

The background of the entire image is a close-up, high-resolution photograph of ocean waves. The water is a deep, rich blue, with white foam and crests visible on the right side, suggesting a powerful wave breaking. The texture of the water is highly detailed, with many small ripples and larger, more turbulent sections.

# ocean

11 EXCLUSIVE NEW VILLAS  
IN BEL-AIR MARBELLA

2025





## ABOUT THE PROJECT

Welcome to the endless summer in Ocean 11. It's sunny here for 325 days per year. And it can be your home.

Choose one of 11 modern luxury villas of 400 square meters with private swimming pools and terraces.

The sea will be within hand's reach here, as the golf course and other perks of the New Golden Mile in Bel Air, Marbella.

Delightful sunny weather all year round, beautiful sandy beaches all over the Costa del Sol, golf courses cradled by majestic mountains, fresh seafood dishes, and Mediterranean cuisine – all this is waiting for you here.

Now, you can live as you have always wanted – in the great Bel Air neighborhood.





# SELECTION OF OUR VILLAS

Explore our exclusive villa complex in Belair, offering four distinct types of residences — which vary in size, layout, and number of bedrooms (4 and 5 bedrooms). Each villa is carefully designed to provide maximum privacy, comfort, and security, ensuring a superb living experience.



4-5 bedrooms



Sea view



Private swimming pool



Big terraces



Tropical garden



Security

Experience luxury living where beauty  
and practicality come together.





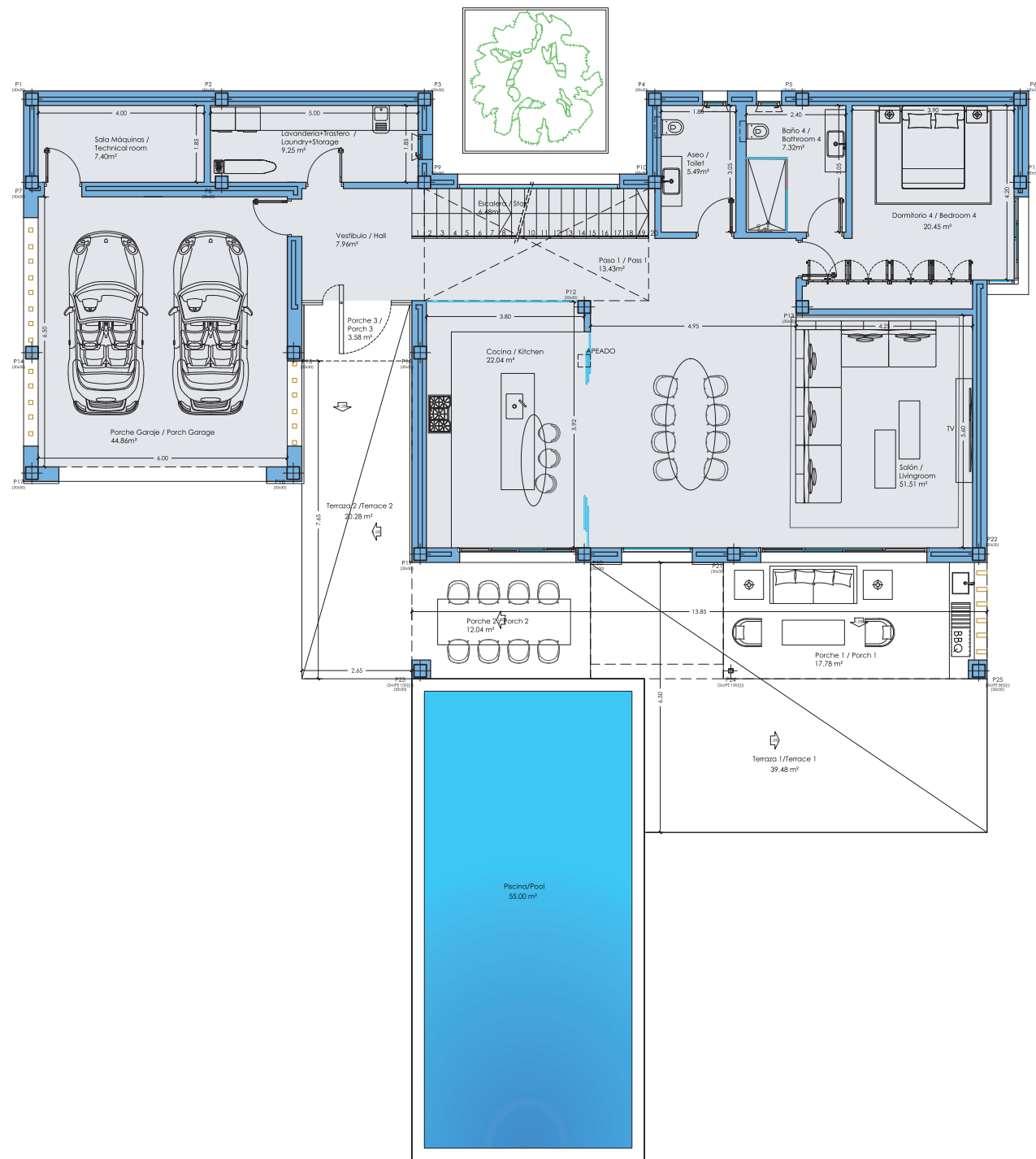


VILLA  
**AURORA**

This 5-bedroom villa also provide panoramic sea views from both levels, alongside pools, ample terraces, and assured security.







