

# SUNRISE

**Soul Marbella**  
AEDASHOMES

# Think big

Semidetached villas in a unique location overlooking the golf course.

# Biggest

A unique project in the heart of the exclusive neighborhood of Santa Clara Marbella



PUERTO BANÚS

MARBELLA

RÍO REAL GOLF

SANTA CLARA GOLF

LOS MONTEROS / LA CABANNE

MARBELLA GOLF

CABOPINO

**SUNRISE**

## Distances

- Marbella - 9 min.
- Puerto Banús - 17 min.
- Airport - 35 min.
- Málaga - 47 min.
- Train Station - 62 min.
- Gibraltar - 1 h.
- Sierra Nevada - 2h:29 min.

## Santa Clara Marbella

Santa Clara Marbella is one of the most exclusive residential areas in Marbella.

Situated in the east, it is completely private, and it surrounds the prestigious Santa Clara Golf course. A perfect blend between location and nature, just 5 minutes away from Marbella city centre.

From its raised position close to the sea, Sunrise is in an exclusive, high quality area, enjoying exceptional views over the golf course and the Mediterranean.



## Santa Clara Golf

Santa Clara Golf is one of the best 18-hole golf courses on the Costa del Sol.

Acknowledged internationally, it offers a medium/high difficulty round with some of the most beautiful landscapes in the region.

It likewise includes a wide variety of services such as the Club House, a restaurant, sports shop, a fleet of buggies available to players, a reading zone, etc.

