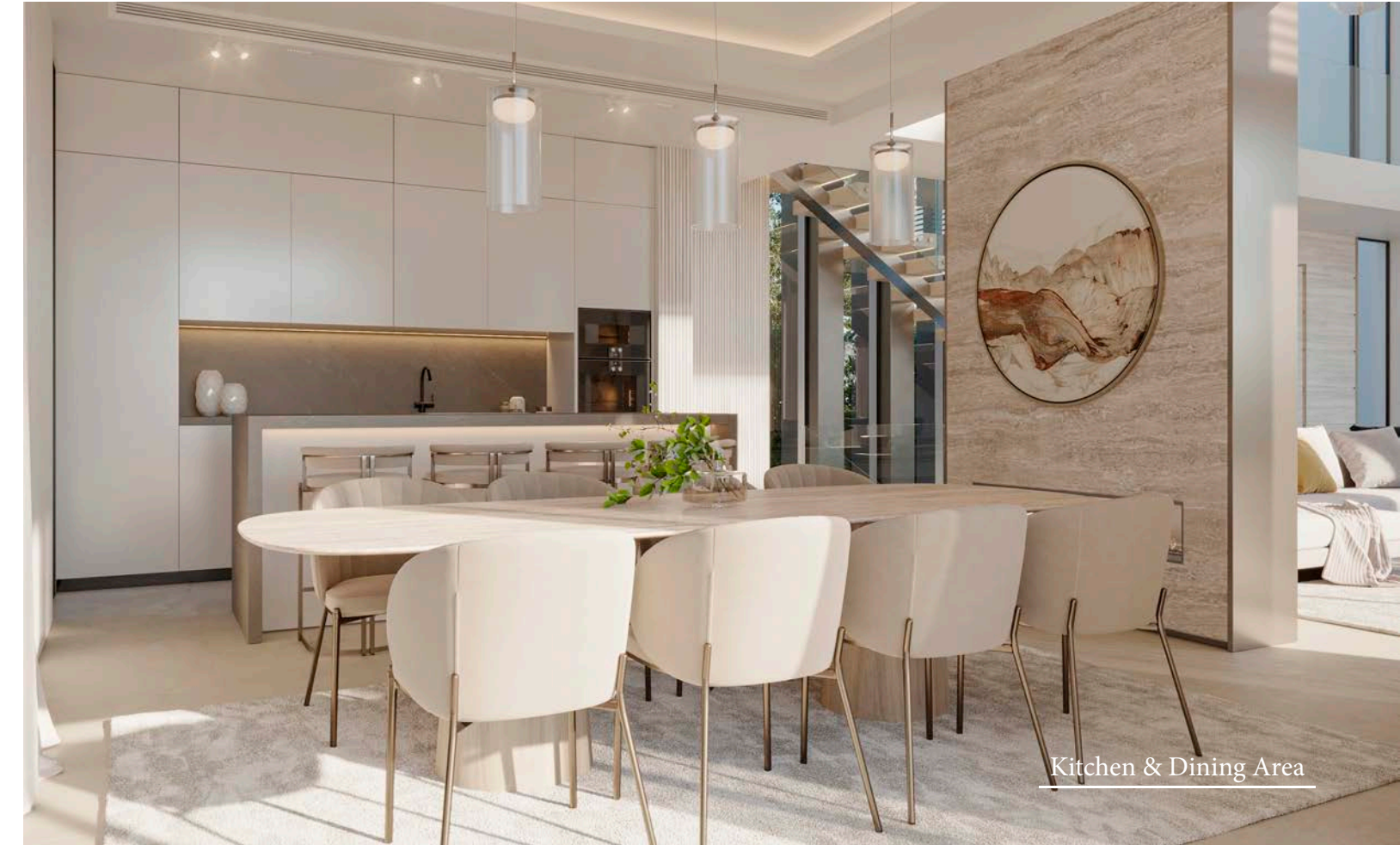
Besides their distinctive features, all Typology A Villas are equipped with an entertainment level, enhancing the overall lifestyle experience for residents. The Typology A Villas elevate the living experience with private infinity pools and meticulously landscaped gardens. Adding an extra layer of luxury and entertainment, each residence is crowned with a bespoke solarium, offering residents a unique and private space for leisure and relaxation.







