

SOLAIA

**A sanctuary for those
whose spirit roams free.**

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Solaia Residence is a curated haven for those who seek serenity, beauty, and a life harmoniously connected to nature. Nestled between mountains and sea, this boutique development promises privacy, sophistication, and effortless living on the Costa del Sol.







coastal haze

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Design



A haven like
no other.

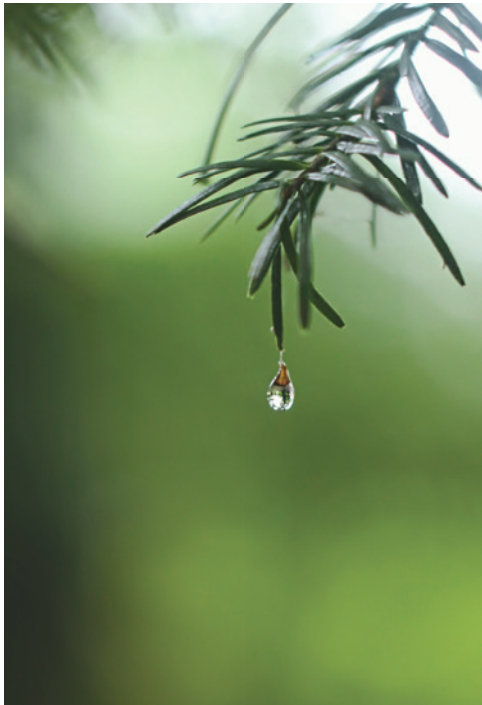
Solaia distinguishes itself through a unique design inspired by the organic elegance of natural forms and silhouettes. With only 22 residences, it offers an exceptional sense of privacy, tranquility and community, ensuring every home feels distinctly personal while fostering a serene and intimate living environment.

Ideally situated in the heart of the New Golden Mile, Solaia brings together the best of both worlds: Marbella's sophisticated glamour and Estepona's authentic coastal charm. It is the perfect home for those seeking a genuine Andalusian lifestyle surrounded by beauty, comfort and effortless connection.

From the earth to the earth.

Exemplifying an eco-conscious living with innovative sustainability measures, this property boasts a rainwater harvesting system that collects and stores water, ensuring an efficient and eco-friendly solution for garden irrigation.

These features not only reduce water waste but also support a greener, more sustainable lifestyle, ideal for those who are environmentally conscious.

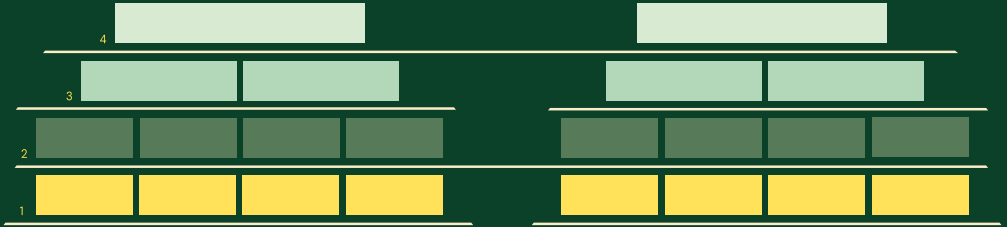


Feel the warm
embrace of nature
that surrounds you.

Residences



Experience Solaia's spacious terraces, where stunning views meet seamless indoor–outdoor living.



1. Garden Apartments

Offering intimate terraces accessible from all rooms, these apartments overlook tranquil countryside views, creating a perfect private retreat.

2–3 Bed | 2–3 Bath
up to 129.76 m² indoor space
up to 261.99 m² outdoor space

2. Cove Apartments

Oversized pool facing verandas with space for multiple seating arrangements. In addition, each bedroom offers access to a private, terrace surrounded by lush greenery.

3 Bed | 3 Bath
up to 135.69 m² indoor space
up to 214.14 m² outdoor space

3. Vista Apartments

These residences offer exceptional views from the main living area and all bedrooms with a fully wraparound terrace and ample space for multiple seating areas. These homes are ideal for large families and entertaining guests.

