



ZINNIA

SAN PEDRO ALCÁNTARA
MARBELLA

inspired by the Sun

inspired by the Sun



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Welcome to **ZINNIA**, your new home in San Pedro Alcántara, next to Marbella and a stone's throw from the beach and promenade. 19 unique homes with 1, 2 and 3 bedrooms, garage and storage room, swimming pool and gym. An opportunity like few others to live in one of the most desirable areas of the Costa del Sol, surrounded by nature, gastronomy, leisure and above all Sun, lots of Sun.



Sun, beaches & nature

ZINNIA is located in a spectacular setting, in a highly regarded area of the COsta del Sol and within easy reach of its beautiful beaches, beach clubs, golf courses and shopping centres and of course, cosmopolitan **Marbella**.

The beach of San Pedro Alcántara, with all services, is only a few minutes walk from **ZINNIA**, a luxury reserved for only a few. The entire **Marbella** area is famous for its beaches and its climate.

With over 27 kilometres of coastline, there is a wide variety of beaches to choose from, from the most popular and crowded to the quieter and more secluded.

Playa de la Fontanilla, located in the heart of the town, is a wide and well-equipped beach, with beach bars, sun loungers and parasols for hire and a wide variety of water sports to enjoy.



Highway

AP 7

Golf Valley



Hiking and nature trails

A7

MARBELLA

AP 7

A7

CITY CENTRE

Shopping mall

Beach clubs, Beach bars and beaches

SAN PEDRO ALCÁNTARA

Puerto Banús



Here in your new home in San Pedro Alcántara you can enjoy a relaxed lifestyle in a vibrant environment with easy access to all the amenities of urban living.



CITY CENTRE

MÁLAGA AIRPORT | 40 minutes
 MARÍA ZAMBRANO TRAIN STATION | 45 minutes



A few minutes away from everything

ZINNIA is located at the foot of Nueva Alcántara, a residential area in the south of the city. This residential area close to the sea is renowned for its golden sandy beaches and its family-friendly, quiet and relaxed atmosphere. With a wide variety of outdoor activities such as paddle tennis, water sports, sunbathing on the beach and strolling along the beautiful coastline while enjoying the delicious local cuisine in the many restaurants and bars in the area, it is without doubt an ideal destination for a holiday or a quiet life.

The area has, of course, a wide range of services and amenities, including shops, supermarkets, pharmacies, schools and health centres. **Marbella** is just a few minutes' drive away, providing the opportunity to enjoy all that the town has to offer.

GIBRALTAR AIRPORT | 35 minutes



NAC Paddle Club
 New Alcantara

A complete and modern club where you can get your body in shape just a few minutes from home.



urban style

ZINNIA is made up of a small number of dwellings so that everything is an advantage. You can choose from 1 to 3 bedroom flats or spacious duplex penthouses, all with spectacular terraces where space takes on another dimension.

The design and construction materials are part of the urban and modern style where the visual clarity of the whole complex makes ZINNIA a majestic building totally integrated in the newest part of the city of San Pedro Alcántara.



All at hand

The ideal location of **ZINNIA** offers you the convenience of having all kinds of basic day-to-day services at your disposal.