GROUND  
FLOOR PLAN

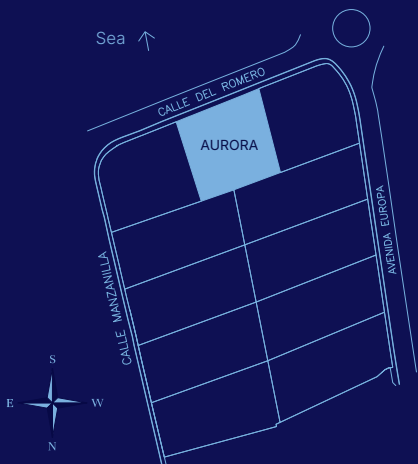


GROUND  
FLOOR PLAN

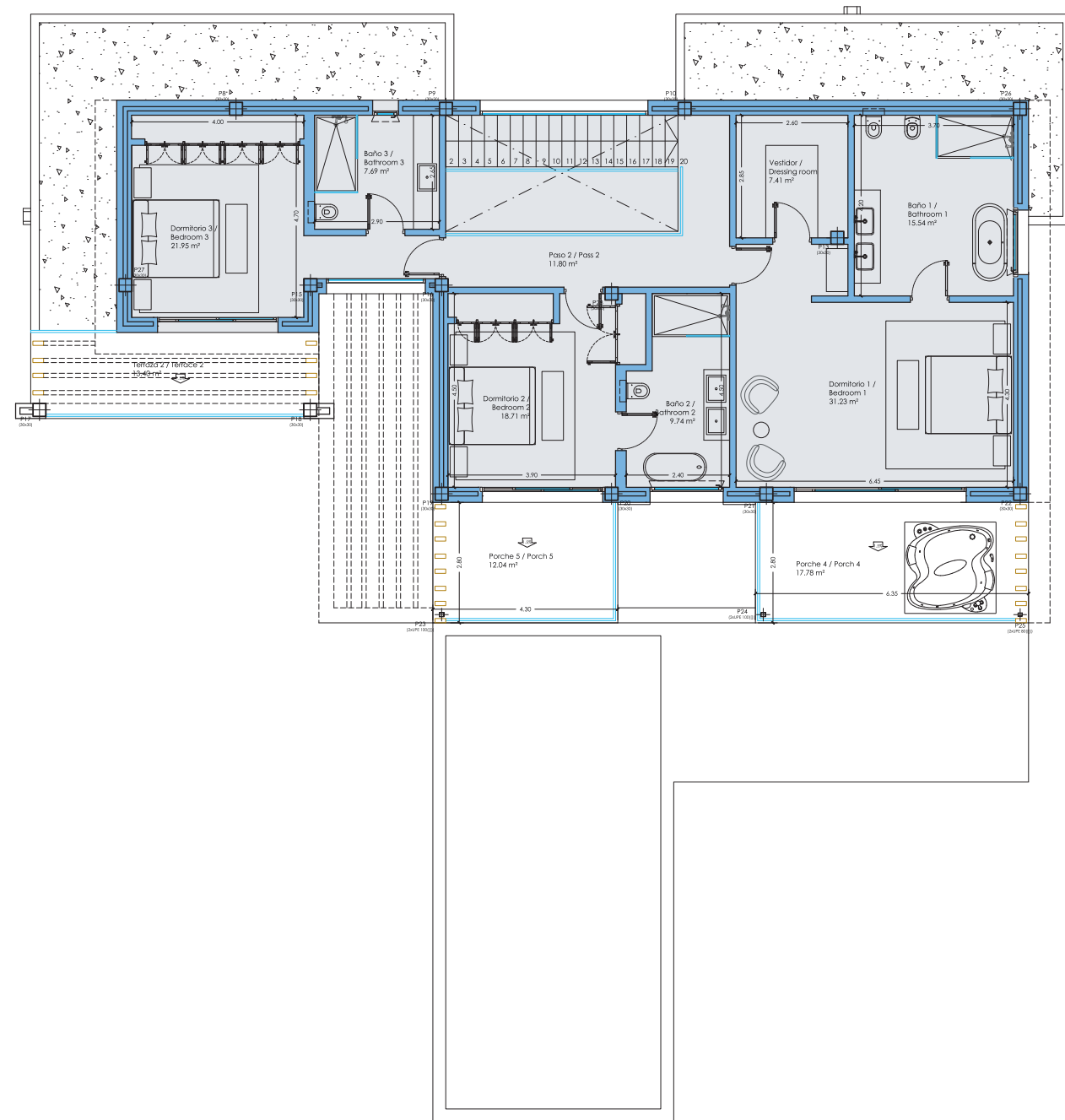
VILLA

# AURORA

Bedrooms	5
Bathrooms	5.5
Plot	1046.82 m <sup>2</sup>
Build Area	350.03 m <sup>2</sup>
Covered terraces	33.72 m <sup>2</sup>
Garage	44.18 m <sup>2</sup>
Open terraces	52.88 m <sup>2</sup>
Pool size	55 m <sup>2</sup>
Total	500.69 m <sup>2</sup>







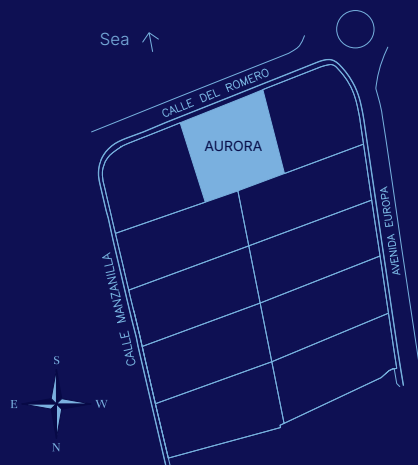
1<sup>st</sup>  
FLOOR PLAN



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VILLAS

# LEVANTE & SIROCCO

Featuring 5 bedrooms, these villas offer sea views from both the ground and first floors, complete with pools, spacious terraces, and guaranteed security.





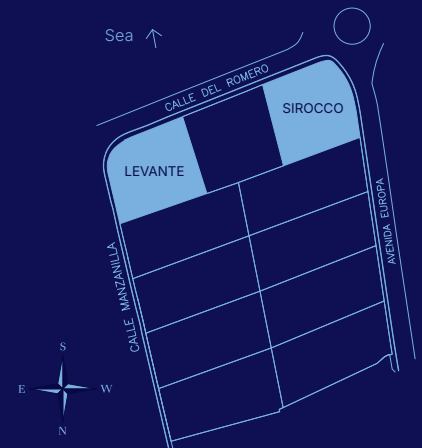
This architectural floor plan illustrates a modern residential layout. The plan includes the following rooms and features:

- Garage:** A large double-car garage (Porché Garaje / Porch Garage) measuring 48.16 m², located at the top left.
- Living Areas:**
  - Salón / Lounge:** A large central lounge area measuring 42.27 m².
  - Cocina / Kitchen:** A kitchen measuring 35.06 m², featuring a dining area and a breakfast bar.
  - Office:** A dedicated office space (Oficina / Office) measuring 16.20 m².
  - Bedrooms:** Two bedrooms are shown: Dormitorio 4 / Bedroom 4 (21.34 m²) and another bedroom (Dormitorio 3 / Bedroom 3) measuring 16.14 m².
  - Bathrooms:** Two bathrooms are included: Baño 4 / Bathroom 4 (7.10 m²) and another bathroom (Baño 3 / Bathroom 3) measuring 5.16 m².
- Common and Utility Spaces:**
  - Vestibulo / Hall:** A central hall measuring 15.50 m².
  - Sala Técnica / Installations room:** A technical room measuring 7.93 m².
  - Despensa / Storeroom:** A storeroom measuring 5.13 m².
  - Lavandería / Laundry:** A laundry room measuring 5.16 m².
  - Escaleras / Stair:** A staircase measuring 3.30 m².
- Outdoor Spaces:**
  - Terraza / Terrace 1:** A large terrace measuring 42.27 m², featuring a seating area and a small garden.
  - Porche 1 / Porch 1:** A porch measuring 17.95 m².
  - Chill out:** An outdoor relaxation area measuring 16.92 m² (-0.80).
  - Piscina/Pool:** A swimming pool measuring 42.53 m², located at the bottom of the plan.
- Other Features:**
  - Plants:** Various indoor and outdoor plants are indicated throughout the plan.
  - Dimensions:** Numerous dimensions are provided for rooms and overall sections.
  - Orientation:** A north arrow is located in the bottom right corner.