4 Bed | 4 Bath
up to 213.83 m² indoor space
up to 385.16 m² outdoor space

4. Penthouses

A luxurious wraparound terrace featuring both covered and uncovered areas, a spacious solarium, an outdoor kitchen, and a private plunge pool. Here, the Mediterranean Sea acts as a breathtaking backdrop for the penthouses' seamless indoor–outdoor living space.

3 Bed | 3 Bath
158.22 m² indoor space
434.52 m² outdoor space





Living spaces

Where comfort meets convenience, these living spaces feel like a love letter to the comforts of home. They offer far more than just a place to exist; they provide room to grow and evolve, allowing each residence to reflect your personal way of living. Built to endure and designed to delight, every detail has been carefully crafted to create a sanctuary that is as robust as it is inviting, more than simply living, it is thriving.

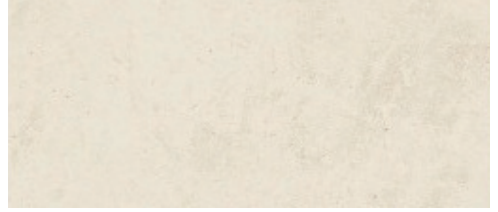


Residences come equipped with smart lighting and USB-A+C charging ports as part of an advanced technology setup.



All residences are equipped with high-speed internet and advanced Wi-Fi connectivity.

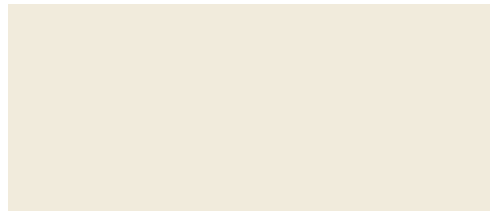
**Elegance in restraint,
poetry in texture.**



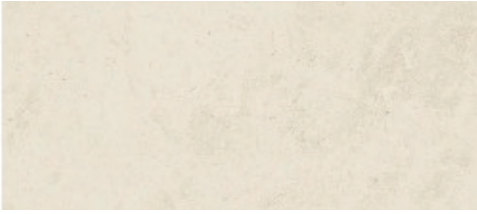
Exterior, bathroom and pool flooring:
Non-slip Class 3 porcelain tiles.



Interior flooring: large-format, neutral-colored porcelain stoneware tiles.



Walls (Kitchen, Living Area, Bedroom)
finished in Dover White paint.



Bathroom and shower tiling: non-slip porcelain stoneware tiles.

Exterior façade cladding: cement render with a smooth stone finish.



Rooted in restraint and refined simplicity, each material choice reflects a commitment to durability, comfort and quiet elegance. From the soft texture of non-slip porcelain tiles to the muted warmth of Dover White paint, every surface is designed to evoke harmony and timelessness.

These finishes not only elevate the sensory experience of everyday living but also reflect a thoughtful, cohesive aesthetic throughout the home.

A house that feels like a home.

Bathrooms are finished with high-quality porcelain tiles and equipped with smart LED mirrors featuring anti-fog technology, adjustable lighting, and integrated smart toilets with built-in bidets for added comfort and hygiene.



Showers include precise temperature control and both ceiling and handheld showerheads, offering a refined and luxurious bathing experience.



Designed with high-end fittings and finishes, each suite offers a serene retreat with ample storage to keep everything perfectly organized. Every detail has been carefully considered to ensure both beauty and practicality, creating a harmonious blend of comfort, elegance and everyday convenience.



Residences also include A/C vents and sleek black light switches for a refined modern touch.





Apartment terraces

Expansive terraces redefine indoor–outdoor living, effortlessly extending your home into the open air. Thanks to the region’s enviable year-round sunshine, each terrace is perfectly positioned to capture sweeping views of the Spanish countryside, creating the ideal setting to relax, entertain, or simply soak up the beauty of your natural surroundings.

- Glass balustrades for an open and modern aesthetic.
- Anti-slip tiles specifically designed for balcony flooring.
- Clear glass railings, both straight and curved, designed to complement the building’s architectural harmony.

Penthouse solarium

The penthouse at Solaia offers an expansive sanctuary with wraparound terraces that provide stunning panoramic views of the Spanish countryside. Thoughtfully designed for comfort, it features generous spaces for lounging, entertaining and dining, creating the perfect setting for both memorable gatherings and moments of pure relaxation.





