



Arboleda

SOPHISTICATED LIVING

ABOUT ARBOLEDA

An award-winning development team has created a beautiful cul-de-sac that cleverly contrasts state-of-the-art contemporary property designs with an ambient warmth of vegetation and lighting. Arboleda provides elegant homes that are a joy to inhabit.

Every square metre of this plot has been examined for purpose and potential – an intensive process that results in a beautiful neighbourhood that endures for the longterm.





Built upon the core principal of quality, Arboleda is a community of 18 villas, providing:

- abundant landscaped gardens that will be fully mature upon completion
- internal "courtyard" concept influenced by traditional Spain
- a sophisticated interior colour palette to unite floors, walls, bathrooms and kitchen
- high-end German kitchens by SieMatic
- an open-plan relationship between kitchen, terraces and lounge area
- under-floor water heating all rooms (except basements) & electric system in bathrooms
- pre-installation for security systems
- energy efficient build techniques & B-rated energy certificate



FINISHING QUALITY

Arboleda interior designs have been composed by an American design consultancy to ensure that the very finest techniques and materials are used. Each finish has been selected on its individual merit of quality, as well as its compatibility with the universal property design and its Southern Spanish surroundings.





FUNCTIONALITY

Arboleda appreciates the practical needs of the home – ensuring that all of life’s most basic requirements have been considered from the outset. Our property designs include the following benefits:

- expansive storage spaces
- internal/ external access to the basement
- separate pantry area beside kitchen
- en-suite bathroom for every bedroom
- hidden “chute” to easily move washing from bedrooms to basement-level laundries
- non-slip flooring finishes in bathrooms and swimming pool surrounds







LIGHT & SPACIOUS LIVING

Arboleda provides a choice of spacious 2 & 3 storey villas with the option of 3 or 4 bedrooms – all with en-suite bathrooms.

Full-height glass is featured across the front and rear façades to allow plenty of light and space – maximised with double/ increased height living areas.



ARBOLEDA VILLAS, ATALAYA



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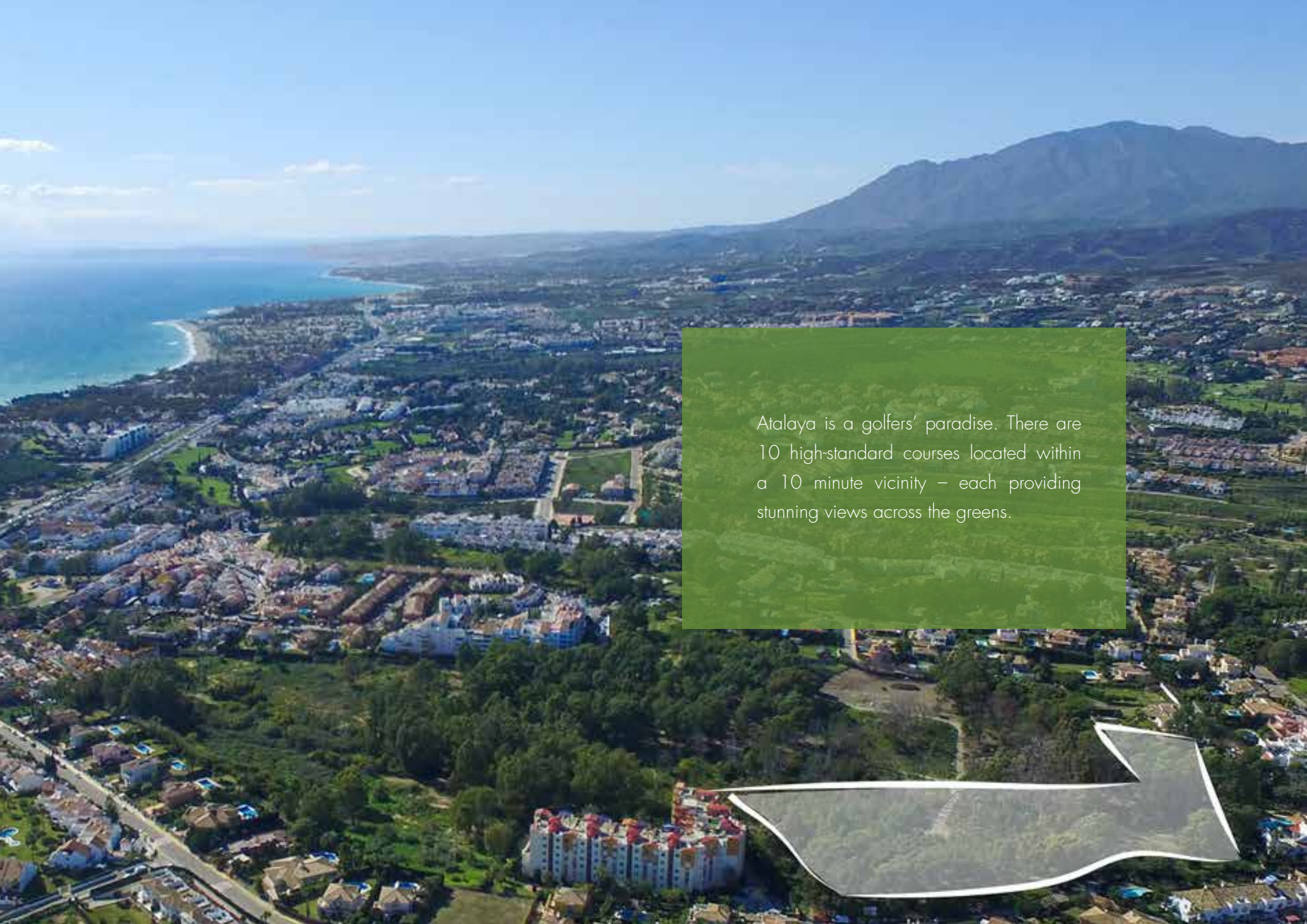
AROMATIC MEDITERRANEAN GARDENS

Arboleda translates to mean “grove”. This natural name has been specifically chosen to represent the expansive green woodland that sits to the South – something that has inspired many of the architectural and developmental decisions throughout the creative process. Most especially with regards to the landscaping choices.

