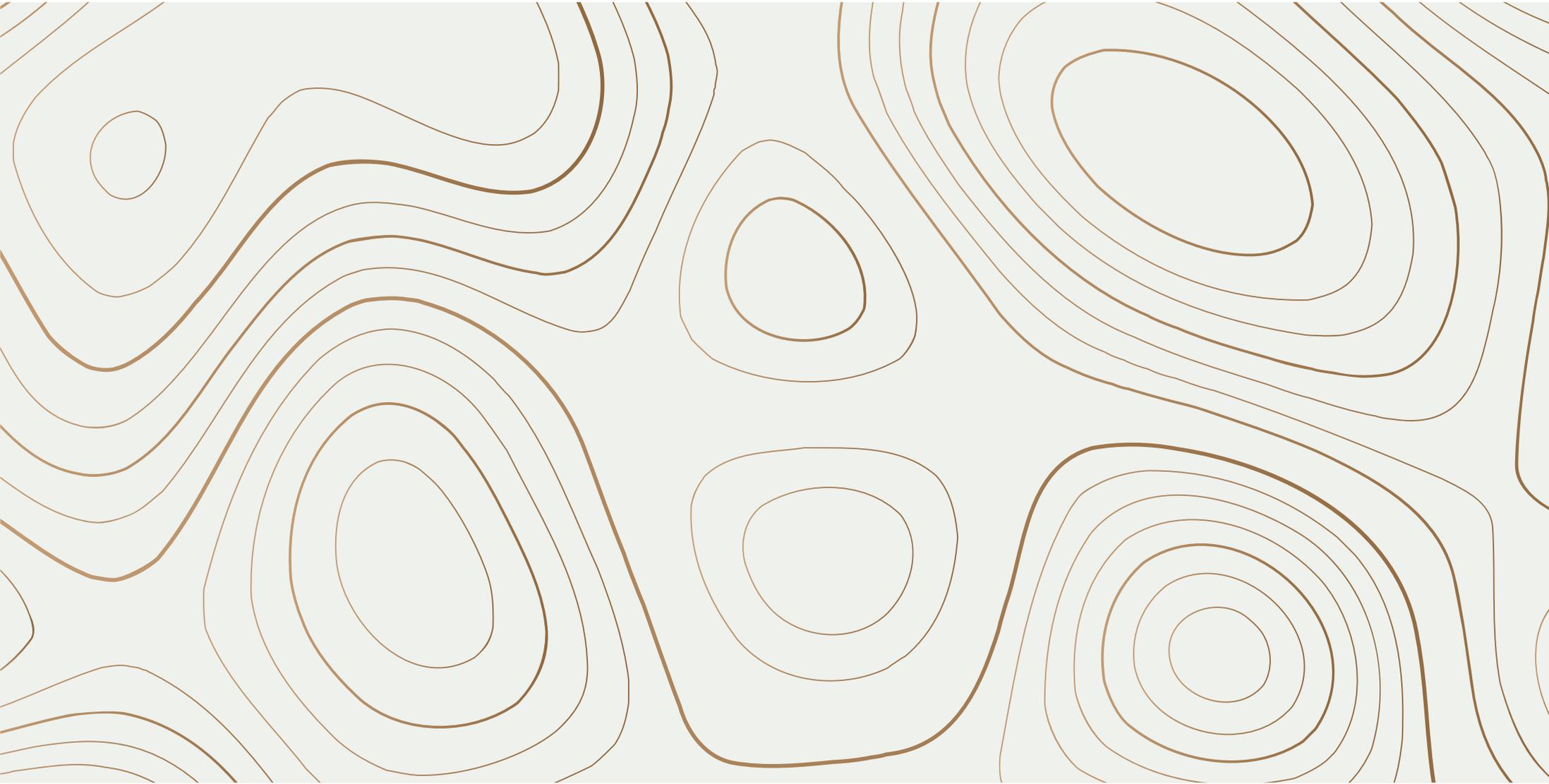




SERENITY
HILLS
MARBELLA

ELVIRIA - MARBELLA





SERENITY
HILLS
MARBELLA

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A NEW RESIDENTIAL STANDARD
IN MARBELLA