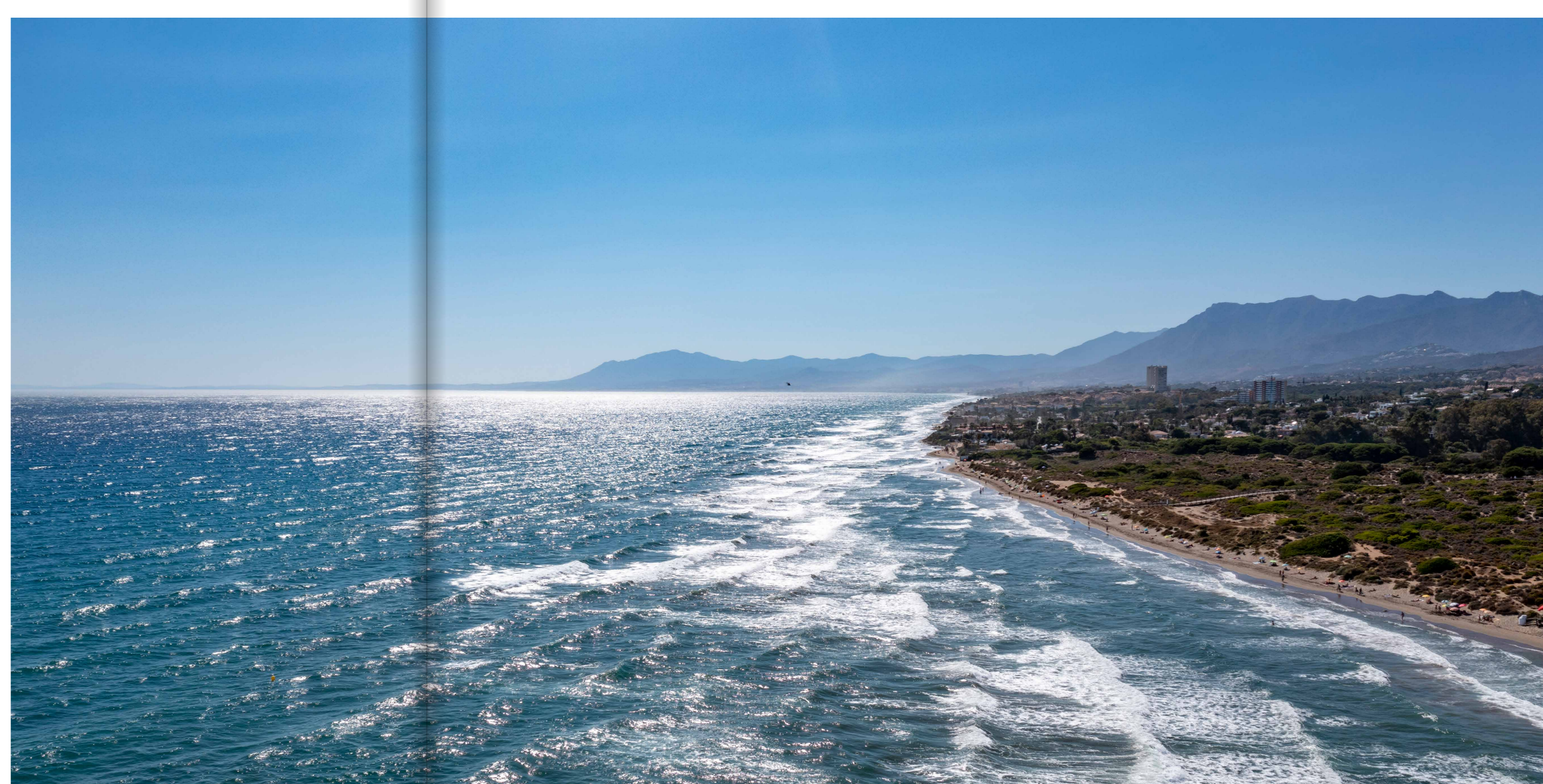
