

# NUBAY

FRONTLINE BEACH RESIDENCES

# Live a stone's throw from the sea

Penthouses, apartments and villas

Welcome to Nubay, the new benchmark for luxury on the Costa del Sol. This exclusive development, located on the beachfront in Manilva, offers 66 flats with 2, 3 and 4 bedrooms, all with large terraces and panoramic views of the Mediterranean, as well as 5 stunning villas. All in a privileged setting just 100 meters from the beach.



Wake up  
every day  
facing the sun



Distances by car

Distances by car

15 min.  Sotogrande  
30 min.  Aeropuerto Internacional de Gibraltar

Estepona  15 min.  
Marbella  35 min.  
Málaga  55 min.



PUERTO DEPORTIVO SOTOGRANDE  
SANTA MARÍA POLO CLUB SOTOGRANDE  
RESERVA ECOLÓGICA  
PLAYA DE LA CHULLERA  
PARQUE NATURAL LOS ALCORNOCALES  
PLAYA LA DUQUESA  
LA DUQUESA GOLF  
PUERTO DEPORTIVO DE LA DUQUESA  
MANILVA  
PLAYA SABINILLAS  
DOÑA JULIA GOLF  
CASARES COSTA GOLF  
CLUB DE GOLF FINCA CORTESIN  
ESTEPONA GOLF  
SIERRA BERMEJA

GIBRALTAR

NUBAY



The development has a comprehensive landscaping that includes 5000m<sup>2</sup> of private garden areas for the exclusive use and enjoyment of residents, as well as a large public green area of 13,500m<sup>2</sup> located between the development and the seafront.

This green space planning is an essential element, carefully designed to preserve the panoramic sea views from the homes, creating a natural and relaxing environment with lush gardens of indigenous plants and flowers.



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.

The buildings  
have been designed to  
make the most of the sea  
views, with large terraces  
that allow you to enjoy  
the sea breeze and  
spectacular scenery.









The interiors are designed to offer a cozy and modern atmosphere



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.











The fitness center overlooking the sea is equipped with state-of-the-art technology, offering a motivating space to keep fit.



## Security gate

with video surveillance installation



## Yoga

and meditation area



## Chill out area

with a variety of natural "oasis"



## Gym

with sea views



## Swimming pools

for adults and children,  
saltwater pools



## Coworking space



## Children's play area



## Large visitor's lobby

with coworking area



## Spa

sauna and hammam  
with changing rooms



## Multi-purpose room

billiards and projection

# Floor plans

Nubay offers a wide range of options to suit the demands of different lifestyles, with spacious 2- and 3-bedroom flats and ground floor flats, as well as 3- and 4-bedroom penthouses, all with private terraces and sea views. In addition, there are luxury villas with spacious living areas, private gardens and swimming pools.



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.