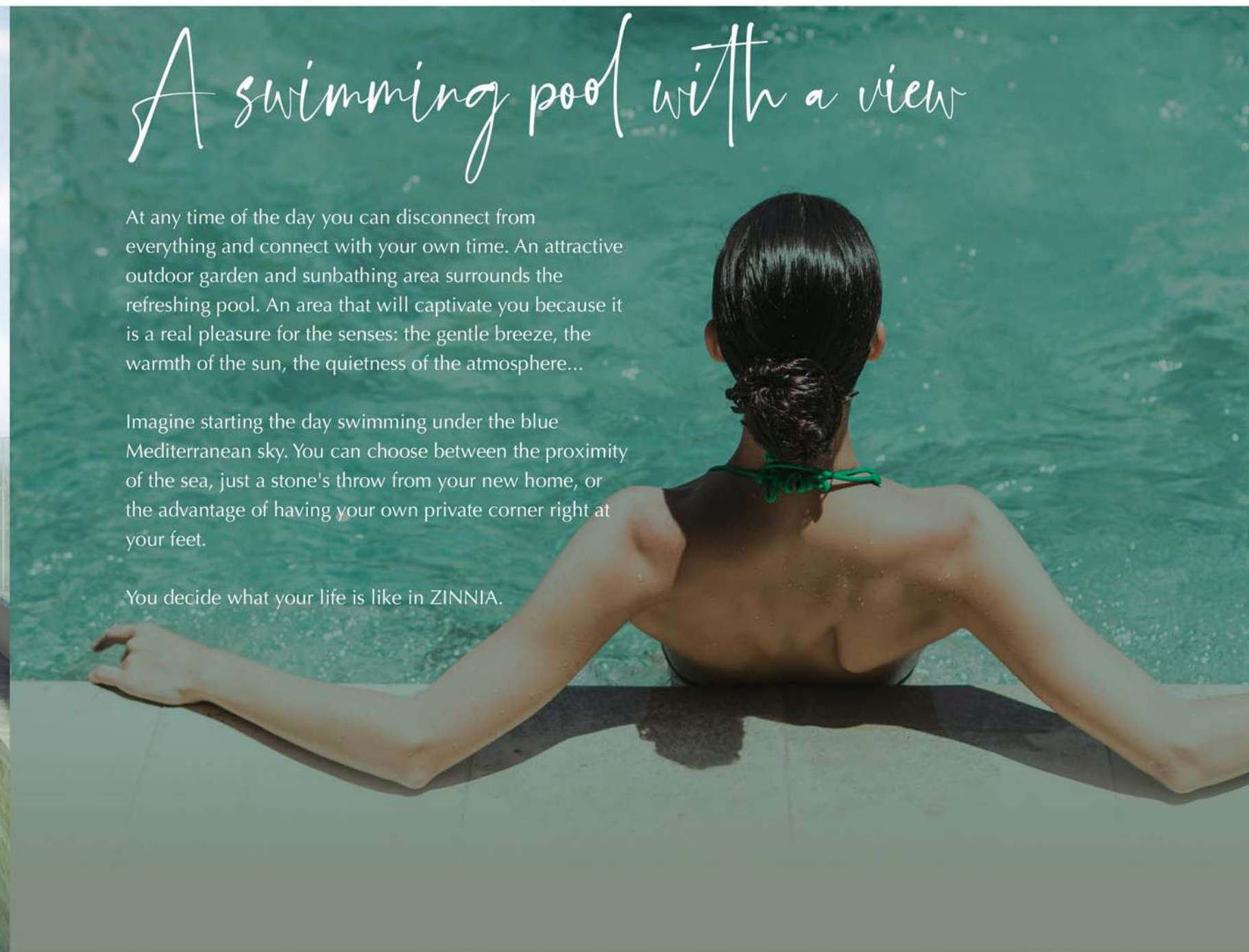
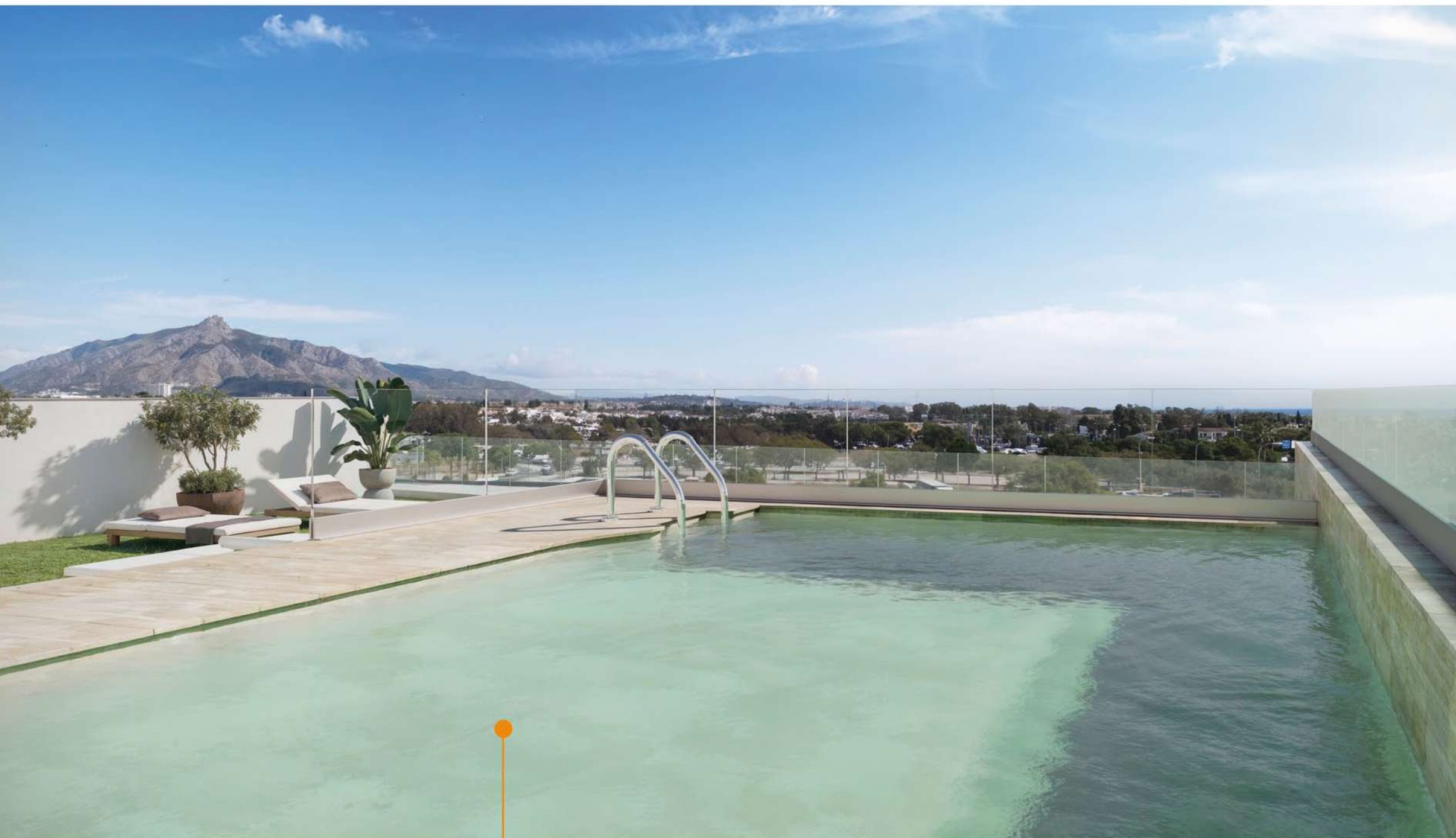
The residential complex is located next to the landscaped pedestrian street. A quiet area with no road traffic, where you can stroll peacefully whenever you wish.