Living Room



Kitchen & Dining Area







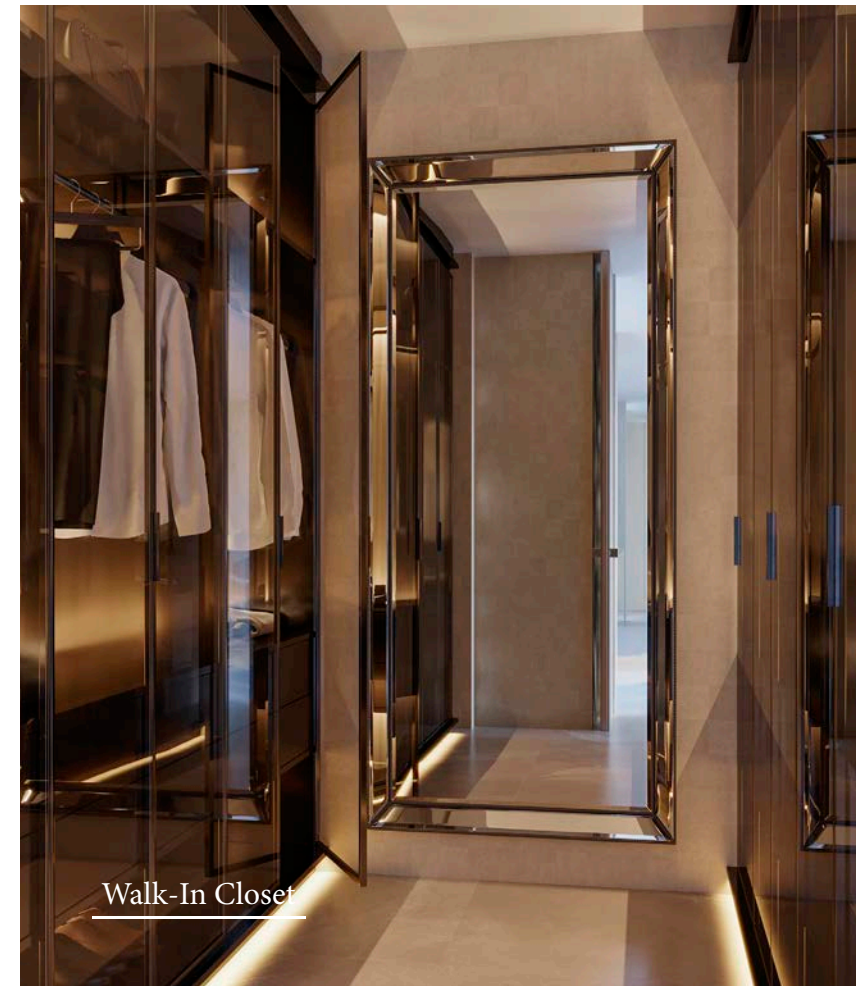




Master Bedroom



Bathroom



Walk-In Closet