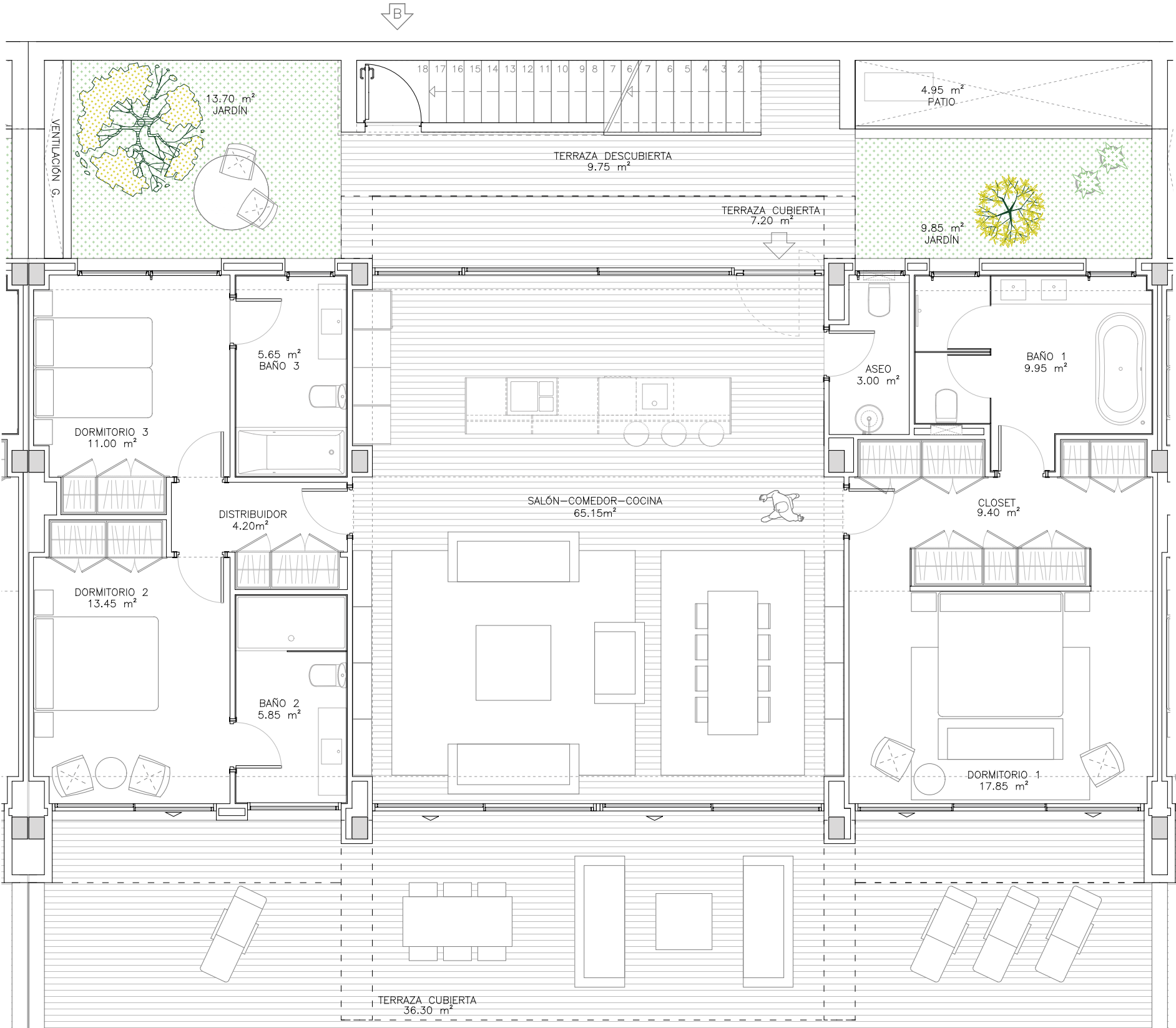
PAG. 46  
Vista frontal de la promoción

Villa  
plans

GROUND FLOOR | B

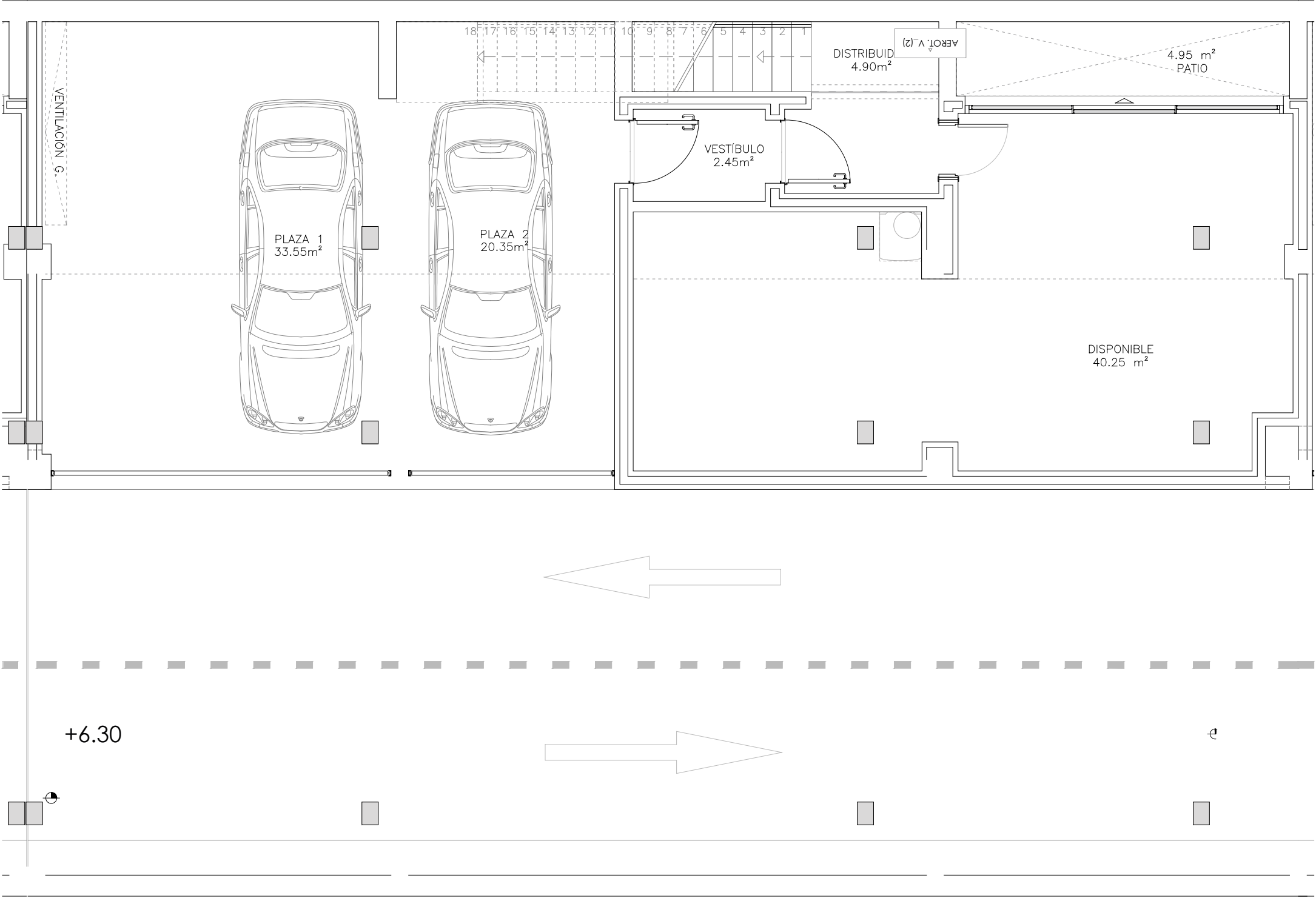
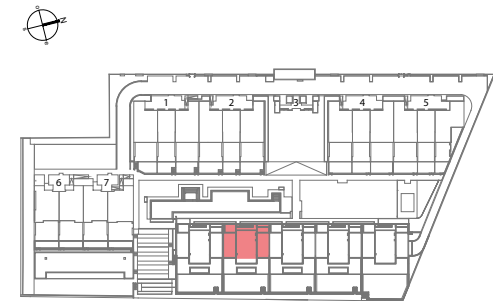


|                                            |           |
|--------------------------------------------|-----------|
| Total Built Area BOJA                      | 246,74 m² |
| Built Surface Closed Housing               | 224,31 m² |
| Built Surface Closed Housing with PP.ZZ.CC | 224,31 m² |
| Living Area Closed Housing                 | 193,10 m² |
| Usable area open (Terrace)                 | 141,20 m² |
| Usable area open (Garden)                  | 146,25 m² |



Villa  
plans

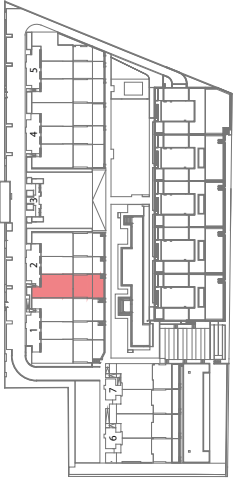
BASEMENT - COVERS | B



|                                        |                       |