Elevate your lifestyle **SERENITY HILLS**

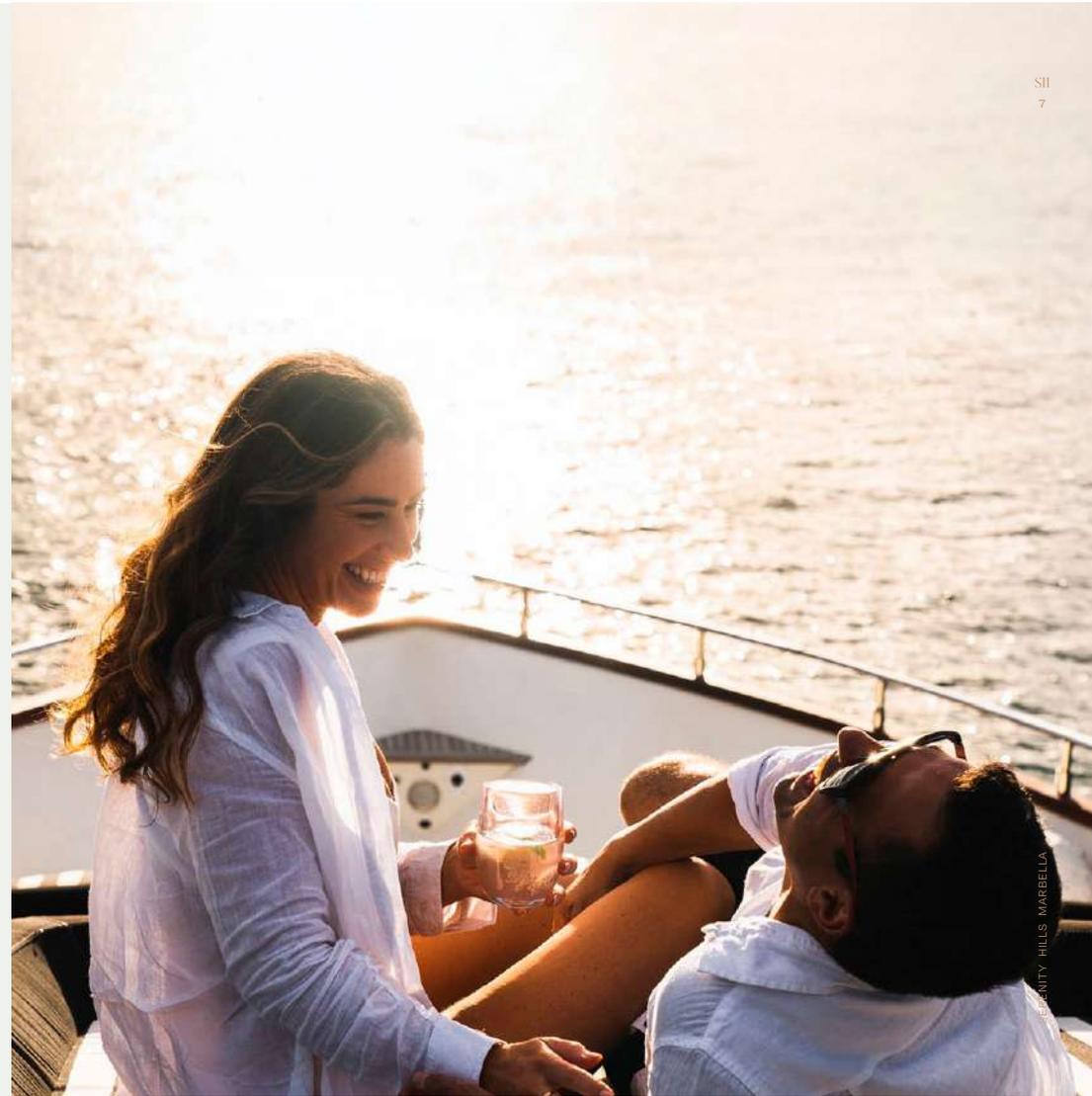
An exclusive residential development located in one of the most privileged areas of Elviria Sur, Marbella.