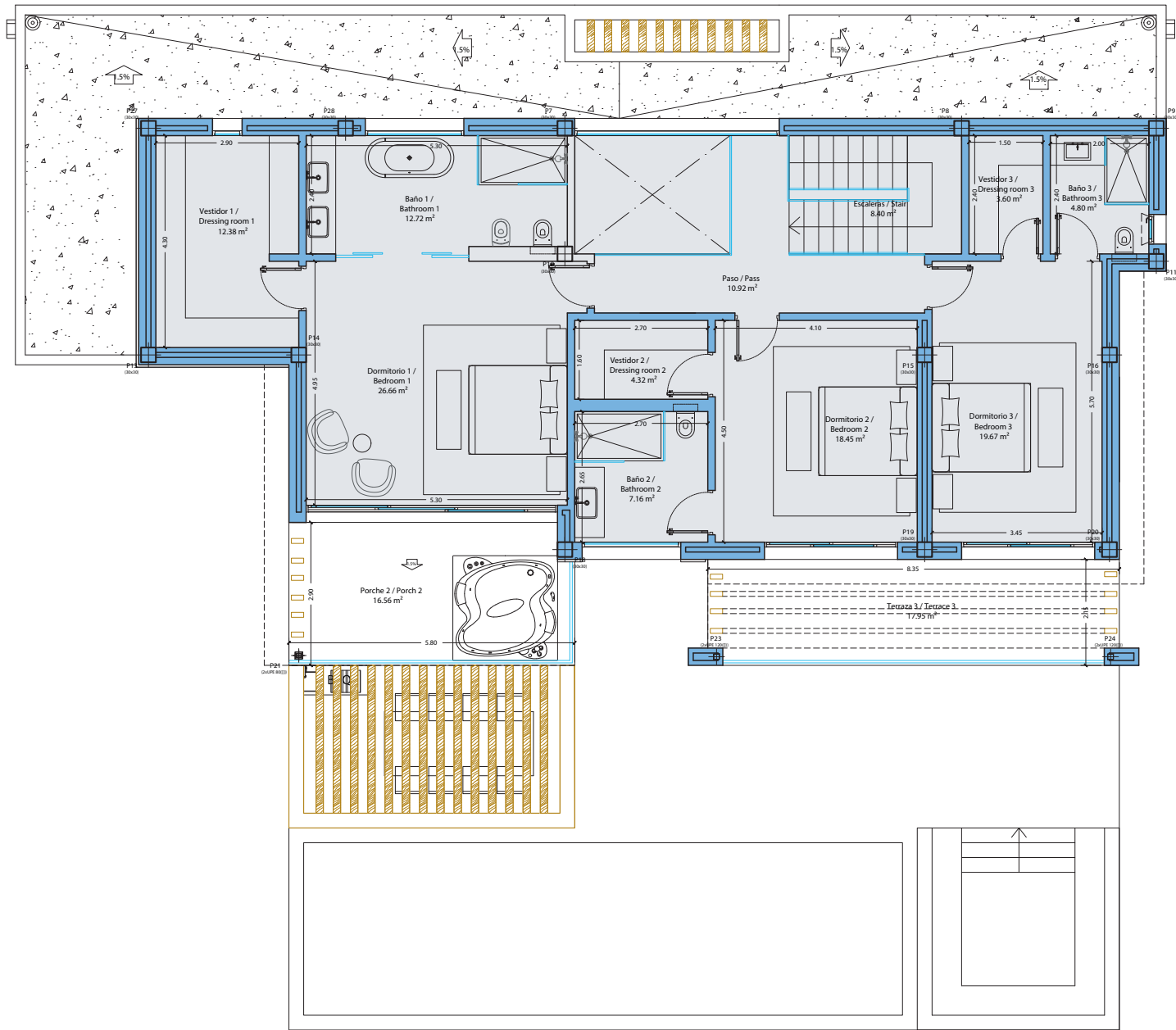
GROUND  
FLOOR PLAN

This 3D isometric rendering provides a comprehensive view of the ground floor of a modern villa. The layout is divided into several key areas: a large open-plan living and dining space with a central wooden floor and a large L-shaped sofa; a kitchen with a long island and a breakfast bar; a formal dining area with a long table and chairs; a lounge area with a fireplace and a large window; a bedroom with a large bed and a walk-in closet; a bathroom; a pool area with a swimming pool and a hot tub; and a garage with two cars. The design features a mix of materials, including wood, stone, and concrete, and is accented with various plants and modern furniture. The overall aesthetic is clean, minimalist, and sophisticated.

Bedrooms	5
Bathrooms	5.5
Plot	1044 - 1050 m <sup>2</sup>
Build Area	359.46 m <sup>2</sup>
Covered terraces	34.60 m <sup>2</sup>
Garage	48.16 m <sup>2</sup>
Open terraces	101.16 m <sup>2</sup>
Pool size	42.53 m <sup>2</sup>
Total	543.38 m <sup>2</sup>