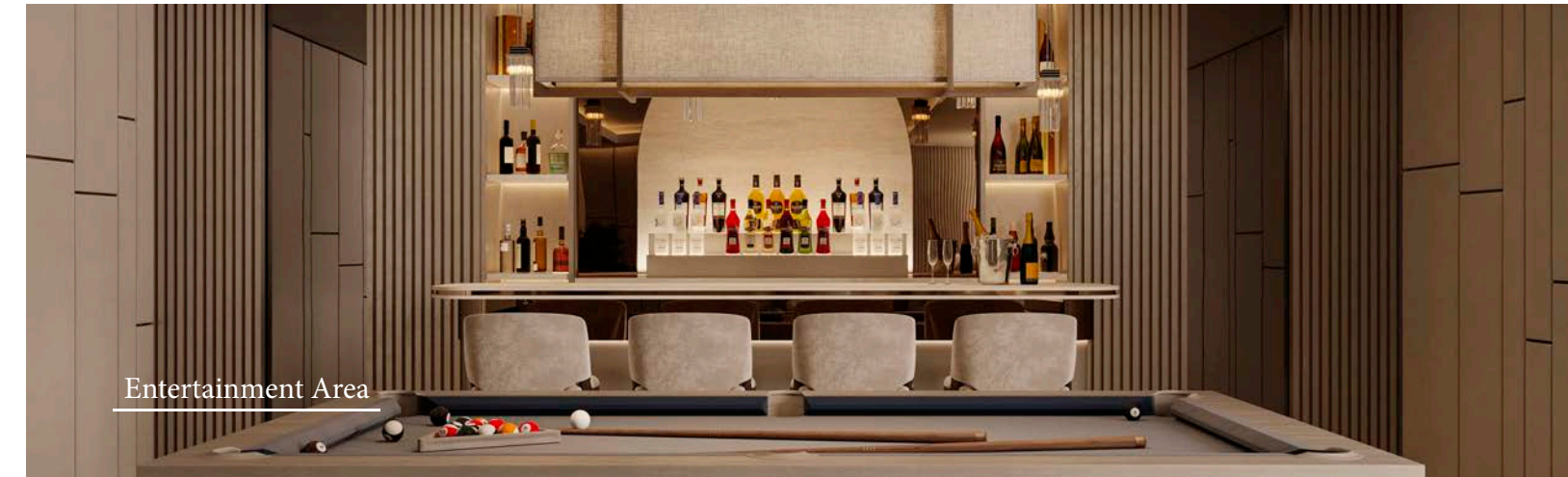




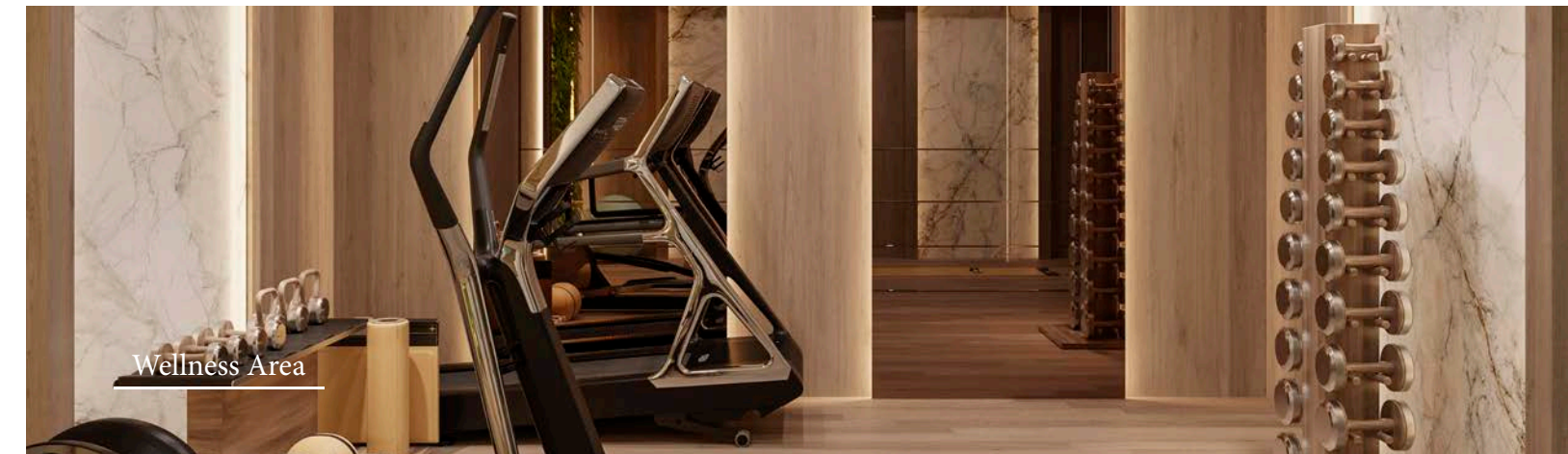




Entertainment Area



Entertainment Area



Wellness Area