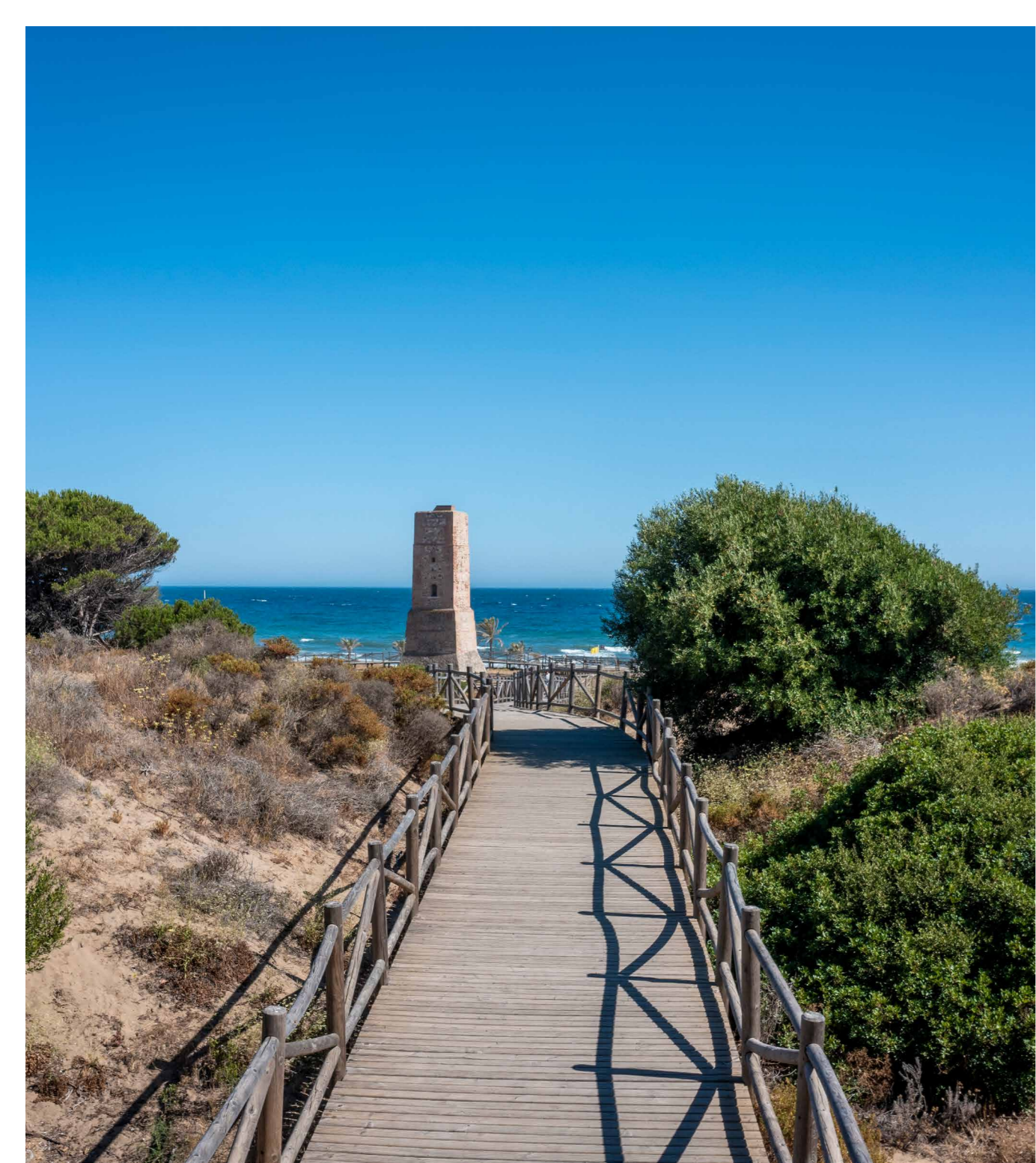