1<sup>st</sup>  
FLOOR PLAN

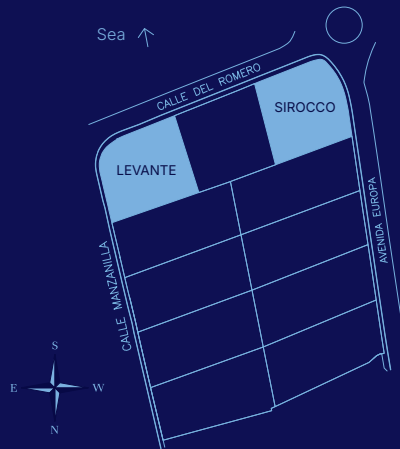


1<sup>st</sup>  
FLOOR PLAN

VILLAS

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VILLAS

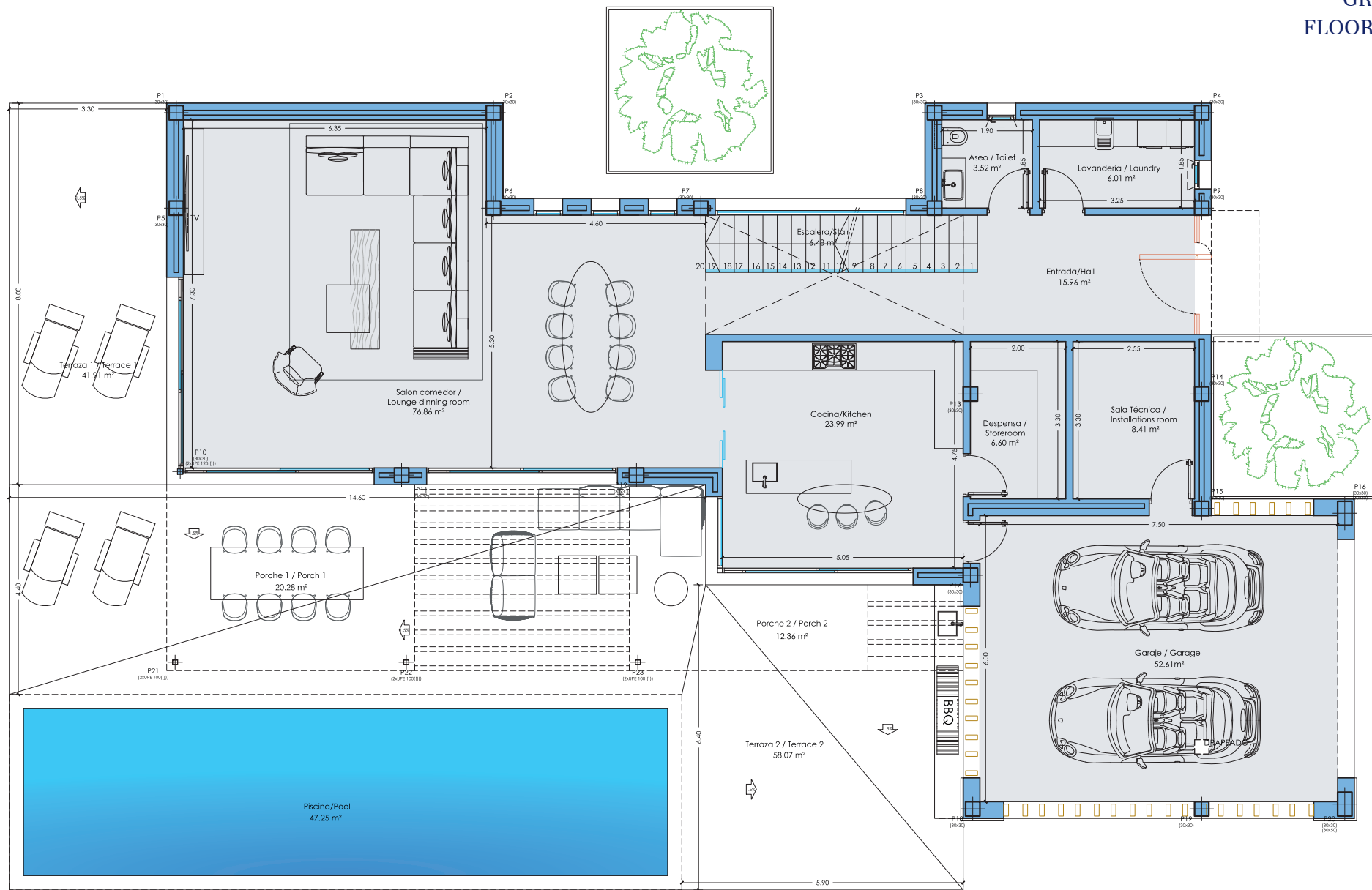
# GARBI, BORA & BRISA

These 4-bedroom villas offer first-floor sea views, equipped with pools, large terraces, and assured security measures.





GROUND  
FLOOR PLAN



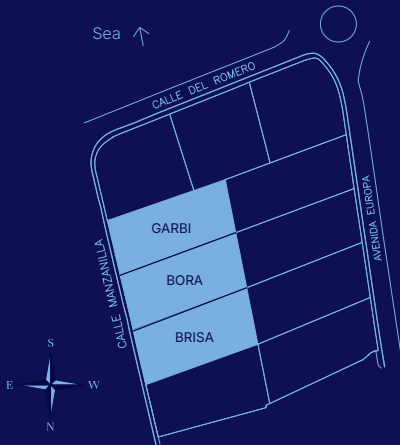
GROUND  
FLOOR PLAN



VILLAS

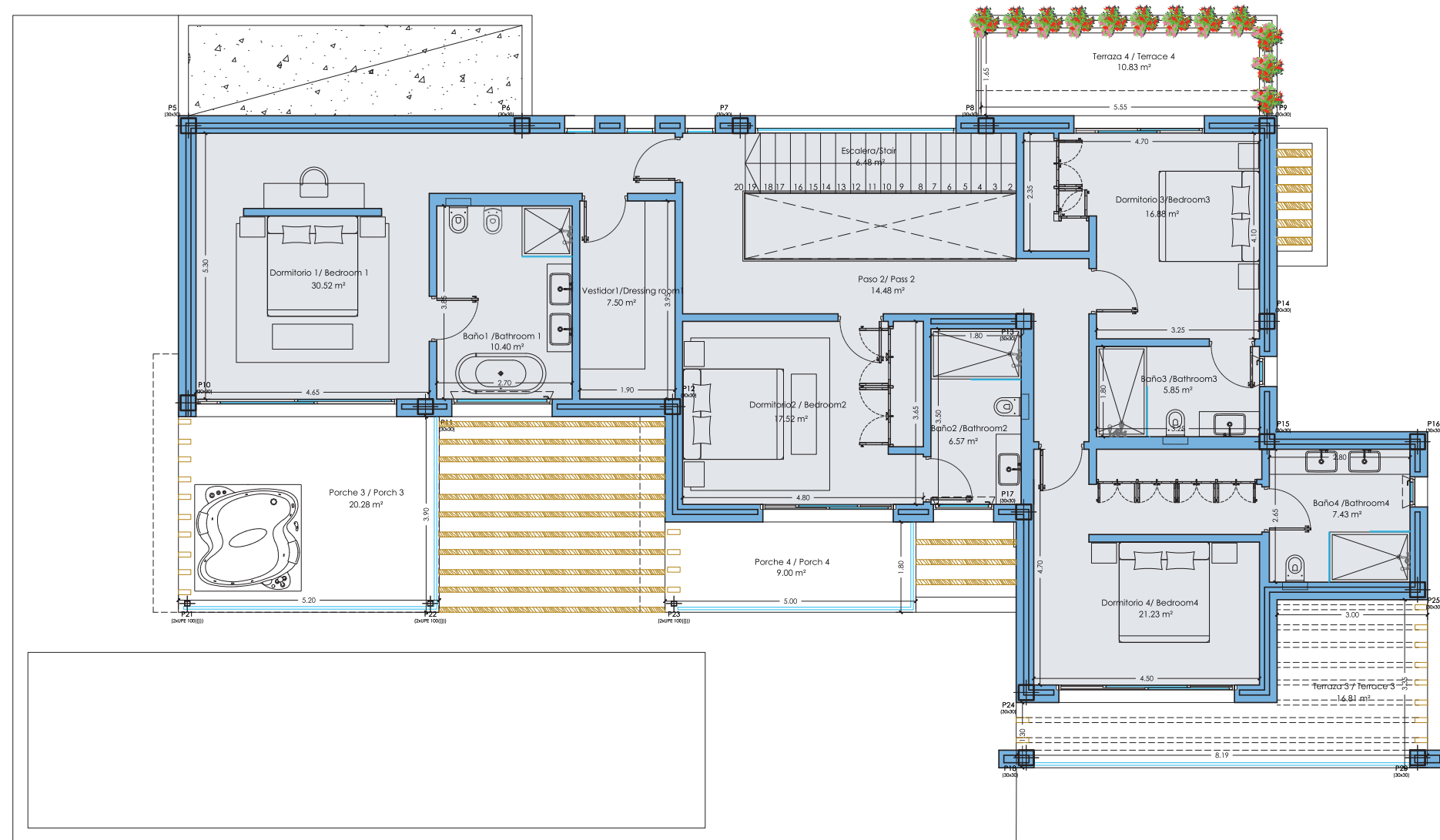
# GARBI, BORA & BRISA

Bedrooms	4
Bathrooms	4.5
Plot	1041 - 1045 m²
Build Area	358.52 m²
Covered terraces	61.92 m²
Garage	52.61 m²
Open terraces	130.22 m²
Pool size	47.25 m²
Total	603.27 m²