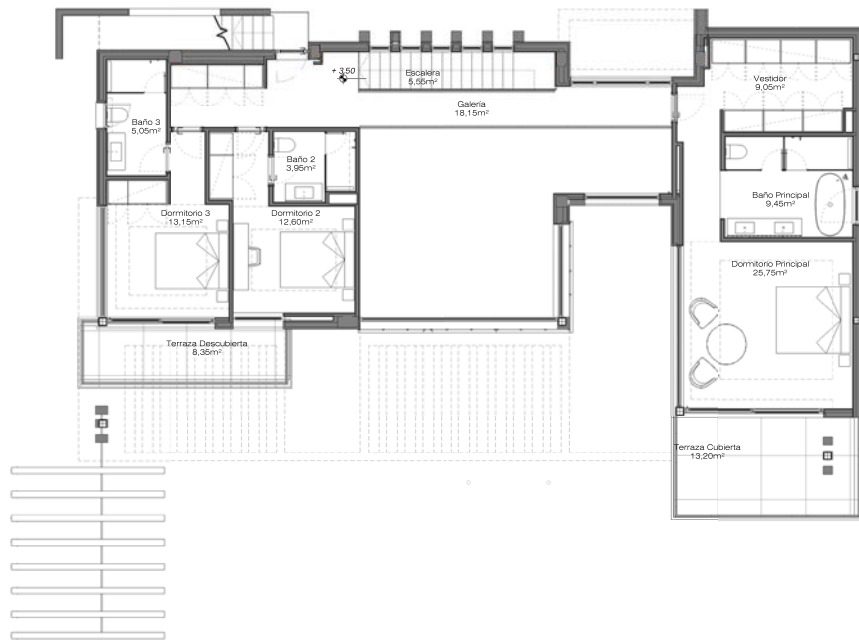




Typology A - Floor Plans



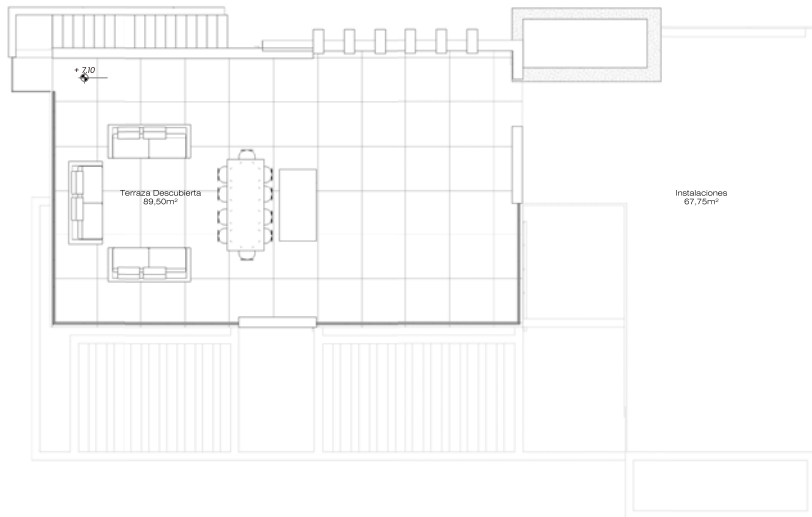
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