Designed for those seeking light, privacy, well-being, and an elevated Mediterranean lifestyle, the project combines **contemporary architecture, a strategic location, and a comprehensive focus on quality of life.**

Its design is based on a central idea: **creating an environment where the resident's experience is at the core of everything.** Does not simply offer a modern home; it proposes an architectural ensemble connected to the landscape, **with open views, premium services, and spaces conceived for relaxation and health.**

SII

AS A **SECOND RESIDENCE OR FOR INVESTORS** LOOKING FOR AN EXCLUSIVE PRODUCT **ON THE COSTA DEL SOL**, A REGION WHERE **DEMAND FOR PREMIUM PROPERTIES CONTINUES TO GROW STEADILY.**





Strategic LOCATION

Serenity Hills is located in an elevated area of Elviria that offers tranquility, natural views, and good access to Marbella's main points of interest. Its location allows residents to enjoy a serene residential environment without giving up the services, gastronomy, and vibrancy that characterize the Costa del Sol.

The project is situated approximately 3 km from Nikki Beach, one of the most renowned beach clubs in Europe. The area also features Michelin-starred restaurants, a golf club with an academy, wide beaches, and essential day-to-day services.

SII

A SERENE RESIDENTIAL ENVIRONMENT,
WITHOUT SACRIFICING THE SERVICES, GASTRONOMY
AND VITALITY OF THE COSTA DEL SOL

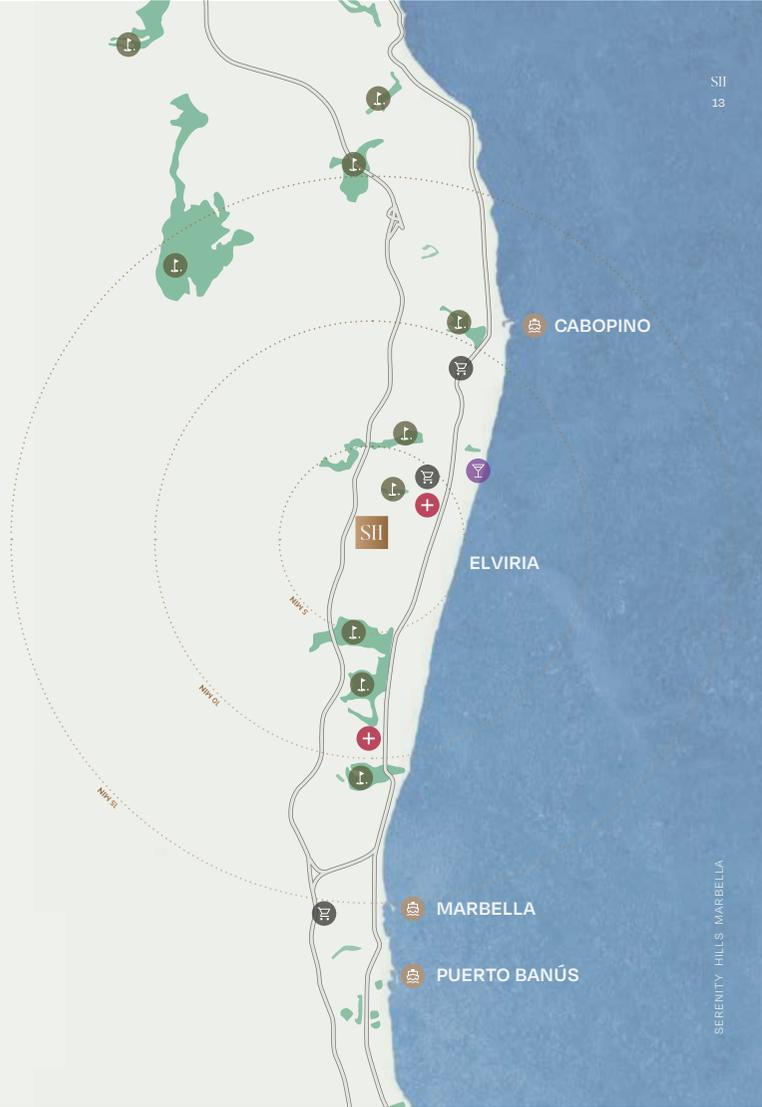




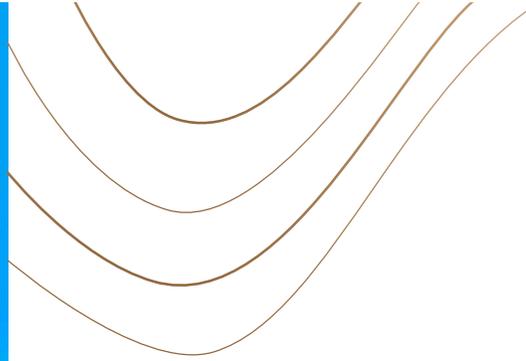
Elviria
MARBELLA



- 40 min
MÁLAGA
Aeropuerto
- 10 min
CABOPINO
- 5 min
ELVIRIA
Nikki Beach
- SERENITY HILLS MARBELLA**
- 20 min
MARBELLA
La Cañada
Puerto Banús
- 35 min
ESTEPONA
- 1h 15 min
GIBRALTAR
Aeropuerto



SII
PRIME LOCATION WITHIN
MARBELLA'S PREMIUM
RESIDENTIAL MARKET



electric car service

The complex will offer an electric car service to facilitate **short trips within the surroundings and to key points such as the beach, restaurants, or shopping areas.** To enhance security and ensure smooth access, the design includes seven pedestrian entrances and seven vehicle entrances distributed along Laurel Street.

This combination of privacy, accessibility, and proximity to services makes **Serenity Hills a privileged location within Marbella's premium residential market.**





Architecture **URBAN DESIGN**

The architecture of Serenity Hills emerges from adapting to terrain with slopes of up to 59%, a challenge that was transformed into an opportunity to create a **staggered development with unobstructed views**. The topography made it possible to distribute the homes in a way that **maximizes natural light and the horizon**.