# 1<sup>st</sup> FLOOR PLAN



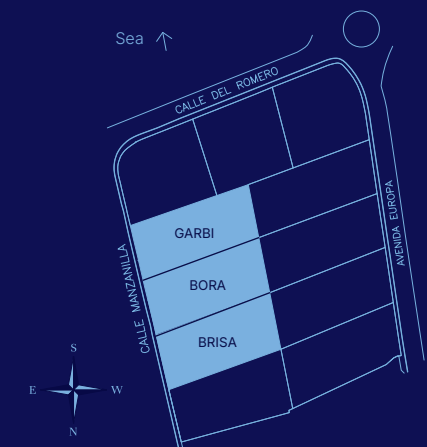
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## VILLAS

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VILLAS

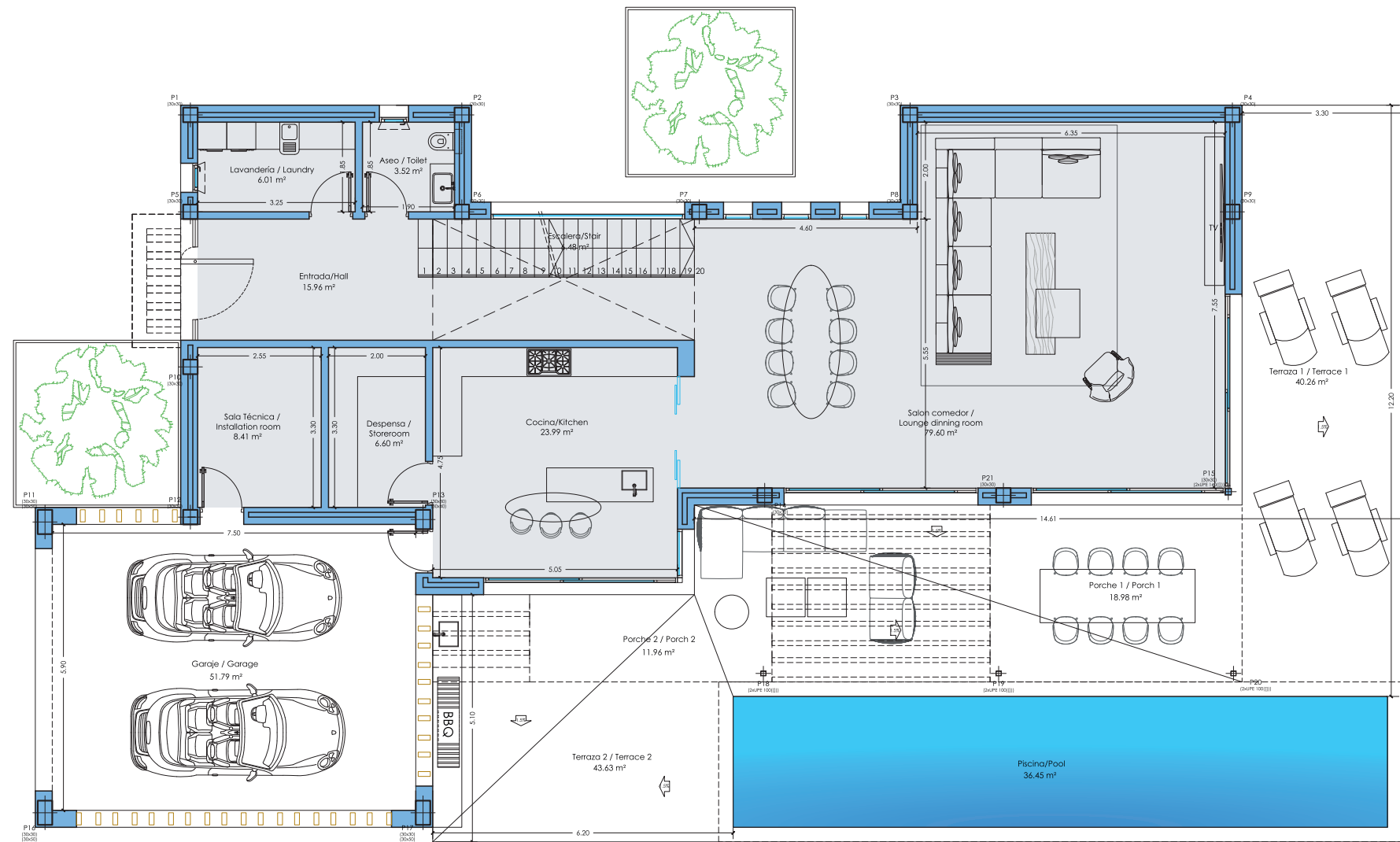
# MISTRAL, SOLANO & PONIENTE

These 4-bedroom villas offer first-floor sea views, equipped with pools, large terraces, and assured security measures.