Private solarium complete with a refreshing plunge pool for ultimate relaxation.

Amenities



A serene retreat designed for comfort, privacy, and relaxation.



Modern services at your convenience

Solaia offers residential services that blend premium amenities with the comfort and quality of hotel living. With a focus on tailored convenience, exceptional comfort and peace of mind, every detail is designed to provide a refined and effortless lifestyle in an exclusive setting. Whether you need a reliable internet connection, leisure facilities or enhanced security, Solaia provides everything required to make everyday living remarkably easy.



Elevator access is shared by no more than six apartments.



Security throughout communal areas and all entrances.



Communal area utilities, maintenance and housekeeping.



The 24/7 concierge service accepts packages and provides delivery notifications for convenient pickup at any time.



Residences are fully equipped with high-speed internet and advanced Wi-Fi connectivity.



Outdoor living

The gardens at Solaia extend the surrounding Mediterranean landscape, featuring native flora that thrives in the local climate. Supported by a sustainable water-recycling system, the lush greenery enhances natural beauty and brings nature closer to home. Seamlessly integrated into the environment, the gardens create a tranquil oasis that perfectly complements the building's nature-inspired design.





Saltwater Infinity Pool

The horizon merges seamlessly with the water in a pool that invites you to unwind and daydream. With beach-entry access and surrounded by nature, Solai's saltwater infinity pool mirrors both the sky and the Mediterranean landscape in perfect harmony. Here, every swim feels like a pause and every sunset becomes a spectacle—creating a space where well-being flows effortlessly.



Communal living

The communal areas at Solaia are designed to encourage connection, wellbeing and a sense of effortless comfort. Finished with high-quality porcelain tiles and illuminated by LED lighting with presence sensors and timed automation, these refined spaces elevate everyday living. Whether you're meeting neighbors, taking a quiet moment to unwind or simply enjoying the surroundings, each area blends style, warmth and functionality with a distinctly modern feel.

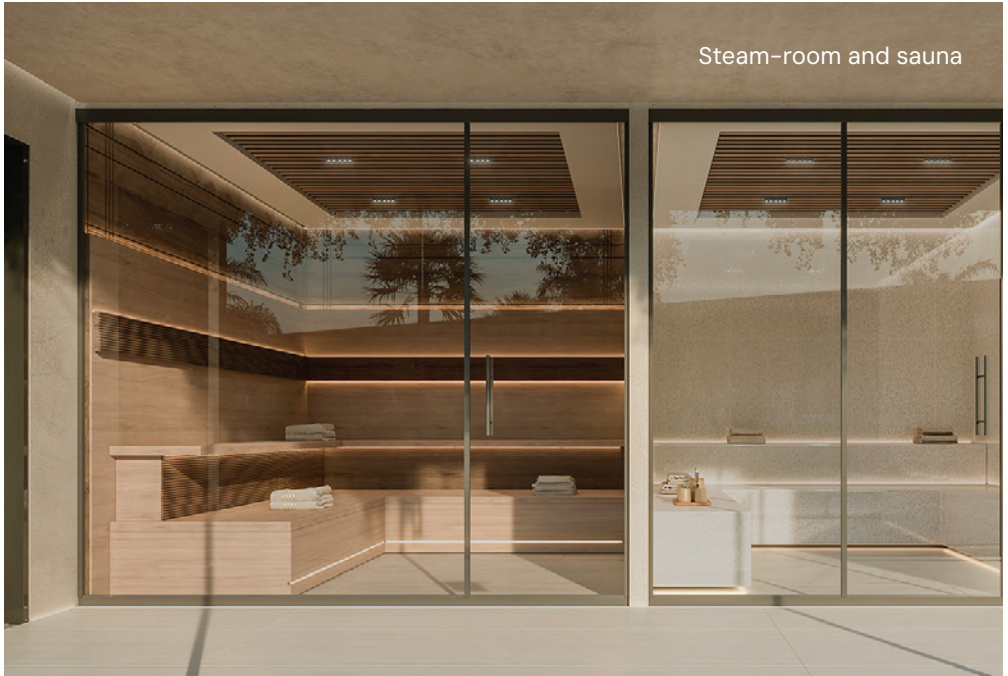
Created as an extension of the home, these communal spaces are crafted to support productivity and relaxation in equal measure. Thoughtfully planned layouts provide room for social gatherings, peaceful lounging or focused work, all within an atmosphere defined by elegance and ease. Here, comfort flows naturally, offering residents a serene environment where the rhythm of daily life feels both connected and beautifully balanced.