The project is structured around the concept of **Cross View Design**, a strategy that ensures visual continuity between the interior, exterior, and the surrounding landscape. Thanks to this, **50% of the homes enjoy direct sea views, while the other half features lateral sea views or mountain views**.

SII

ON THE COSTA DEL SOL, THIS LEVEL OF VISIBILITY
CAN **INCREASE A PROPERTY'S VALUE**
BY UP TO 30%.



SII
113 HOUSES
50% WITH DIRECT
SEA VIEWS



Although the development consists of 113 terraced homes, the architectural language avoids any feeling of repetition or density.

The entrances are integrated through landscaped retaining walls, and the volumes create rhythm and presence, generating a perception closer to that of contemporary villas.

Each cluster is designed to offer privacy, visual order, and a cohesive aesthetic, balancing architectural identity with exclusive character for each homeowner.



Home TYPOLOGIES

A **four-level design**, oriented towards maximizing functionality, natural light, and connection with the outdoors. Each level serves a clear purpose within the residential experience.

As a distinctive feature, all residences will have a **private elevator, seamlessly connecting all floors** (from the garage to the solarium), providing an additional level of comfort, exclusivity, and **accessibility rarely seen in this type of development.**

The ground floor is conceived as the social heart of the home, a fluid space where indoor and outdoor areas blend naturally. **Warm materials, natural wood carpentry, and lighting solutions are combined here to provide comfort and elegance.**

SII

THE **SOLARIUM** BECOMES A KEY ELEMENT OF MEDITERRANEAN LIVING: **A PLACE FOR LEISURE, RELAXATION, AND GATHERINGS.**



ALL THE HOMES ARE ORGANIZED INTO 4 LEVELS:

Level 2 SOLARIUM: PANORAMIC SPACE

- Spacious walkable terrace.
- Jacuzzi.
- Optional: Outdoor kitchen with BBQ.
- Outdoor furniture area.
- Panoramic sea and mountain views.

Level 1 UPPER FLOOR: REST AREA

- Main bedroom with en-suite bathroom, walk-in closet, and private terrace.
- Two secondary bedrooms with built-in wardrobes.
- Shared full bathroom.
- Layout to ensure privacy and quiet.

Level 0 GROUND FLOOR: SOCIAL AREA

- Entrance hall.
- Open-plan kitchen.
- Guest toilet.
- Spacious living-dining area.
- Large windows to enhance natural light.
- Direct access to the terrace and garden.

Level -1 BASEMENT: PARKING

- Two private parking spaces.
- Spacious storage area with laundry.
- Direct access to the home.
- Customization options available.