Local shops, groceries, chemists, school, skatepark, health services? all within easy reach.

Of course, thanks to its location next to the entrance tunnel to the city, the connections to its immediate surroundings are easy, fast and efficient.



Living in **ZINNIA** means being literally a couple of minutes away from school facilities, parks and leisure areas. A real luxury so that you can spend quality time with your loved ones.



A swimming pool with a view

At any time of the day you can disconnect from everything and connect with your own time. An attractive outdoor garden and sunbathing area surrounds the refreshing pool. An area that will captivate you because it is a real pleasure for the senses: the gentle breeze, the warmth of the sun, the quietness of the atmosphere...

Imagine starting the day swimming under the blue Mediterranean sky. You can choose between the proximity of the sea, just a stone's throw from your new home, or the advantage of having your own private corner right at your feet.

You decide what your life is like in ZINNIA.



From your swimming pool located on the first floor of the residential complex you will enjoy views of the sea and the urban surroundings of San Pedro Alcántara.

A quiet and relaxing residential area where you can disconnect from everything and just feel how time passes slowly throughout the day.

The hours stand still, the pleasure of resting knocks at your door. We take care of every detail. The solarium will be finished with high quality artificial grass, ideal to enjoy your best moments of relaxation outdoors.

Likewise, the access to both the solarium and the swimming pool will be paved with porcelain stoneware, providing an aesthetically attractive environment that will stand the test of time

Soak in the sun





Light is life

The powerful light offered by the area and the designs of the homes are elements that complement each other.

The integration of natural light is adapted to the materials and soft colours of ZINNIA, allowing attractive, functional and emotionally gratifying environments.

Similarly, the interior lighting design, in addition to providing light, enhances the occupants' quality of life and brings out the inherent beauty of the architecture.

The large, open and airy spaces allow you to choose the combination of furnishings that best suits your needs. Living and dining areas, with the kitchen subtly embracing the whole.

And all just a stone's throw from the best beaches on the Costa del Sol.

In the interior of the homes, rectified porcelain stoneware with a natural wood effect will be laid, combining style and durability

Spaciousness and privacy

Penthouses with terraces where maximum space is a reality and with spectacular views of the Mediterranean horizon where you can enjoy your best moments with the privacy you need and the comforts of a large residential complex.

ZINNIA is also lived outside. The climate of the Costa del Sol is unique and during most of the year the sun will be the protagonist of your best outdoor experiences.