SOLARIUM

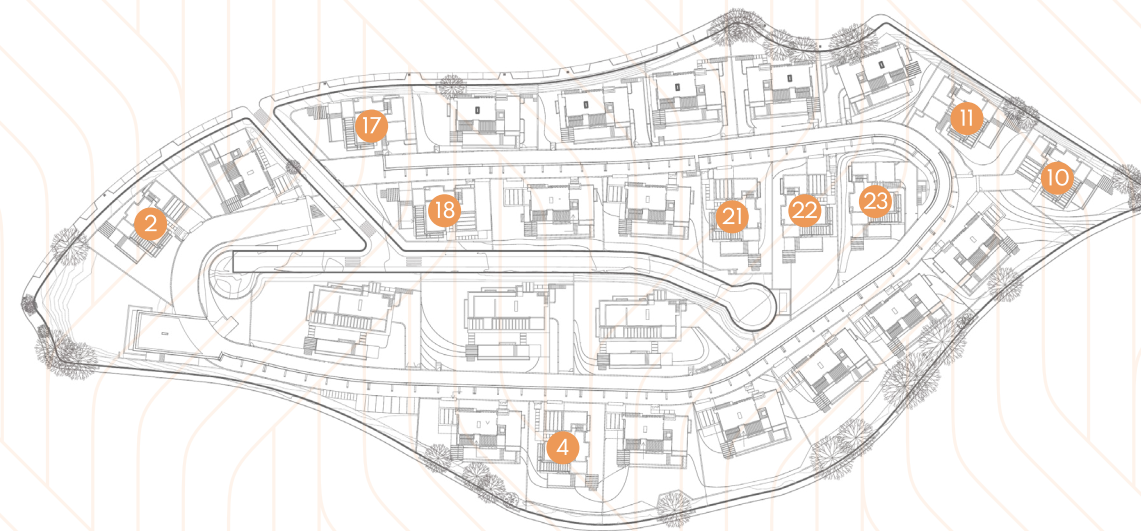




The Typology B villas, classified as medium-sized residences, showcase incredible interior design crafted by the renowned designer J. A. Flores. This category comprises four distinct subtypes: B1, B2, B3 and B4.

Similar to Typology A, the primary differentiators among them are orientation, bedroom distribution per level and the option of a private carport or garage. Specifically, B1 and B3 subtypes provide residents with access to a private carport, while B2 and B4 subtypes grant access to a private garage.

All Typology B villas boast stunning exteriors featuring manicured gardens and private infinity pools. Enhancing the overall lifestyle experience, these residences are equipped with amenities such as a home gym, a home cinema and an entertainment level. Exclusivity is elevated in each villa through the incredible solarium, offering residents a private space to entertain, relax and spectacular views.