|----------------------------------------|-----------------------|
| Built Area Closed Garage               | 58,90 m <sup>2</sup>  |
| Built Area Closed Garage with PP.ZZ.CC | 170,79 m <sup>2</sup> |
| Usable Area Closed Garage              | 53,90 m <sup>2</sup>  |

Apartments  
floor plans

GROUND FLOOR | A

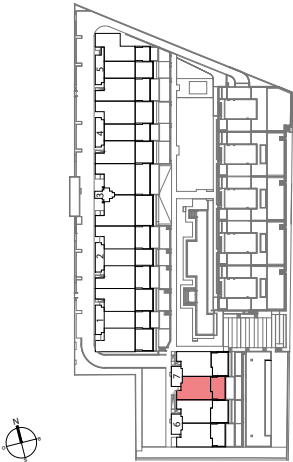


|                                            |           |
|--------------------------------------------|-----------|
| Total Built Area BOJA                      | 164,91 m² |
| Built Surface Closed Housing               | 130,75 m² |
| Built Surface Closed Housing with PP.ZZ.CC | 151,83 m² |

|                            |           |
|----------------------------|-----------|
| Living Area Closed Housing | 112,35 m² |
| Usable area open (Terrace) | 65,25 m²  |
| Usable area open (Garden)  | 39,25 m²  |