## East Marbella

A true paradise yet to be discovered, this district of Marbella is the ideal place for those seeking the authentic Mediterranean essence of the Costa del Sol while still enjoying fast links to the major towns and cities in the surrounding area.

An excellent location to enjoy a relaxed, healthy lifestyle, with the best beaches just a short distance away.







▶ **SUNRISE**



## Sunrise Features

4 bedrooms

From 210 m<sup>2</sup> (+ 55) of usable footage

Terrace in all the dwellings

Private garden (up 200 m<sup>2</sup>)

Turret tower, solarium and pool

Community garage per block

Boxroom storage

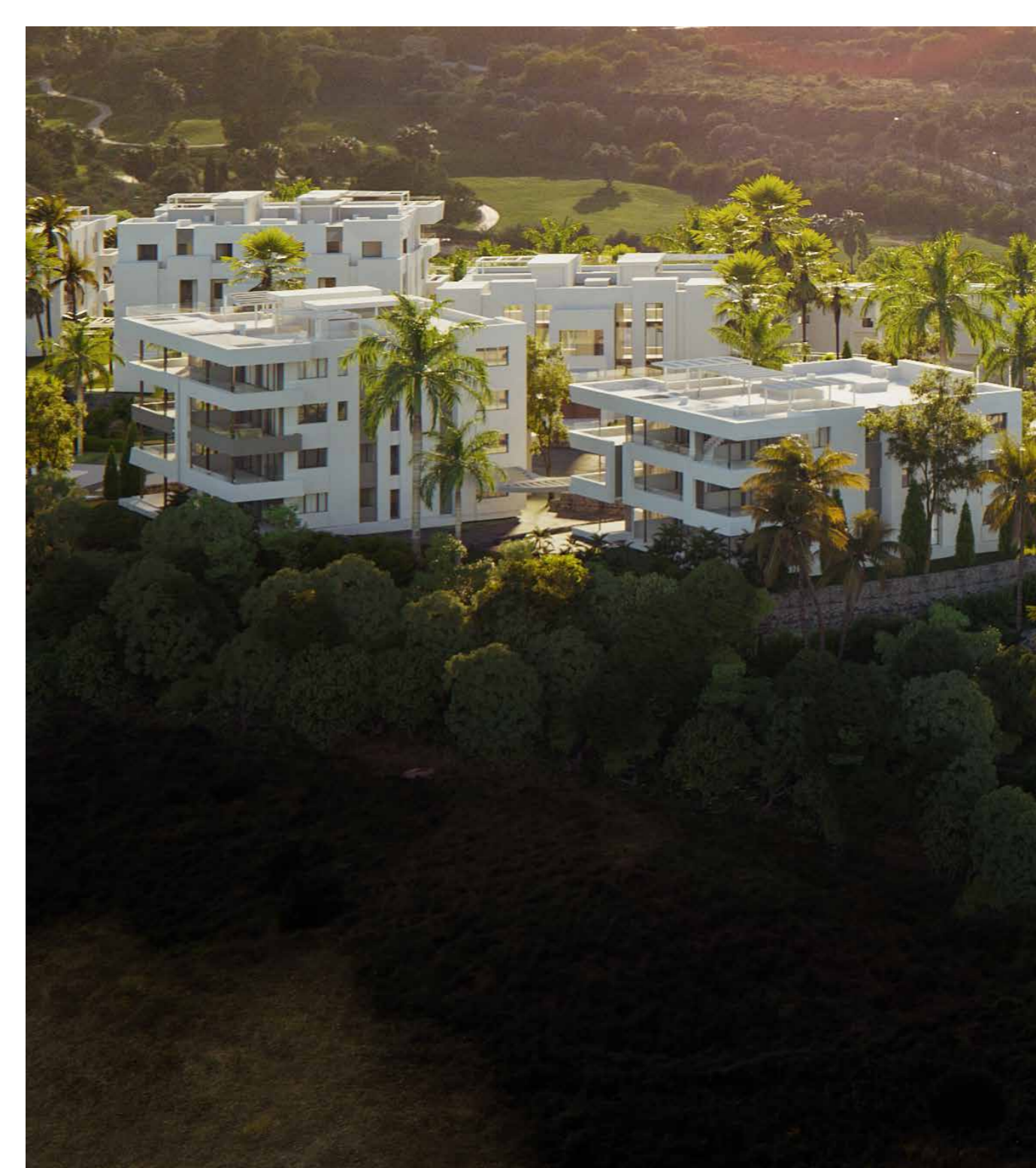
All the dwellings include 'Resort Life' services