Quality and sustainability

At **ZINNIA** we offer you a magnificent experience in terms of comfort. Details that make the difference and make life more pleasant. Quality that meets today's demands.

A SUSTAINABLE PROJECT we make a rational use of energy in the building, reducing consumption and, that part of this consumption comes from renewable energy sources through photovoltaic energy and in the house, aérothermal heat pumps for air conditioning and hot water production.

Facades and roofs that exceed standard quality levels, reducing energy losses to the exterior.

Energy-efficient **LEO lighting installations** in communal areas have a control system that adjusts lighting to occupancy and a timed presence detection dimming system. In addition, the building has a comprehensive charging infrastructure for all electric vehicles in the basement car park.

The window design allows for the rational **use of natural light** and improved energy performance by 20%, using low-emissivity double glazing, lacquered aluminium frames with thermal break (RPT), blinds with injected interior insulation and shutters as effective solar protection.

NOISE PROTECTION

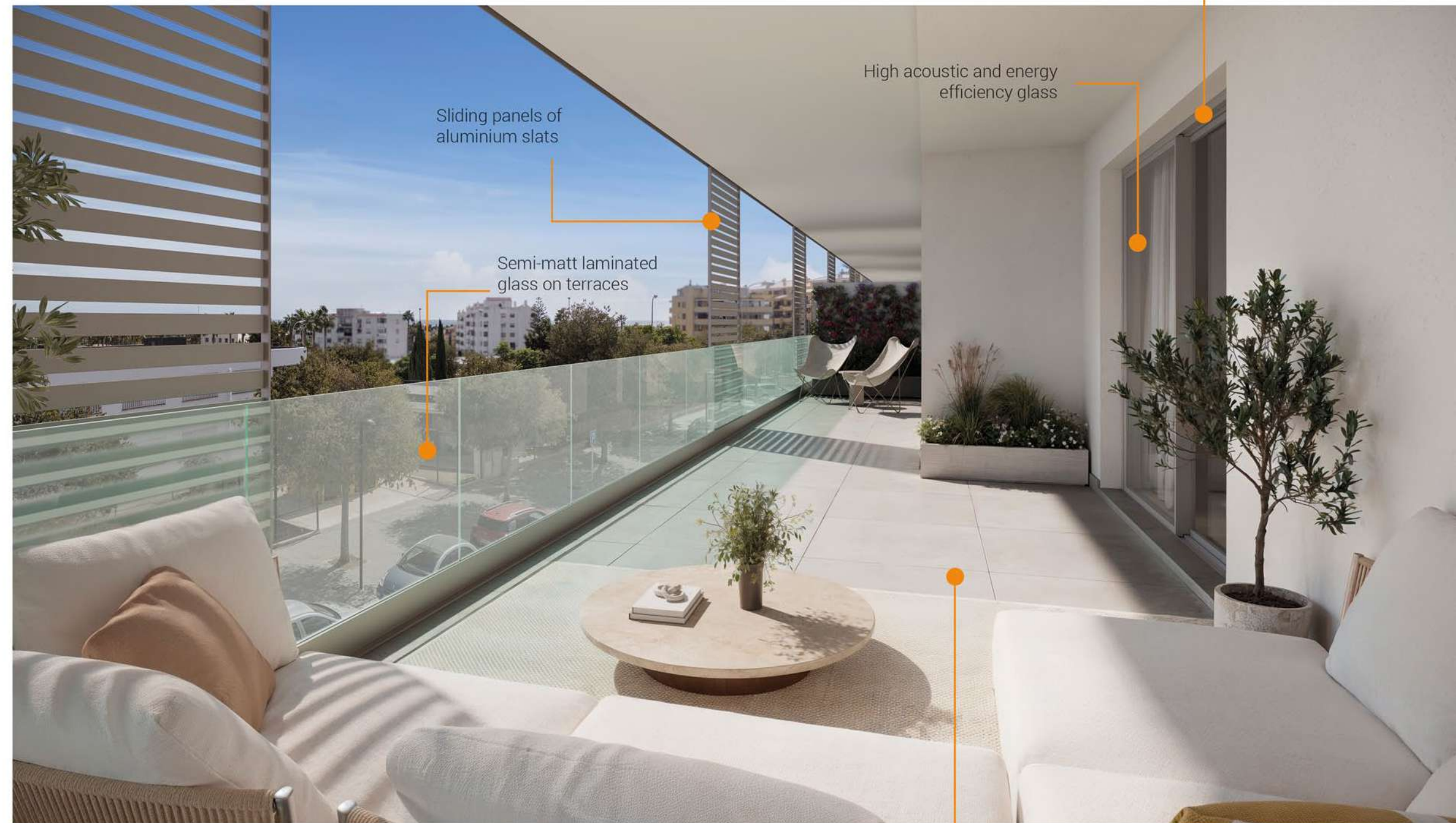
Facades, roofs and windows limit noise transmission by incorporating materials with acoustic characteristics to reduce exterior noise, impact noise and noise from building installations, such as: closed air chambers, reinforced double glazing, porous mineral wool insulation, etc.