Private elevator from garage to solarium.





Sophisticated INTERIOR DESIGN

The project showcases a contemporary interior design, **characterized by visual serenity and understated elegance.** The design prioritizes natural materials, warm color palettes, and lighting that creates a comfortable and sophisticated atmosphere.

The interiors incorporate durable and aesthetically pleasing materials, selected to ensure quality, comfort, and visual coherence throughout. They reinforce the feeling of a contemporary and solid home, **designed to stand the test of time.**

SII

THE INTERIOR DESIGN REINFORCES THE AESTHETIC
COHERENCE OF THE WHOLE AND ITS RELATIONSHIP WITH
THE NATURAL ENVIRONMENT



SII
INTERIOR DESIGN DESIGNED
TO LAST OVER TIME

LIVING ROOM - KITCHEN



- Large-format Italian tiling and flooring.
- Natural wood veneer kitchens and doors.
- Siemens appliances:
 - option to upgrade to superior ranges.
- Strugal windows with thermal break.







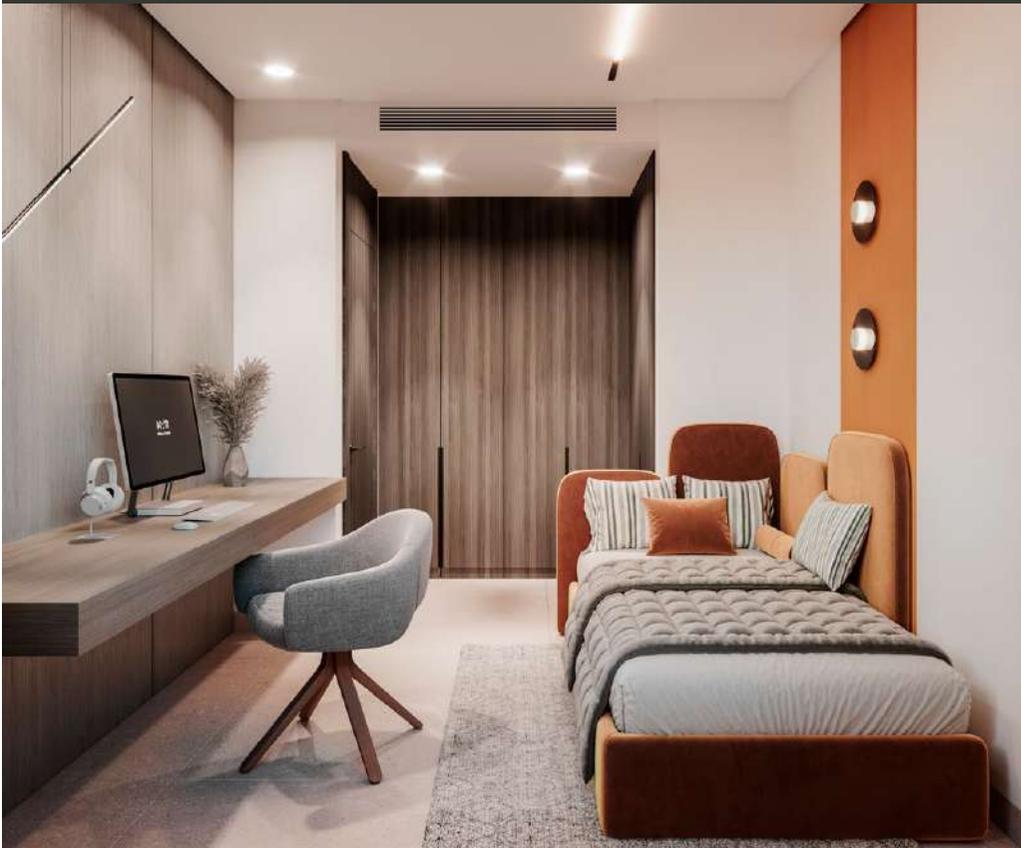


MASTER BEDROOM

- Direct access to a terrace with views.
- Integrated lighting.
- Option for a work or reading area.

SECONDARY BEDROOMS

- Versatile layout: office, guest room...
- Soft materials and warm tones. Indirect lighting.
- Built-in wardrobes.