Low density



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# Big boss

Resort Life Services included for  
all Soul Marbella residents



## A home tailored to your needs

At Sunrise, you can make your home something special with our exclusive customisation options. Choose from three different ambiances to decorate your home and among different layouts to adapt your home to your requirements.

Sunrise, moreover, offers you some fantastic optional features to make your life easier, ranging from the installation of a complete solarium + pool package, to barbecues, pergolas and much, much, more.

\*For further information, consult our customisation catalogue.







## Sustainability

Aerothermal unit

Dual-flow ventilation with a heat recovery system

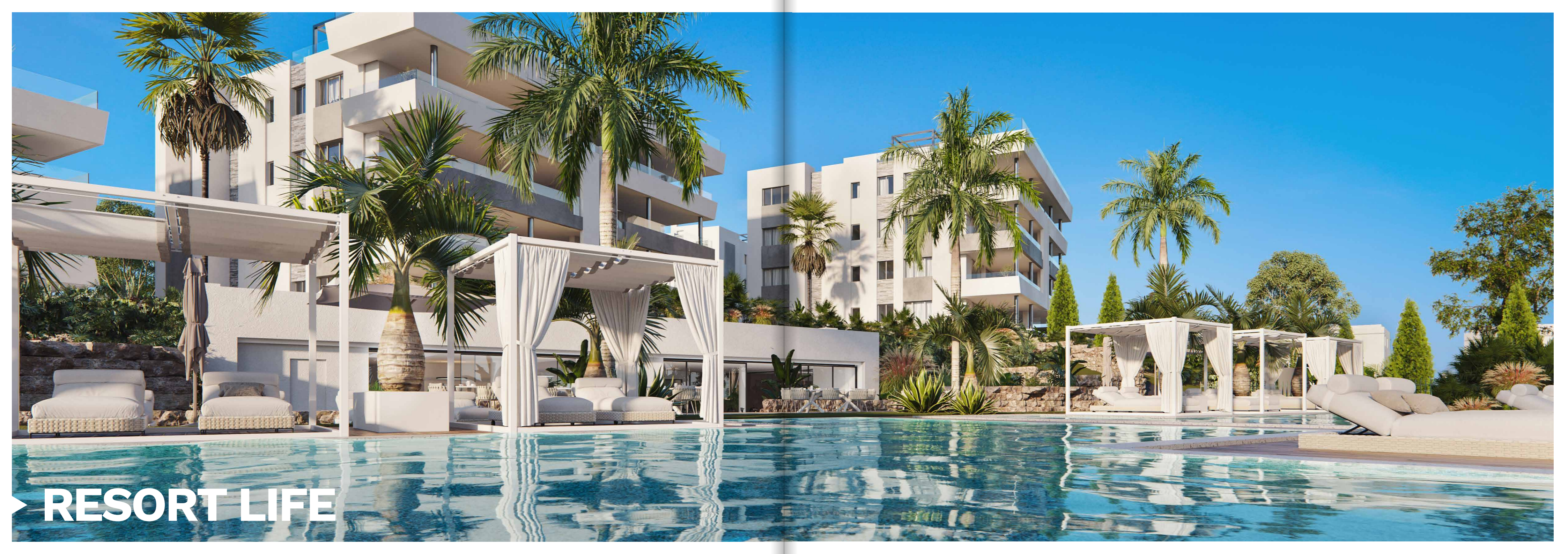
Radiant underfloor heating

Double glazing with thermal bridge break

Power consumption certification







▶ RESORT LIFE

## This is our new concept and our commitment.

We take care of everything so that all you and your family have to do is enjoy life in Marbella.

Services included for all Soul Marbella residents:

### #01 / Concierge Service

Available 24 hours a day to make your life at Soul Marbella an experience with no complications.

### #02 / Cafe

A social point in Soul Marbella giving residents the chance to forge a community.

### #03 / Coworking

A space conceived for those who wish to work from home but outside at the same time. We have designed some exclusive offices that are freely usable for residents.

### #04 / Gym

An exclusive facility for residents fitted out for physical training in Soul Marbella's own installations.

### #05 / Running Circuit

We have designed a 1.5-km course with climbs and drops where you can put your stamina to the test.

### #06 / Indoor Pool

Do you want to swim in winter? No problem, we make it easy for you.



### #07 / 5 Open-air Pools

A variety of options and sizes depending on your needs of the moment.

### #08 / Spa

After an exercise sesión, what better than a sauna to tone up your muscles? It is there for you without you having to leave Soul Marbella.

### #09 / Security

Controlled access to Santa Clara and Soul Marbella. Individual property security.

### #10 / Gardens

If you love taking a stroll surrounded by nature, enjoy your Mediterranean gardens and the Marbella sunshine.

### #11 / Accessibility

We remove architectural barriers, allowing everyone to use the different spaces.

### #12 / Independent Covered Garage

Because we know space is important to you, you will also have this for your car, with an individual private garage.

### #13 / Boxroom Storage

We have designed additional spaces for each home where you can store what you do not use regularly.

### #14 / Smart

Soul Marbella is committed to Smart design with technology solutions applied to the home.

## Gym

Take exercise and keep fit in Soul Marbella's modern, private, fully equipped gymnasium.

Everything in this incredible project is designed for your comfort, paying attention to every detail so that you can enjoy your healthy lifestyle.



## Spa

Look after yourself and relax in your private spa exclusively for residents which includes all the comforts you deserve, including heated swimming pools, a sauna, Turkish bath and spacious changing rooms complete with showers.



## Cafe

This element has been conceived as a social hub for all residents, thus fostering the creation of a community, if desired.

A private meeting point to take a break in and outside home at the same time.



## Coworking

At Sunrise, we are very much aware of how important teleworking is and the need for a separate professional space within your own residential complex.

Hence, we have created a modern work space exclusively available for all residents.





## Landscaping

Nature is very much present at Soul Marbella and only local plant species have been used in the design of your green spaces.

Integration with the environment is thus functional while at the same time attractive to look at.

In this same vein, we have carefully selected different scented plants to be included in the gardens, thus making a stroll through Soul Marbella a unique experience for your senses.