Apartments  
floor plans

SECOND FLOOR | A



|                                            |                       |
|--------------------------------------------|-----------------------|
| Total Built Area BOJA                      | 151.51 m <sup>2</sup> |
| Built Surface Closed Housing               | 121.79 m <sup>2</sup> |
| Built Surface Closed Housing with PP.ZZ.CC | 139.33 m <sup>2</sup> |

|                            |                       |
|----------------------------|-----------------------|
| Living Area Closed Housing | 106.90 m <sup>2</sup> |
| Usable area open (Terrace) | 51.55 m <sup>2</sup>  |

Apartments  
floor plans

SECOND FLOOR | B

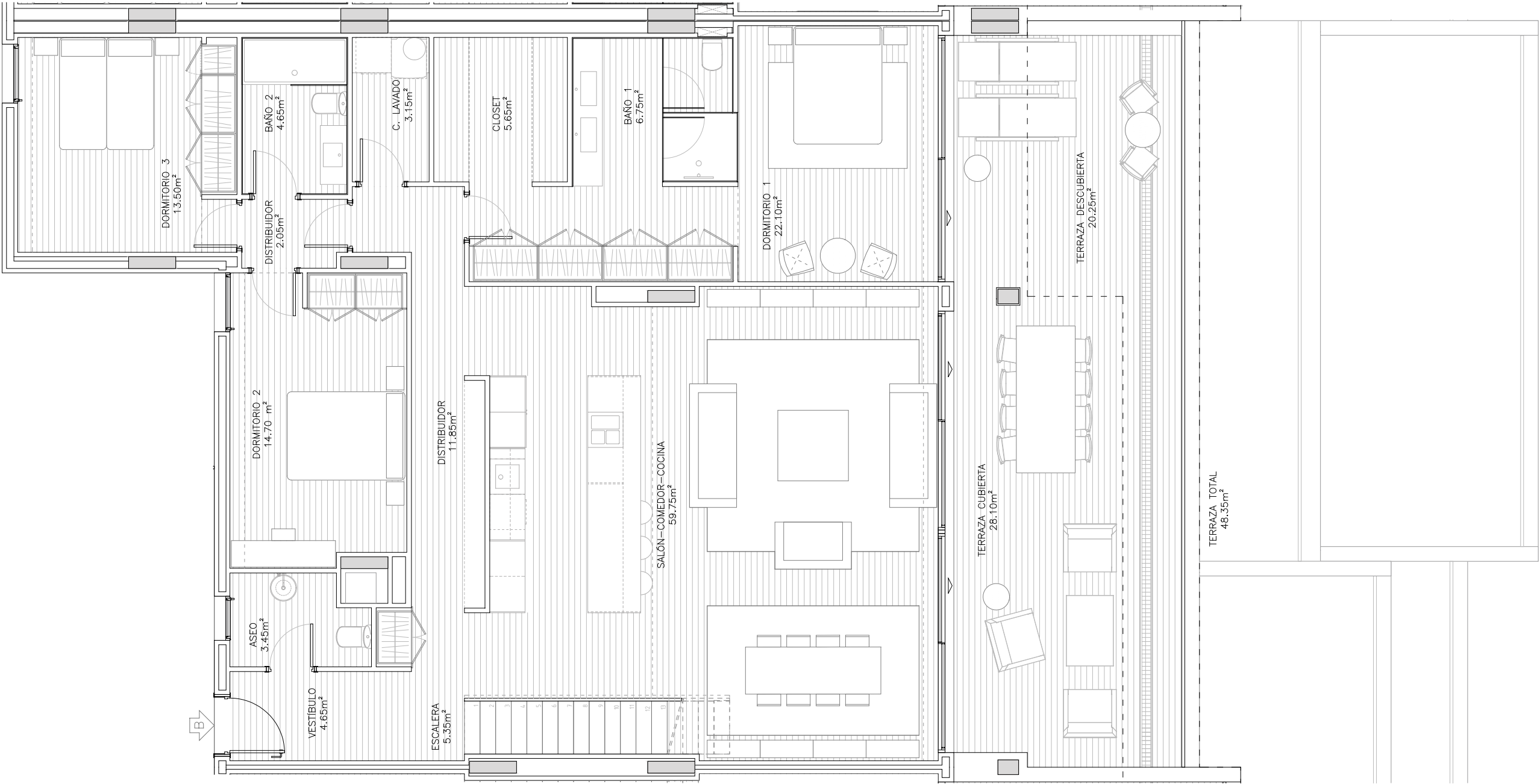


|                                            |                       |
|--------------------------------------------|-----------------------|
| Total Built Area BOJA                      | 162.45 m <sup>2</sup> |
| Built Surface Closed Housing               | 130.58 m <sup>2</sup> |
| Built Surface Closed Housing with PP.ZZ.CC | 149.39 m <sup>2</sup> |