Living Room



Dining Area



Typology B





Kitchen & Dining Area



Kitchen





Outdoor Areas



Solarium



Solarium





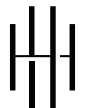






Typology B





Entertainment Area



Entertainment Area





Entertainment Area



Wellness Area



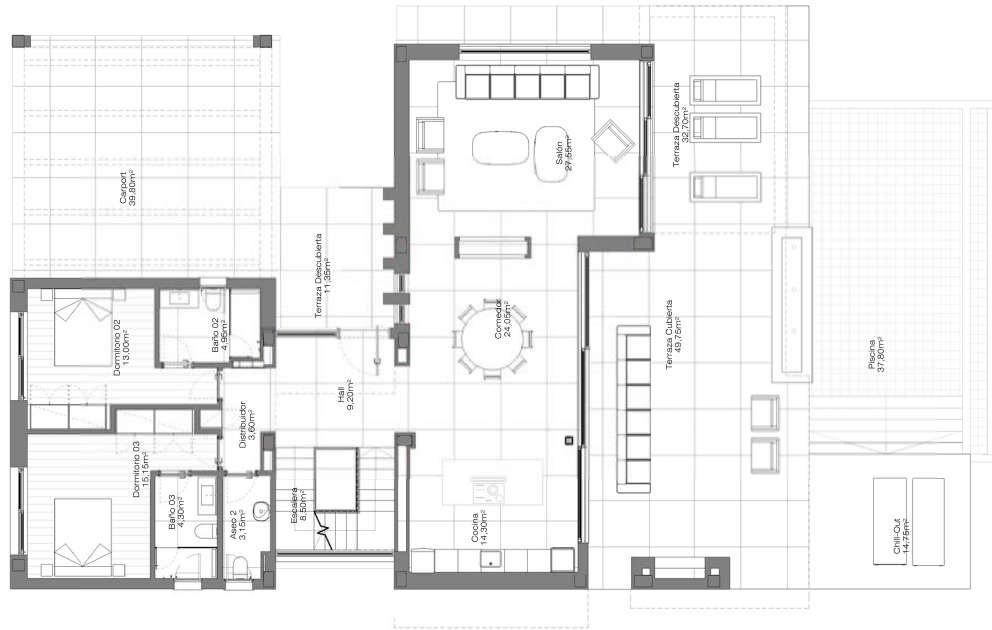
Typology B



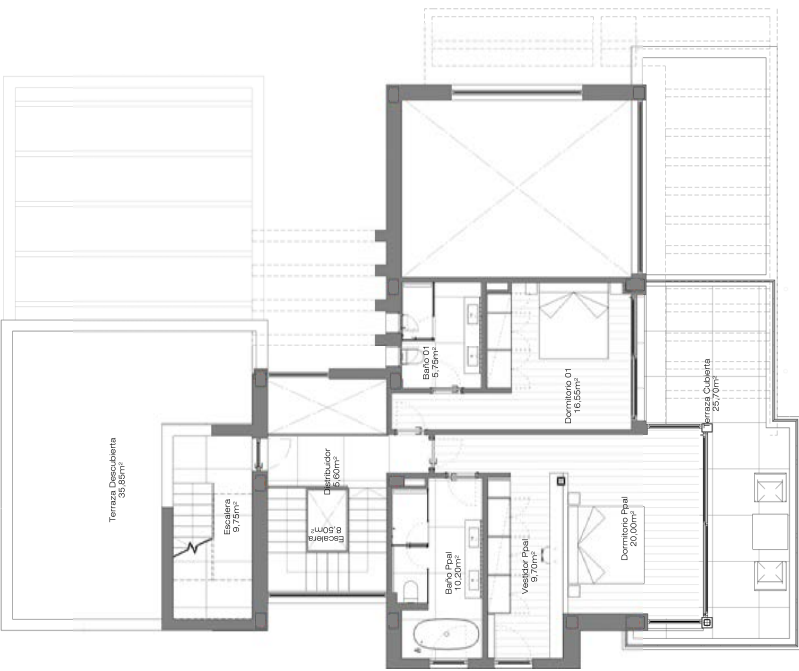




Typology B - Floor Plans



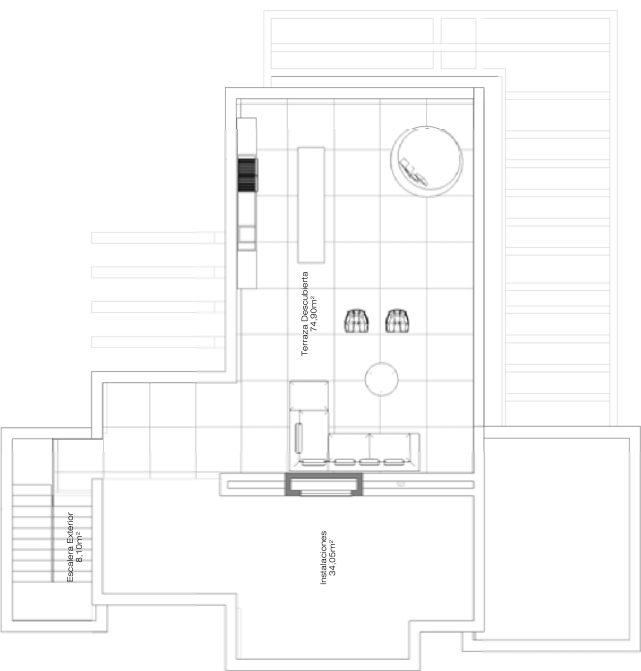
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