MOISTURE PROTECTION

The risk of dampness in the interior due to atmospheric precipitation or condensation is limited by means of waterproofing solutions that are superior to those required by regulations, increasing the waterproofing performance to the maximum by adding waterproofing coatings on the inside of the façade.

RATIONAL USE OF WATER

The water supply system provides sufficient flow rates and incorporates means for saving and controlling water. In addition, the equipment in each home for hot water production is equipped with systems that prevent the development of pathogenic germs.



Exterior carpentry in top quality lacquered aluminium with thermal bridge break

High acoustic and energy efficiency glass

Sliding panels of aluminium slats

Semi-matt laminated glass on terraces

Large-format rectified porcelain stoneware

A designer kitchen integrated into the living room is a modern architectural solution that combines the functionality of a kitchen with the aesthetics and comfort of a living room.

This unique approach creates an open, flowing space that encourages family interaction and allows for a seamless transition between the different living environments.

With the right attention to design, lighting and spaces, a kitchen integrated into the living room can be achieved that is functional, aesthetically appealing and suits the needs and preferences of those who enjoy **ZINNIA** homes.

integrated spaces

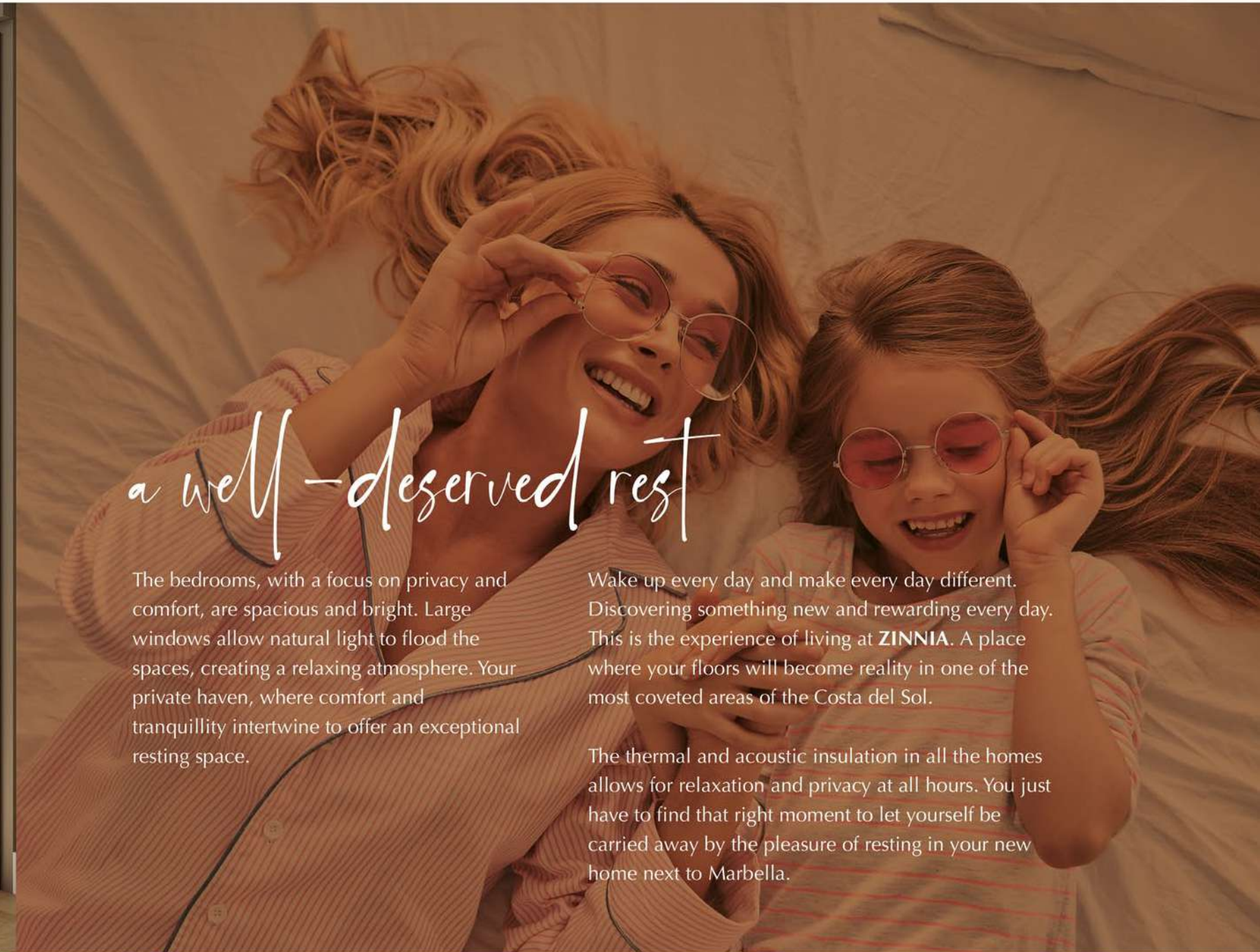
Fully fitted kitchen with top brand appliances, including induction hob, multi-function oven, microwave, integrated fridge and dishwasher, as well as a concealed extractor hood to keep the aesthetics clean and tidy.