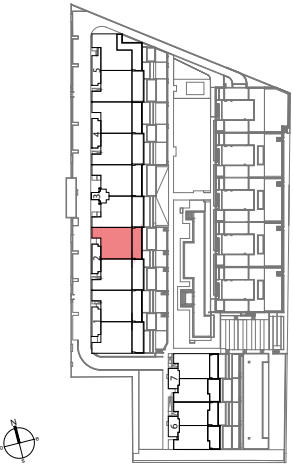
|                            |                       |
|----------------------------|-----------------------|
| Living Area Closed Housing | 113.25 m <sup>2</sup> |
| Usable area open (Terrace) | 62.50 m <sup>2</sup>  |

Penthouse plans

APARTMENT & SOLARIUM



|                                            |                       |                            |                       |
|--------------------------------------------|-----------------------|----------------------------|-----------------------|
| Total Built Area BOJA                      | 226.17 m <sup>2</sup> | Living Area Closed Housing | 157.60 m <sup>2</sup> |
| Built Surface Closed Housing               | 174.84 m <sup>2</sup> | Usable area open (Terrace) | 177.50 m <sup>2</sup> |
| Built Surface Closed Housing with PP.ZZ.CC | 208.69 m <sup>2</sup> |                            |                       |



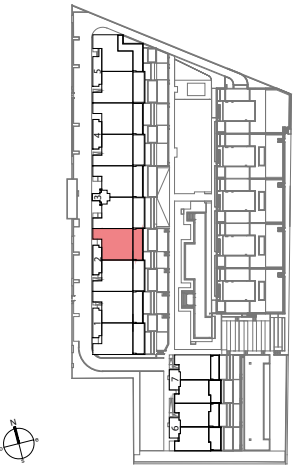
Penthouse  
plans

APARTMENT & SOLARIUM



|                                            |                       |
|--------------------------------------------|-----------------------|
| Total Built Area BOJA                      | 226.17 m <sup>2</sup> |
| Built Surface Closed Housing               | 174.84 m <sup>2</sup> |
| Built Surface Closed Housing with PP.ZZ.CC | 208.69 m <sup>2</sup> |

|                            |                       |
|----------------------------|-----------------------|
| Living Area Closed Housing | 157.60 m <sup>2</sup> |
| Usable area open (Terrace) | 177.50 m <sup>2</sup> |





# NUBAY

COSTA DEL SOL, ESPAÑA

+34 952 813 333 | NUBAY.ES

The content of this catalogue is general and for guidance only. The vegetation and furnishings included in the plans and infographics of all the private rooms of the property and the communal areas, including electrical appliances, are of an exclusively aesthetic nature, and are in no case the object of sale and are not included in the price of the property, their construction being adjusted to that indicated in the specifications. The final plans, the final specifications and the options corresponding to each property will be confirmed at the time of signing the contract. In the event of the impossibility of supplying the materials listed in this catalogue, these materials will be replaced by others of equal or superior quality and/or finish. The perspectives and photographs are not definitive, they are for guidance only and may be modified at the discretion of the project management or due to the needs of the project. Some of the photographs included in the catalogue belong to other developments of companies in the group, have been supplied by the supplier of the materials or have been taken from their website and in all cases are not definitive and are for guidance only. Energy efficiency certificates in progress. Information relating to R.D. 515/89 of 21 April on consumer protection in terms of information and supply in the purchase-sale is available to consumers at the central offices of Hecesa Estudios Inmobiliarios S.L. Promoted by: Inverchullera Gestión, S.L. C.I.F.: B-19319219. Registered office: Plaza de Europa, 3. 19002 Guadalajara. Information about the architect and construction company available at hercesa.com in the Legal Notice section. Marketed by: NVOGA Inversiones, S.L. Registered in the Mercantile Register of Malaga. Volume 4601, Book 3509, Folio 193, Page MA-100032, 1st Inscription. C.I.F.: B-92961069. Printing date: August 2024.