GROUND  
FLOOR PLAN



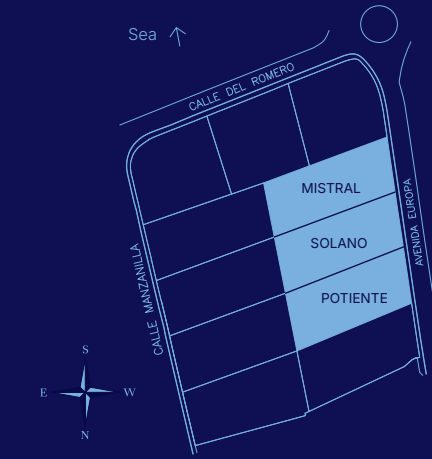
GROUND  
FLOOR PLAN



VILLAS

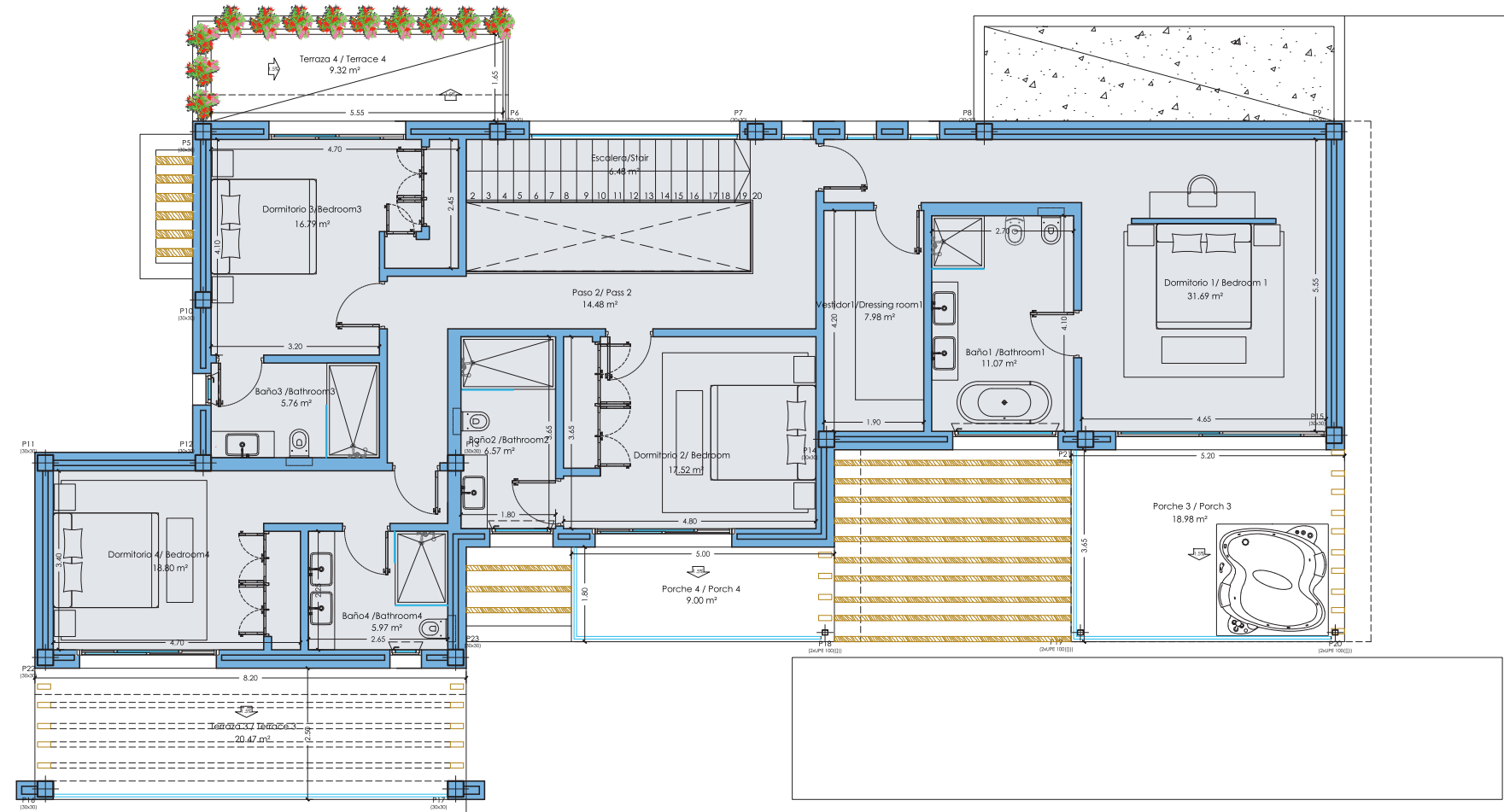
# MISTRAL, SOLANO & PONIENTE

Bedrooms	4
Bathrooms	4.5
Plot	1044 - 1047 m <sup>2</sup>
Build Area	359.29 m <sup>2</sup>
Covered terraces	58.92 m <sup>2</sup>
Garage	51.79 m <sup>2</sup>
Open terraces	131.24 m <sup>2</sup>
Pool size	47.25 m <sup>2</sup>
Total	601.24 m <sup>2</sup>





## 1<sup>st</sup> FLOOR PLAN



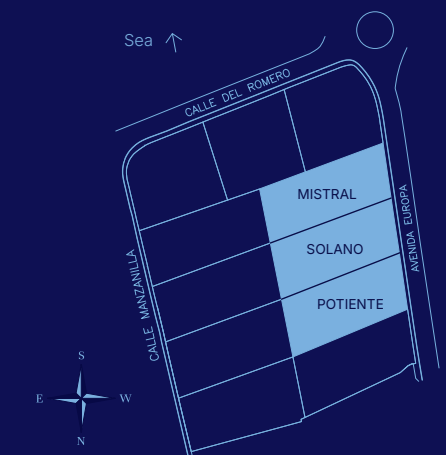
## 1<sup>st</sup> FLOOR PLAN



## VILLAS

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VILLAS

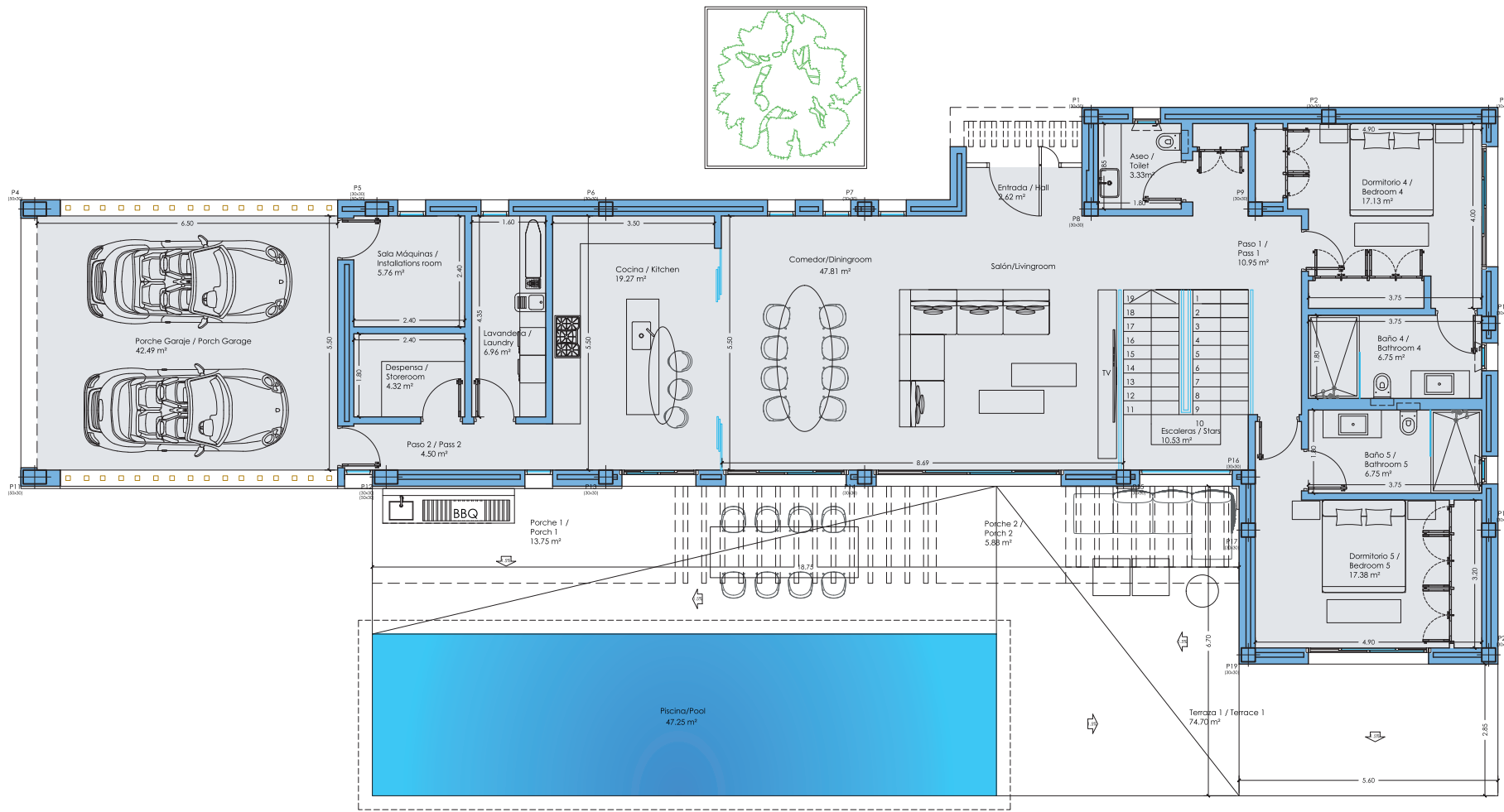
# GREGAL & TRAMUNTANA

With 4 bedrooms, these villas boast sea views starting from the first floor, and include pools, expansive terraces, and assured security.