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Darkening of the bedrooms will be achieved by means of motorised thermal aluminium blinds with an insulating monobloc box. In bedrooms with sloping ceilings, darkening will be achieved with motorised blinds.



a well-deserved rest

The bedrooms, with a focus on privacy and comfort, are spacious and bright. Large windows allow natural light to flood the spaces, creating a relaxing atmosphere. Your private haven, where comfort and tranquillity intertwine to offer an exceptional resting space.

Wake up every day and make every day different. Discovering something new and rewarding every day. This is the experience of living at **ZINNIA**. A place where your floors will become reality in one of the most coveted areas of the Costa del Sol.

The thermal and acoustic insulation in all the homes allows for relaxation and privacy at all hours. You just have to find that right moment to let yourself be carried away by the pleasure of resting in your new home next to Marbella.

elegance and comfort

The bathrooms have been conceived as spaces where textures and natural tones invite relaxation. Clad with high quality materials and top quality stoneware, the bathrooms combine elegance and functionality.

The designer showers and accessories add a touch of luxury to each space, providing a comfortable daily experience in the comfort of your home.

They are equipped with modern and elegant elements that provide functionality, style and guarantee durability and aesthetics, creating an atmosphere of well-being and relaxation.

The bathrooms will include extra-flat shower trays, with a drain in the same colour for a minimalist finish.

Shower fittings will be: built-in thermostatic in the main bathrooms and thermostatic column in the secondary bathrooms, with high quality chrome finish.

Shower with tempered glass enclosures

Mirrors with LED lighting and anti-fogging system

Toilets shall be wall-hung with concealed cistern and soft-closing lid



health and well-being

At **ZINNIA** you have a gym where you can keep active without having to leave your home.

This space gives you the freedom to keep up a physical activity according to your needs and with no time limit. Here, you are in control of your wellbeing.

A bright, open-plan environment with high ceilings that is not only a space for exercise, but also a meeting point for everyone, where you can share with friends and family while you take care of yourself and keep fit.

The gym will have a floating floor, walls covered with paint and decorated paper, as well as a large-format mirror to facilitate training.

At **ZINNIA** you have it all and everything at your fingertips.

The gym allows you to be isolated and away from noise in an ideal environment for the practice of sport. The space will be air-conditioned and mechanically ventilated, and equipped with state-of-the-art fitness equipment.



ESTUDIO _MAD ARQUITECTURA

Originality, by studying the site to propose the best solution. **Precision** in the definition of the elements that integrate and express the proposal. **Coordination** and quality of the project, facilitating the participation of all the agents involved in the process. A coordinated integration of the three basic systems (construction, function, and form), providing the work with consistency, reality, and intensity.

The design process seeks the synthesis between the work, its content, and what it represents. The general principles serve as the foundation for developing the work, analysing the architectural proposal through thought, art, and science, considering formal influences, method, necessity, opportunity, and the conditions the architectural project must meet.

Truth, necessity, and transparency, providing a sense to manage the entire development and process of the project.

Concept, order, and unity, necessary for the formalisation of the proposal and its final expression.

Rigour, to justify the decisions through the reason and logic inherent to the work.

The **sense** and **rationale** of the project, starting from self-critical ideas, is designed for the user, avoiding any arbitrary conditions.