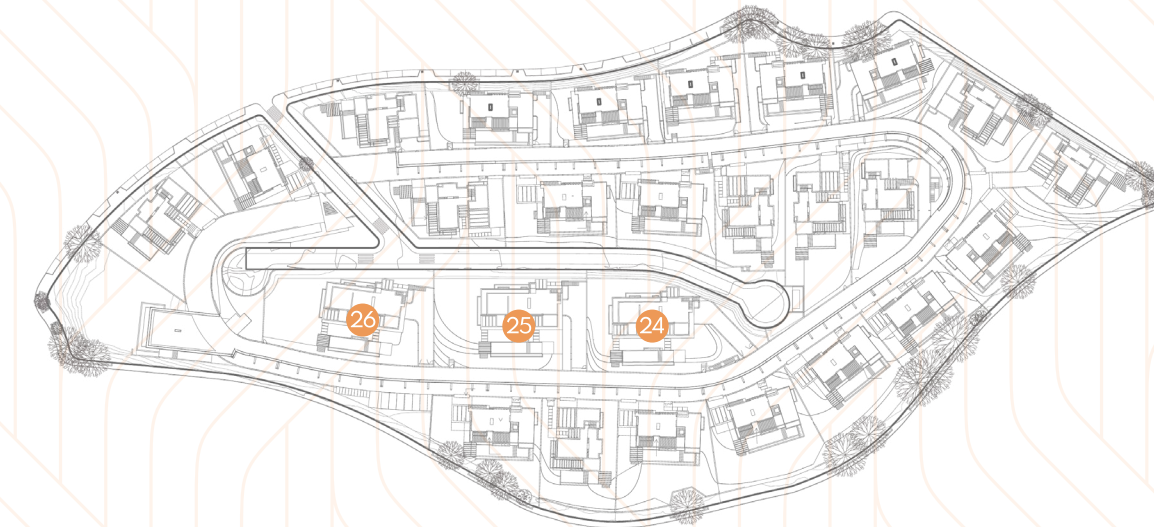
SOLARIUM





Typology C comprises three distinct Signature Villas, representing the epitome of luxury as the largest residences available. Crafted with stunning interiors by the renowned design studio Pedro Peña, Typology C villas each feature a private garage, accessible via a private tunnel. The distribution of bedrooms is designed with four on the top level and one on the lower level, while the ground level is dedicated to expansive living spaces and a kitchen. Two of these grand villas boast a southeast orientation, with the third enjoying an eastern orientation.

Exclusivity is paramount in Typology C, as these villas offer a range of amenities, including an incredible entertainment level and a dedicated home gym. The outdoor spaces are equally exceptional, featuring immaculately manicured gardens and private infinity pools. The crowning jewel is the remarkable solarium, providing residents with a unique retreat to unwind and relax while enjoying sweeping views of the mountains, sea and the surrounding area.











Living Room



Living Room



Typology C





Living, Dining & Kitchen Area





Kitchen & Dining Area



Home Office







Outdoor Areas









Outdoor Areas



Outdoor Areas



Typology C









Bathroom



Terrace







Entertainment Area



Entertainment Area







Wellness Area





Solarium



Solarium



Typology C



Typology C - Floor Plans



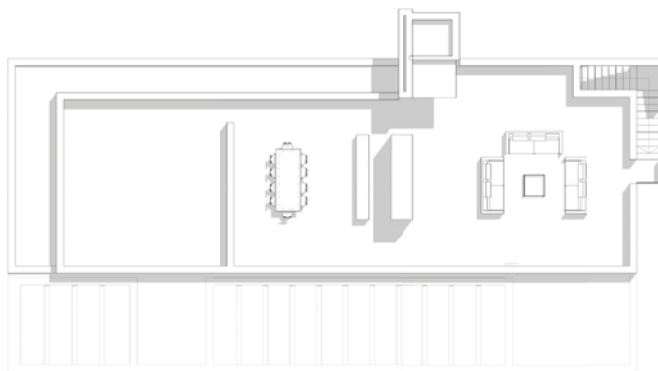
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



SOLARIUM





The community's shared spaces are a testament to its commitment to wellness and indulgence. A lavish SPA and state-of-the-art gymnasium cater to the physical well-being of residents, while meticulously manicured gardens provide a haven for relaxation. The SPA boasts luxurious amenities such as an indoor pool, hammam, sauna and ice bath, all thoughtfully curated to enhance residents' lifestyle. The communal gardens are immaculately manicured, offering residents verdant areas ideal for relaxation.











All the elements of this document may be modified or replaced by other elements, materials and brands of equal or superior quality due to technical decisions or criteria, changes in manufacturers' models or changes in the applicable regulations. All images shown in this dossier are purely advertising, non- contractual and non-binding.

Todos los elementos de éste documento pueden sufrir modificaciones o ser sustituidos por otros elementos, materiales y marcas de igual o superior calidad debido a decisiones o criterios técnicos, cambio de modelo de fabricantes o cambios de la normativa aplicable. Todas las imágenes mostradas en este dossier son meramente publicitarias, no contractuales ni vinculantes.