BATHROOMS

- Finishes in neutral tones and light stone.
- Hansgrohe fixtures.
- Backlit mirrors.
- Spacious showers with glass screens.
- Integration with terraces or natural light.
- Wall-hung sanitary ware.



Wellness & Fitness Center URBANIZACIÓN

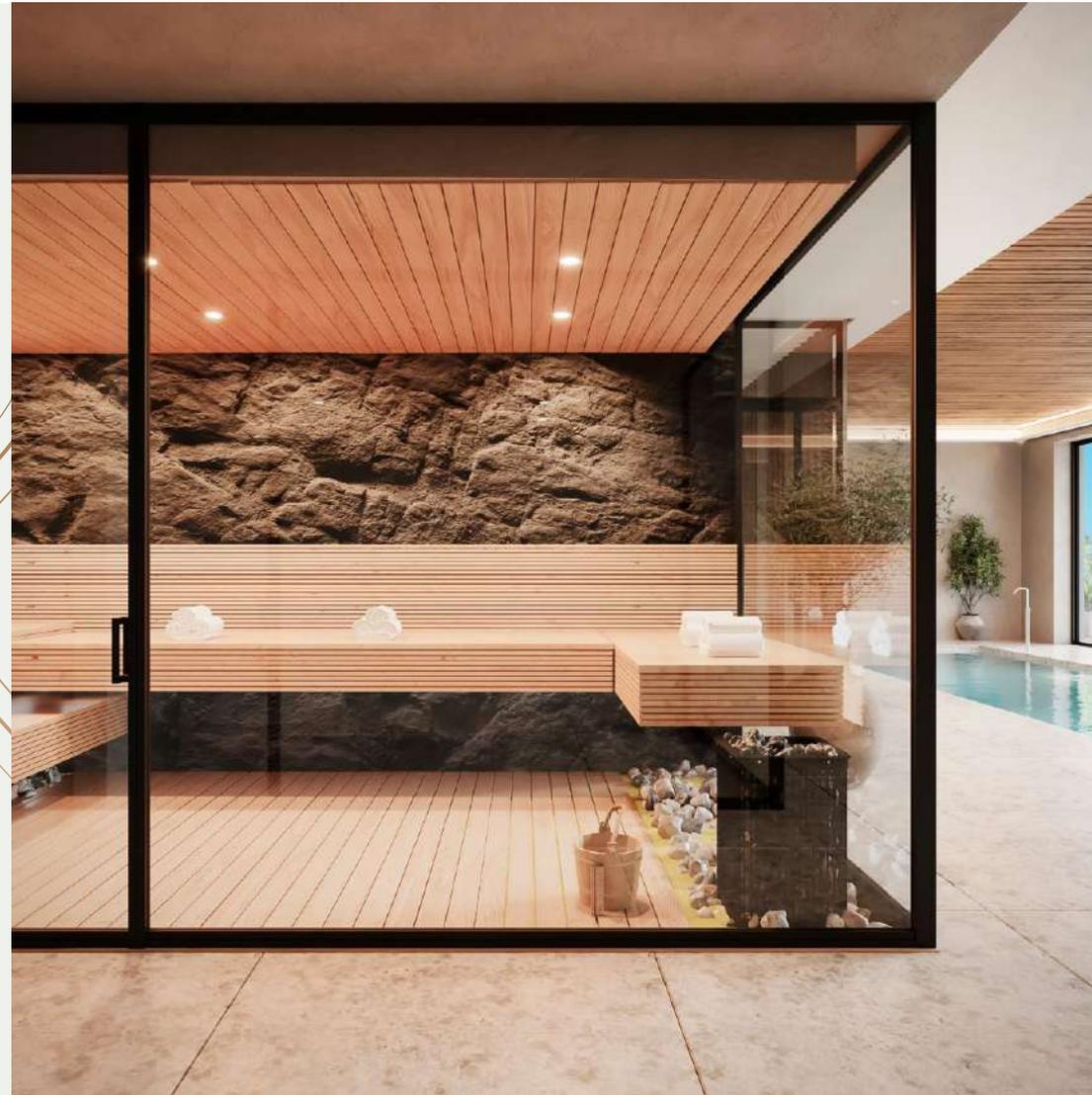
One of the project's standout features is its **wellness center, located at the highest point of the plot** to enjoy open views and natural light. This building becomes **the core of the healthy lifestyle concept offered by Serenity Hills.**