Co-working Lounge and Meeting Room

Inspiration needs the right environment—and Solaia's Co-working Lounge delivers exactly that. This multi-space coworking area includes high-speed communal Wi-Fi and all the essentials required for an efficient workday. Bright, thoughtfully designed interiors feature elegant flooring consistent with the building's overall aesthetic, while integrated seating areas and workstations create a calm and productive setting. A fully equipped private meeting room offers the ideal space for focused conversations and professional gatherings. Functional elegance for creative minds who value freedom and flexibility.



Relaxation and rejuvenation

Solaia's wellness suite invites you to disconnect and restore harmony. The area includes a Finnish sauna and steam room, complete with showers and changing facilities, all finished with elegant flooring that matches the building's refined interior design. Thoughtful lighting and soothing materials create an atmosphere of pure calm, offering a peaceful retreat where you can unwind, release tension and enjoy moments of deep relaxation.





Wellness and Solaia go hand in hand

Solaia offers versatile wellness spaces. Solaia's wellness spaces are designed to support balance, movement and a healthy routine. The gym features thermostat-controlled air conditioning, impact-absorbing vinyl flooring and wood-finished wall cladding with integrated storage. The yoga studio offers a warm, serene atmosphere with wood-finished porcelain tiles and an integrated sound system. Together, these refined rooms create an environment where focus, comfort and well-being naturally align.



Location



Lifestyle

Solaia is nestled between the Sierra Bermeja mountains and the Mediterranean Sea, offering breathtaking views and exceptional tranquility. The neighborhood blends natural beauty with effortless access to Estepona's charming old town, restaurants, boutiques and vibrant cultural life. Nearby hiking trails, beaches and golf courses provide the perfect balance between relaxation and adventure.

With more than 320 days of sunshine each year, Estepona's climate invites year-round enjoyment—whether you prefer coastal walks, golf, beach days, cultural events or seaside dining.

seaside feasts



mesmerizing memories



farm-to-table



sailing horizons



game on



Nearby Amenities:



6 Tennis/Padel Courts

- Manolo Santana Racquets
- Royal Tennis Club Marbella
- Padel & Tennis Club Nueva Alcántara
- Estepona Tennis and Padel Club
- Bel Air Tennis and Padel Club
- Racquet Club Villa Padierna



METT Beach Club



5 Hospitals & Medical Centres

- Quirónsalud Marbella Hospital
- HC Marbella International Hospital
- Hospital Recoletas Salud Marbella
- Atlantic Clinic





9 Hiking Trails

- Peak Los Reales
- Pantano Guadaiza
- Castaño Santo, Istán
- Arroyo de Juan de la Cerda
- Paraje Natural Los Reales de Sierra Bermeja
- Sendero de la Coja
- Arroyo de la Cañada del Infierno
- La Concha
- Sendero Cruzde Juanar



Villa Padierna



6 Golf Clubs

- Marbella Club Golf Resort
- Real Club de Golf Guadalmina
- Atalaya Golf & Country Club
- El Paraíso Golf
- Flamingos Golf
- Villa Padierna Golf Club

Suggested Picks

Surrounded by the best of the Costa del Sol, Solaia is perfectly positioned for a life of discovery and leisure. Spend your days exploring Marbella's luxury beach clubs, fine dining, and vibrant nightlife, or embrace the charm of Estepona's historic old town, bustling markets, and tranquil beaches. For those seeking adventure, the nearby Mediterranean trails and picturesque Andalusian villages offer endless opportunities for exploration, while Málaga's cultural gems are just a short trip away. Whether indulging in local treasures or enjoying the serenity of the natural surroundings, Solaia offers the perfect gateway to it all.



Estepona Old Town

Estepona's historic center is a charming mix of whitewashed streets, flower-lined squares and authentic Andalusian restaurants. Visitors enjoy boutique shops, art murals and the vibrant Plaza de las Flores. The area has grown in popularity due to its walkability and character, making it highly attractive for tourists and investors seeking strong year-round rental occupancy.