The boundary lines between the properties are hedges of white flowered honey suckle. The rear garden species have been arranged to provide plenty of colour, fragrance and fruits. And flower arrangements will be located specifically in front of the bedrooms...

Flora and fauna species include: jacarandas, bougainvilleas, lemon trees, orange trees, palms, cypress.





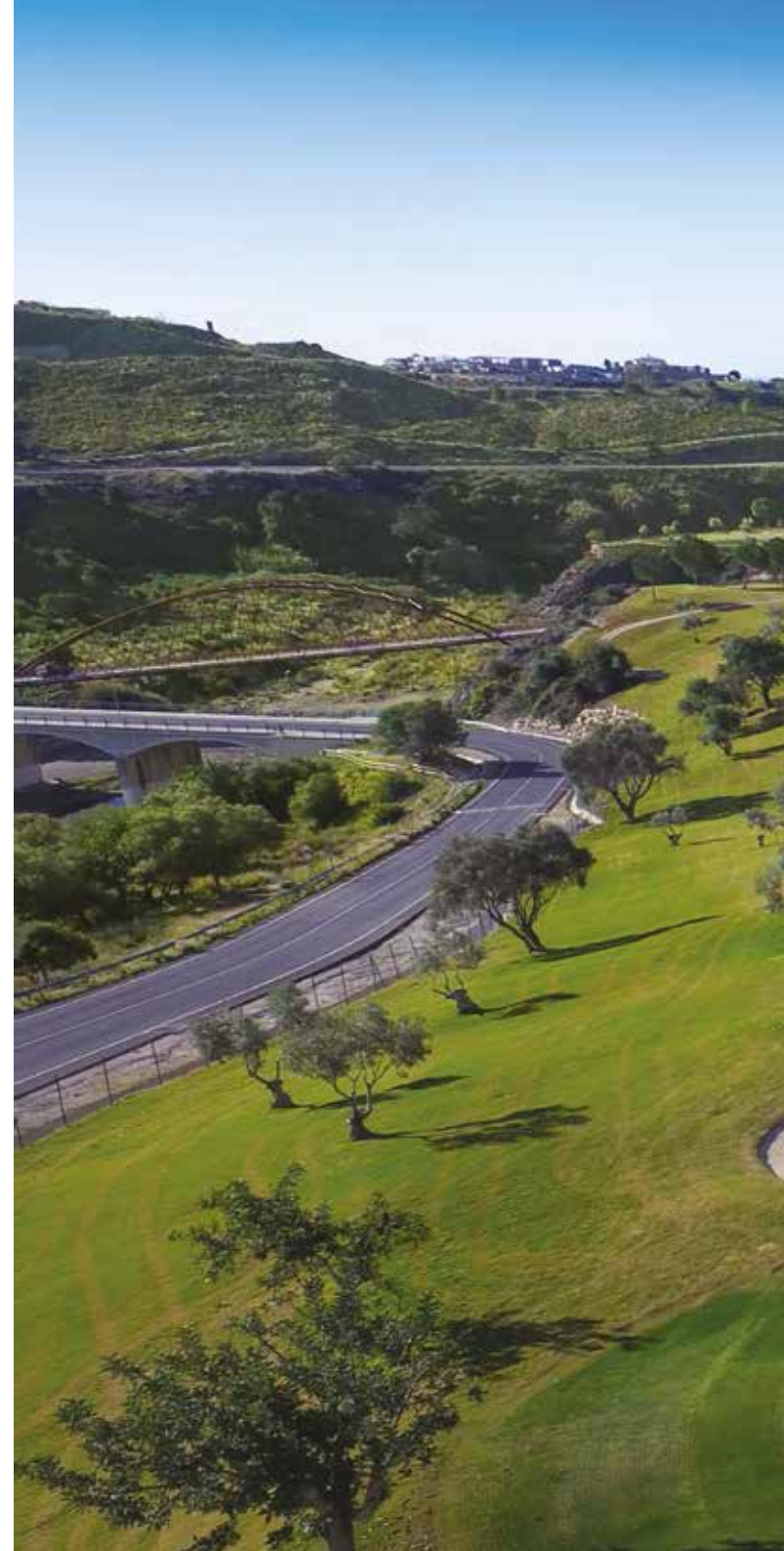
Atalaya is a golfers' paradise. There are 10 high-standard courses located within a 10 minute vicinity – each providing stunning views across the greens.

CHARASMATIC HOMES IN A CHARMING COMMUNITY

Arboleda brings a brand new luxury real estate offering to an established area with a vibrant community. Atalaya is a beautiful, convenient location at the heart of the Costa del Sol, sitting on the border between Marbella & Estepona.

- 2 minutes from golf
- 2 minutes from shops
- 2 minutes from restaurants
- 5 minutes from beach
- 5 minutes from Atalaya Colegio (international school)
- 5 minutes from private members' gym & health spa

Arboleda sits alongside 50,000 sqm of protected woodland.





ATALAYA LIFESTYLE

Atalaya also sits a convenient distance between charming Estepona and “A-Lister” Puerto Banús. Local and international restaurants and bars stretch the full distance between here and the renowned town centre of Marbella.



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