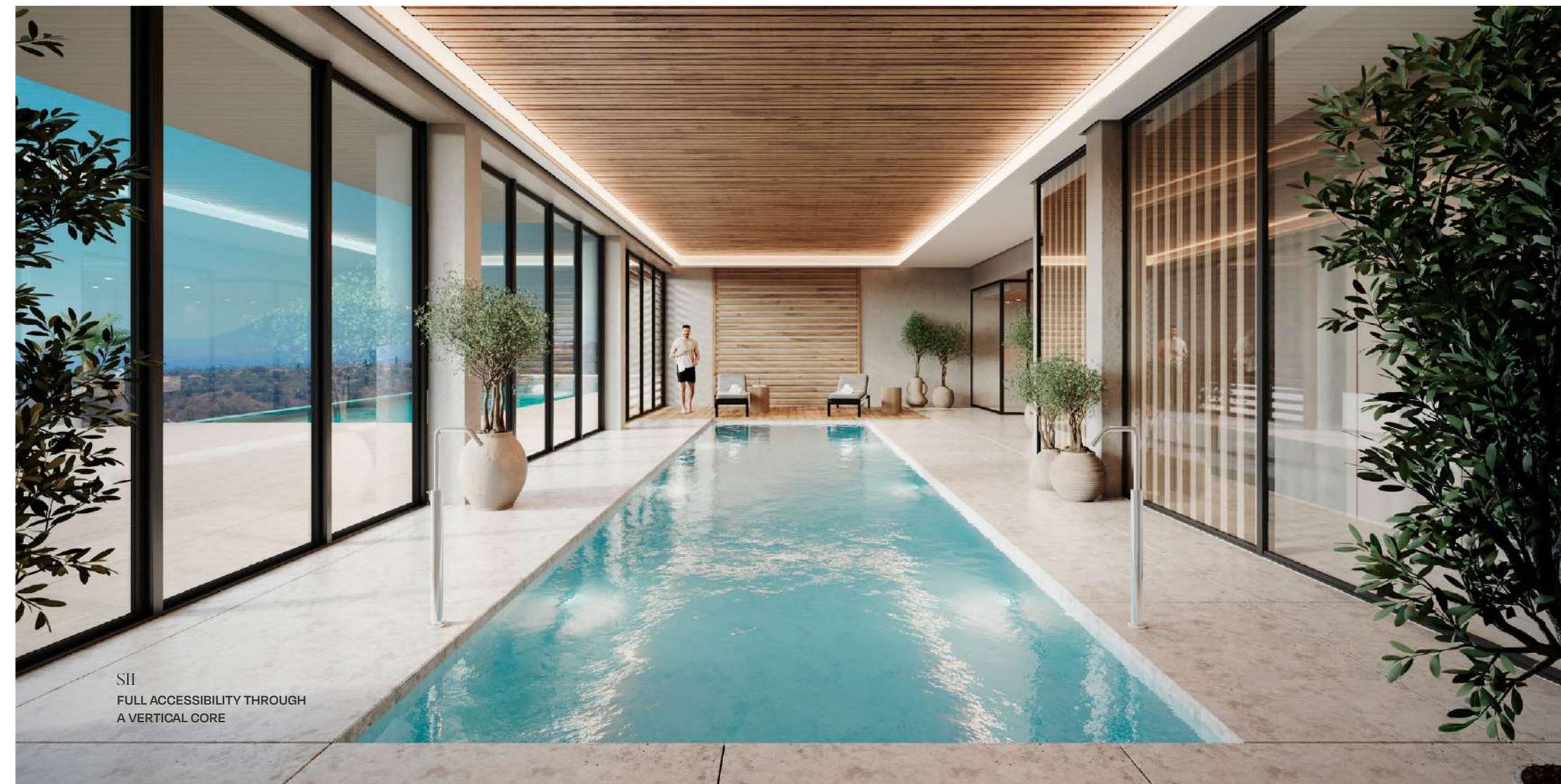
Facilities:

- Outdoor heated semi-Olympic pool
- Indoor heated pool
- Professional gym, yoga and pilates room
- Sauna and hammam
- Hydrotherapy area with ice buckets
- Outdoor bar with balinese beds
- Five outdoor sports areas