GROUND  
FLOOR PLAN



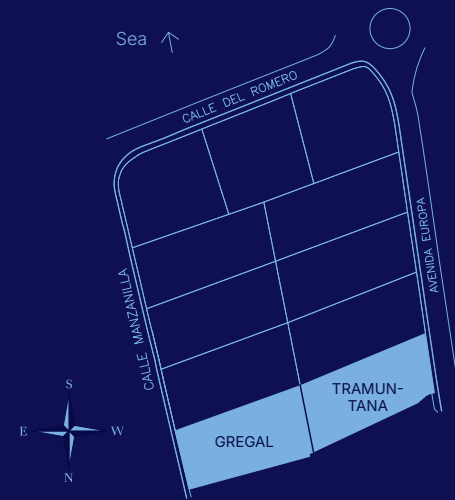
GROUND  
FLOOR PLAN



VILLAS

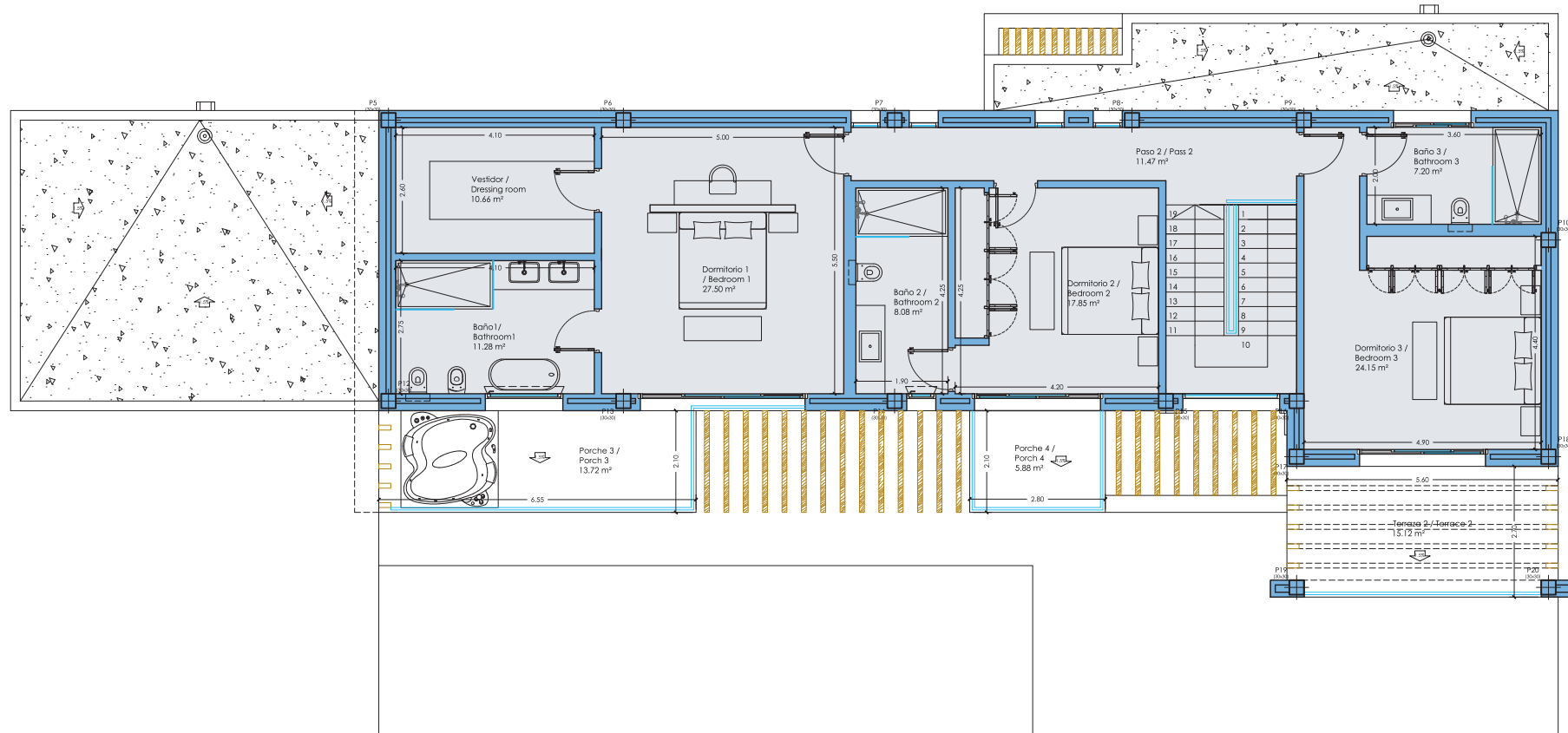
# GREGAL & TRAMUNTANA

Bedrooms	4
Bathrooms	4.5
Plot	1041 - 1054 m <sup>2</sup>
Build Area	355.99 m <sup>2</sup>
Covered terraces	33.72 m <sup>2</sup>
Garage	42.49 m <sup>2</sup>
Open terraces	72.76 m <sup>2</sup>
Pool size	47.25 m <sup>2</sup>
Total	529.22 m <sup>2</sup>





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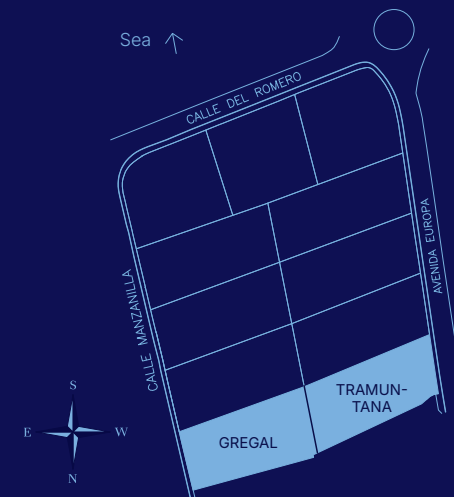
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VILLAS

## GREGAL & TRAMUNTANA

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Plot	1041 - 1054 m <sup>2</sup>
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Pool size	47.25 m <sup>2</sup>
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# TECHNICAL SPECIFICATIONS





## BATHROOMS & TOILETS

### Sanitary ware and taps

#### Main bathroom/s:

- Worktop with integrated double-basin washbasin and cabinet according to design.
- Toilet in white porcelain, wall-mounted, Geberit Icon or similar, cushioned lid, concealed cistern.
- Acrylic bathtub, Florida or similar model.
- Shower tray resin Stone.
- Single-lever basin faucet Hansgrohe brand, Vivenis model or similar.
- Wall-mounted single-lever shower faucet Hansgrohe brand, Vivenis
- Model or similar, with shower head.