Los Flamings Golf and Villa Padierna

Set around the iconic Villa Padierna Palace Hotel, Los Flamings is one of the most exclusive areas on the New Golden Mile. With three championship golf courses, lake views and luxury villas, it attracts both golfers and high-end property buyers. Restaurants, spa services and secure gated living make it ideal for investors seeking strong rental demand.

Estepona Marina

The marina offers a relaxed, picturesque harbor lined with seafood restaurants, pubs and cafés. Weekly markets, sailing excursions and water activities make it a popular leisure spot. Residential areas around the marina enjoy consistent rental demand, especially among long-stay visitors. Its combination of lifestyle and convenience appeals strongly to buyers.



Benahavís Village

Benahavís is a mountain village famed for its excellent restaurants and peaceful surroundings. Its charming narrow streets and natural beauty attract visitors seeking authentic Andalusian culture. Luxury developments in the surrounding hills offer privacy and exceptional views. Investors value the area for its high-end market and proximity to Marbella and the coast.



Saladillo Beach and Coastal Restaurants

Saladillo Beach offers long stretches of sand, calm waters and a relaxed atmosphere close to Cancelada. Beachfront restaurants and chiringuitos create a lively but elegant coastal vibe. Its easy access, family-friendly environment and proximity to new residential developments make the area appealing for holiday rentals and long-term property investment.

New Golden Mile

Stretching between Estepona and Marbella, the New Golden Mile is known for beachfront complexes, modern villas and luxury amenities. It offers easy access to golf, restaurants, beach clubs and international schools. With ongoing development and rising demand, the area is a hotspot for investors seeking growth potential, rental profitability and long-term property value.

Selwo Aventura

Selwo Aventura is a large wildlife and adventure park located between Cancelada and Estepona. Families enjoy safari tours, nature trails and unique animal encounters. Its presence boosts tourism in the surrounding residential areas, increasing the appeal for holiday rentals. The neighborhood is developing rapidly, with modern apartments and strong investment prospects.

Top spots to visit



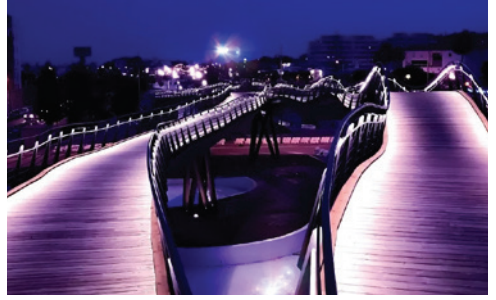
Estepona Sculpture Park

A cultural route featuring over 100 sculptures displayed throughout Estepona's streets and public areas. It adds artistic charm and enhances the city's reputation as the "Garden of the Costa del Sol." This cultural identity boosts tourism and increases the attractiveness of both traditional and new residential zones.



Alcazaba Lagoon

A stunning crystal lagoon with turquoise waters and a tropical environment near Casares Costa. Visitors enjoy paddleboarding, kayaking and beach-style lounging. As part of a residential development, the lagoon boosts property appeal and adds a unique leisure element not found elsewhere on the coast, attracting international buyers.



Bulevar de San Pedro

The White Villages (Pueblos Blancos) are a collection of picturesque, whitewashed towns and villages scattered throughout Andalusia, primarily in the provinces of Cádiz and Málaga, often nestled in dramatic hilltops or valleys.

- Zahara de la Sierra
- Vejer de la Frontera
- Grazalema



Nomad

Located in the heart of Aloha village in Nueva Andalusia. Nomad will tantalise everyone with stunning views, fun music and entertainment, unique and special wine selection that compliments its very international menu. Wanders welcome. Open for dinner & Sunday Brunch with a late night lounge upstairs.

Av. del Prado, 10, Nueva Andalucía, 29660 Marbella.

Restaurante Bodega Charolais

"Restaurante Bodega Charolais is a relaxed fine-dining restaurant featuring elevated regional dishes in Fuengirola. White tablecloths and beautiful presentation make each dish Instagram-worthy. This is a popular spot for date nights and birthday dinners."