SII

THE **INTERIOR DESIGN** COMBINES MINIMALIST LINES, WARM TEXTURES, AND FILTERED LIGHT, CREATING AN **ATMOSPHERE TYPICAL OF A HIGH-END RESORT.**

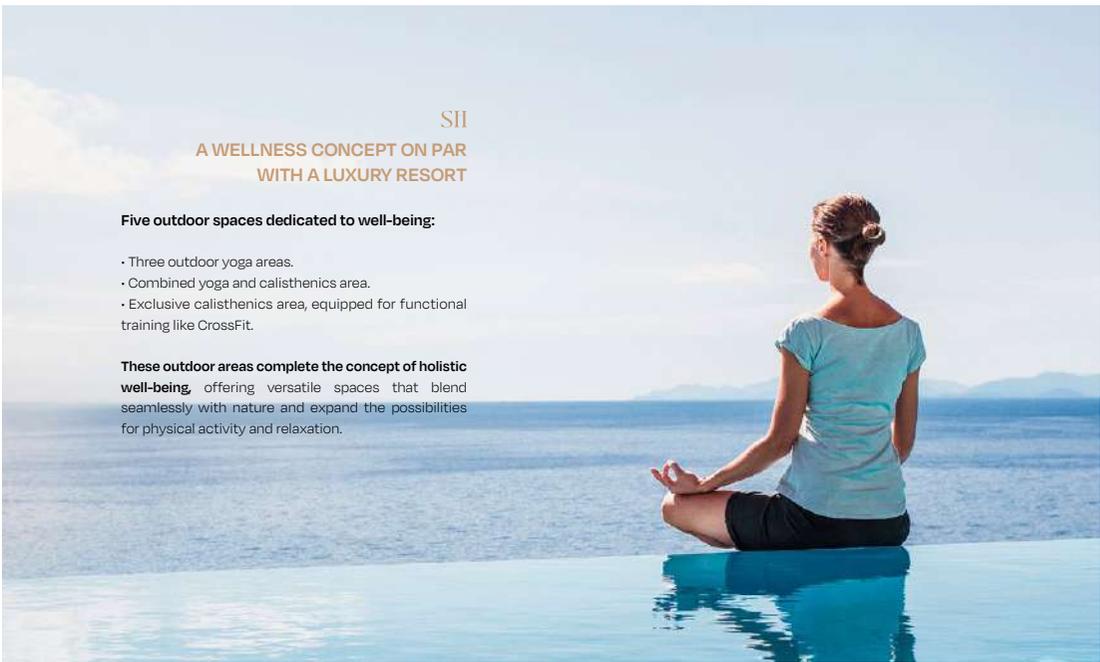




S11
FULL ACCESSIBILITY THROUGH
A VERTICAL CORE







SII
**A WELLNESS CONCEPT ON PAR
WITH A LUXURY RESORT**

Five outdoor spaces dedicated to well-being:

- Three outdoor yoga areas.
- Combined yoga and calisthenics area.
- Exclusive calisthenics area, equipped for functional training like CrossFit.

These outdoor areas complete the concept of holistic well-being, offering versatile spaces that blend seamlessly with nature and expand the possibilities for physical activity and relaxation.



Services
COMPLEX

The project offers services designed to make daily life easier and provide residents with peace of mind:



24-hour security



Controlled access points



Maintenance of common areas



Concierge Premium

SII

THIS LEVEL OF ATTENTION PLACES SERENITY HILLS AMONG THE MOST HIGHLY REGARDED INTERNATIONAL RESIDENTIAL COMPLEXES.

Conclusion **SERENITY HILLS**

Serenity Hills represents a new way of living in Marbella. Its integrated architecture, privileged views, focus on well-being, selected high-quality finishes, and the scale of its services form a complete and distinctive residential proposition.

Overall, the project combines design, nature, and exclusivity, becoming an attractive option both for investment and for enjoying **a second home in an exceptional Mediterranean setting.**

SII

DESIGNED FOR THOSE LOOKING FOR
A SECOND HOME OR A SOLID INVESTMENT
ON THE COSTA DEL SOL.