#### Secondary bathrooms:

- Worktop with integrated washbasin and cabinet according to design.
- Toilet in white porcelain, wall-mounted, Geberit Icon or similar, cushioned lid, concealed cistern.
- Acrylic bathtub, Florida model or similar.
- Shower tray resin Stone.
- Single-lever basin faucet Hansgrohe brand, Vernis Shape model or similar.
- Wall-mounted single-lever shower faucet Hansgrohe brand or similar, with hand shower.



## FOUNDATION & STRUCTURE

The foundation will be laid in accordance with current regulations and following the recommendations of the geotechnical study, with external drainage around the perimeter.

The structure will also be built with reinforced concrete waffle slabs and reinforced concrete pillars according to technical specifications.

## ROOF

Thermally insulated and waterproofed roof and anti-slip stoneware finishes.

## FACADES

Brick masonry enclosure with two leaves supported on the slab, with perforated brick, thermal insulation and interior brick partition wall.

Finished with Travertino marble style tiles natural wooden pergolas, structural bright paint.

## FLOORING & CLADDING

General interior, with PREMIUM quality 90×90 or 120×60 porcelain stoneware tiles of in all rooms.

Terrace flooring made of 90×90 or 120×60 non-slip stoneware tiles similar to those in the interior of the house.

- Porcelain stoneware is characterised by its high resistance to abrasion, making it a very durable material, resistant to knocks and scratches.
- Attractive design, pleasant, elegant and warm material.
- Resistant to sudden changes in temperature, humidity and chemicals.
- Its porosity is practically nil, so its absorption of liquids is also nil.
- It is a hygienic material, easy to clean and maintain. Prevents the retention of bacteria and allergy-causing organic substances.
- Versatility in its variety of colours, finishes, formats and thicknesses, which adapt to all spaces.
- Its colours remain unaltered despite sudden changes in temperature or exposure to the sun.

Bathroom cladding on vertical surfaces with porcelain stoneware on shower walls and in front of the bathtub.

## WINDOWS

Premium aluminium thermo profile Exterior carpentry, Seasafe painted. Recessed frame to match interior and exterior flooring level.

All windows will have security lock and handle on each sash. The criteria for selecting the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.

## GLASS

Laminated and tempered glass packages. UV protection included

## PAINT

The interior and exterior paints are based on acrylic resins for longlasting protection and decoration, with a balance between coverage, resistance, waterproofing and breathability, in white/light grey beige.

## INTERIOR CARPENTRY

- Reinforced main door with security lock, handle and peephole, lacquered.
- Treated for weathering.
- Interior doors inside the house, plain and white or light wood lacquered. Handles made of high quality stainless steel with bathroom latch.
- Built-in wardrobes with lacquered fronts and interior lining.

## ELECTRICITY

- The electrical installation of the house will comply with the Electrotechnical Regulations. The house shall be provided with top quality electrical installation as sockets/switches with white casing to ensure the proper use of the electrical and lighting.
- Installed fast wi-fi in all the villas.
- Installation of digital video intercom.
- In outdoor areas, watertight, outdoor-rated sockets and lighting points shall be installed.

## FLOORING & CLADDING

- Hot water will be produced by heat pump with a storage tank and solar panel/s support to achieve greater energy efficiency.
- The plumbing installation will be suitably insulated to reduce energy losses in accordance with the regulation.
- Separate shut-off valve for each wet area (bathrooms, toilets, laundry and kitchen).

## AIR CONDITIONING

- Air-air production system for cold/heat using a multi-split heat pump (hot-cold) from the Daikin, Midea brand or similar. Acoustic absorbing ductwork.
- Independent thermostat for each room, Airzone system.

## AERO TERMIA

Underfloor heating by water using Uponor Klett system or similar with zone control.

## HOME VENTILATION, RECUPERATION

Mechanical ventilation system with electronic regulation of the ventilation flow with energy-saving motors. Automatic balancing of supply and extract air flow.

## TELEPHONE, DATA AND TELEVISION

- Telecommunications installation according to the Common Telecommunications Infrastructure Regulations, adapted to fibre optic Cable (supplier “Olin” or similar), to provide the house with all the digital options.
- Installation of WIFI access.

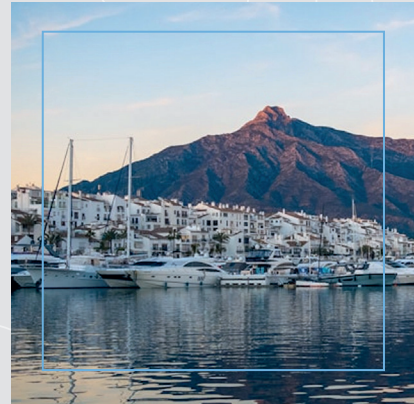
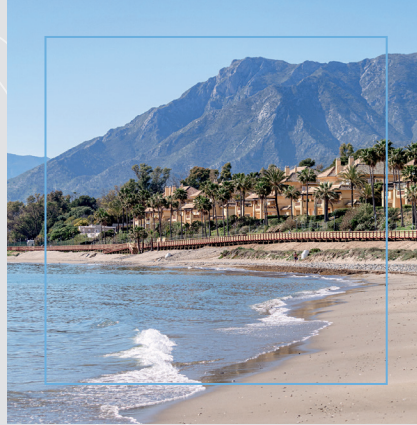
## KITCHEN

According to the project. Miele or similar appliances. Cosy, in harmony with your lifestyle and the architectural design of the house. With sophisticated materials and features, consistent in quality and functionality.



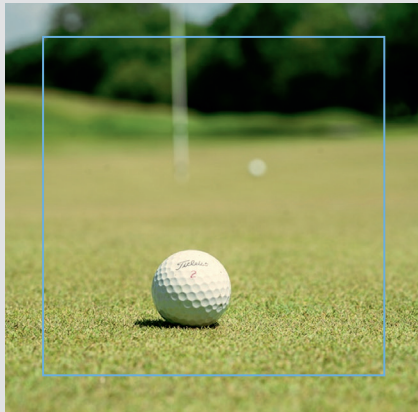






LUXURIOUS CITY AND RESORT

# MARBELLA



## Superb year-round weather

Enjoy the hot, dry summers and mild winters on the beautiful Mediterranean coast under the almost always shining sun.



## Golf courses

Ready for a game? Los Flamingos Golf & Country Club, surrounded by the Sierra Blanca Mountains, waits for you.



## Fantastic cuisine

Marbella is a perfect place for everyone who likes seafood. You can find all the freshest fare from the sea here: squids, octopuses, and fishes made in your preferred way.



## Stunning beaches

There are so many spectacular beaches on the Costa del Sol that your beach days will never repeat itself. Don't miss a chance to use Marbella yacht charters as well.

# BEL-AIR

**Step into a quiet residential neighborhood accommodating beautiful Mediterranean-style townhouses, spacious flats, and modern villas.**

The area of Bel-Air is one of the rising stars of the New Golden Mile, stretching between San Pedro Alc ntara and Estepona.









[www.ocean11.es](http://www.ocean11.es)