C. Larga, 14, 29640 Fuengirola, Málaga



Ronda

Ronda is one of Andalusia's most stunning historic towns, perched dramatically above a deep gorge and surrounded by rolling mountains. Famous for its iconic Puente Nuevo, charming old town, and breathtaking views, it offers an unforgettable cultural escape. It is located about 1 hour and 10 minutes from Estepona.

- Puente Nuevo
- Plaza de Toro
- Mondragón Palace



Puerto Banús

One of Europe's most famous luxury marinas, home to high-end boutiques, superyachts and glamorous nightlife. It draws international visitors year-round, boosting demand for nearby rentals. Restaurants, beach clubs and designer stores make it a lifestyle hub. Investors value its global prestige and consistent property demand across all seasons.

BACK

BACK Restaurant in Marbella offers modern, creative fine dining with bold flavors and elegant style. Located about 25 minutes from Estepona, it's a top choice for a gourmet escape close to the coast, combining innovation, great service, and a refined atmosphere.

Buyers' guide



Required Documents

Two forms of identification are required for each purchaser: a proof of address (utility bill or council tax bill) and a proof of identity (driving licence or passport). These must be original documents and must have been issued within the last three months.

How to Reserve

A reservation deposit of €20,000 + IVA is payable upon reservation. The payment schedule is as follows:

- €20,000 + IVA upon reservation
- 20% + IVA (less reservation amount) upon signing the SPA/PPC
- 20% + IVA after 180 days or upon completion of the structure, whichever occurs first
- 20% + IVA after 360 days or upon enclosure of the building shell, whichever occurs first
- 40% + IVA upon handover and title deed transfer

FFE Package

Simplify your move-in with Solaia's FFE Package, a curated selection of high-quality furniture, fixtures, and equipment chosen to complement the design aesthetic of your residence. This package is ideal for buyers who want a fully furnished and stylishly equipped home from day one.

Optional Turnkey Service

For a truly seamless move-in experience, Solaia offers an optional turnkey service. Our team will manage every detail, from furnishings and décor to the final touches, so you can step into a fully completed home. This service is ideal for those who prefer a hassle-free transition and want to start enjoying their residence immediately.

How to buy

Purchasing your Solaia residence is simple. Choose your ideal unit, and our team will guide you through contracts, financing, and timelines for a smooth transaction.

Contact us at sales@solaia.es +34 690 931 406, or visit www.solaia.es to get started.

Customization Options

Your residence at Solaia can be tailored to reflect your personal style. Choose from a variety of finishes to customize floors, cabinets, and countertops. Additionally, we offer access to professional interior design consultations to help you create a space that's uniquely yours, from layout enhancements to décor selections.

Exclusive Villa Padierna Privileges for Solaia Residents

Solaia Residence offers exclusive access to the renowned Anantara Villa Padierna Palace Resort. As a homeowner, you enjoy privileged services, preferred rates, and special advantages that elevate your lifestyle on the Costa del Sol.

- Access to hotel restaurants & spa with 10% discount
- Anantara Beach Club access + 10% discount on food & beverages
- Hotel accommodation for family & guests with 15% discount
- Buyer stays: 15% off, or 20% off for stays of 7+ nights
- Wellness Club membership with 10% discount



Interiors Elevated: A Signature Collaboration

As part of our commitment to delivering outstanding living spaces, we proudly collaborate with Sandon, our trusted interior design and furniture partner. Their expertise in bespoke design, premium materials, and tailored furnishings ensures each home is refined, functional, and beautifully crafted. Together, we create interiors that elevate the entire living experience.



About the developer

Lane Development Partners S.L. is proud to introduce Solaia, a prestigious development leveraging over 20 years of experience with world-class projects such as the Laguna Tower & Residences, the Louvre Hotel in Abu Dhabi, and the Fairmont Palm Residence.

Solaia will embody the same commitment to excellence, comfort, and convenience, featuring meticulously planned spaces and state-of-the-art MEP services, including high-efficiency HVAC systems, comprehensive electrical infrastructure, advanced plumbing and sanitation, and robust fire protection. With a strong focus on sustainable solutions and unparalleled quality, Solaia is set to redefine urban living.



Partners:

NORIX
8000
BUILDERS



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