▶ DESIGN



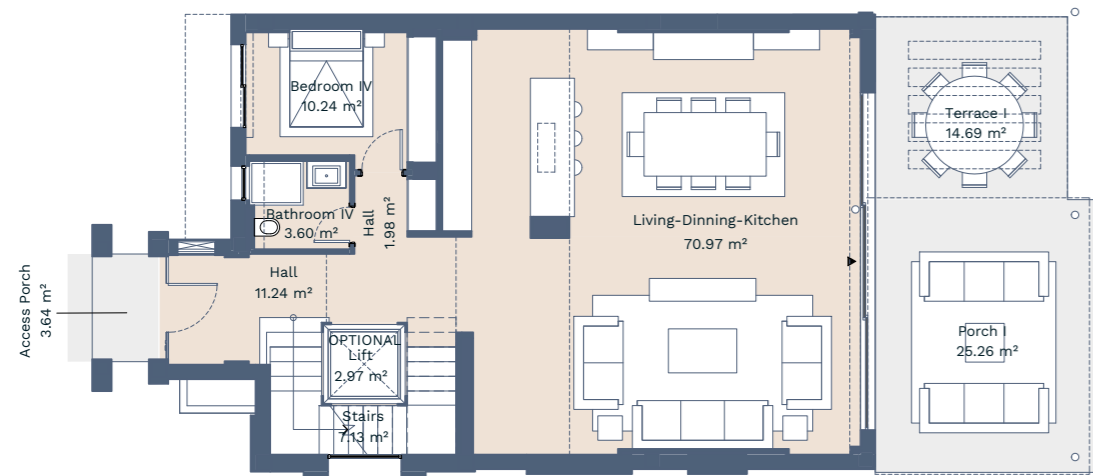
## Manuel Burgos Arquitectos

The Soul Marbella project seeks to fully integrate architecture with its natural setting, fostering the design of the estate as a single entity.

We have, at all times, taken modern concepts into account that combine contemporary forms whilst not losing the traditional Mediterranean line that precedes us. Modernity is incorporated in the way spaces are combined and how our projects are experienced, achieving harmony between functionality, energy performance and technology, which represent, in synthesis, the goals of the project.

All these concepts materialise in a set of unique buildings that share AEDAS Homes' architectural ideals and those of our team, all in a natural setting offered by the Costa del Sol.





### Living 18 Ground Floor

House: 4D+1\_T18

#### AREAS

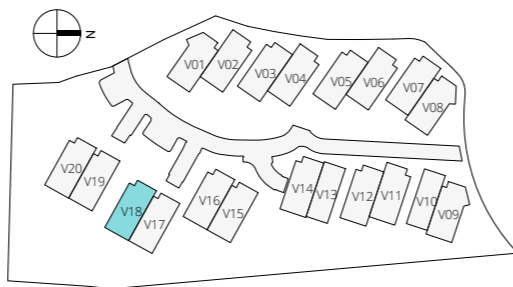
Interior Living Area	331 m <sup>2</sup>
Interior Built Area	396 m <sup>2</sup>
Exterior Built Area	79 m <sup>2</sup>
Built Area for Common Areas	476 m <sup>2</sup>
Landscape Area	234 m <sup>2</sup>

#### DECREE 218/2005

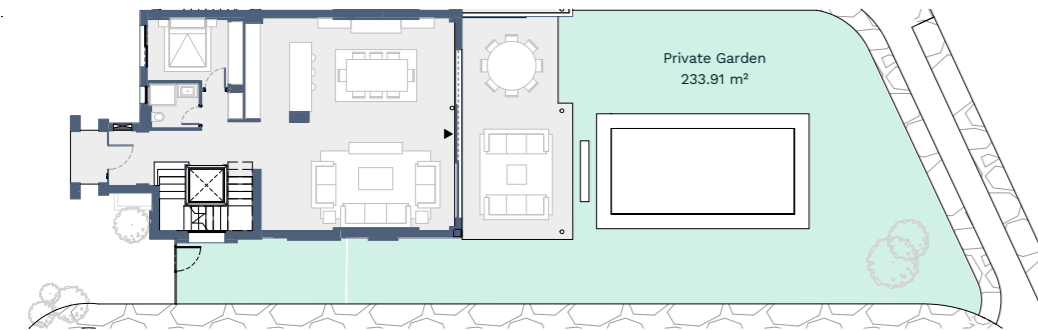
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#### LOCATION

Sector URP-RR-10 HOSPITAL, Parcela 2.6, Marbella, Málaga.



■ Garden  
■ Garden over concrete slope  
■ Garden - 30% Slope



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### Living 18 First Floor & Basement

House: 4D+1\_T18

#### AREAS

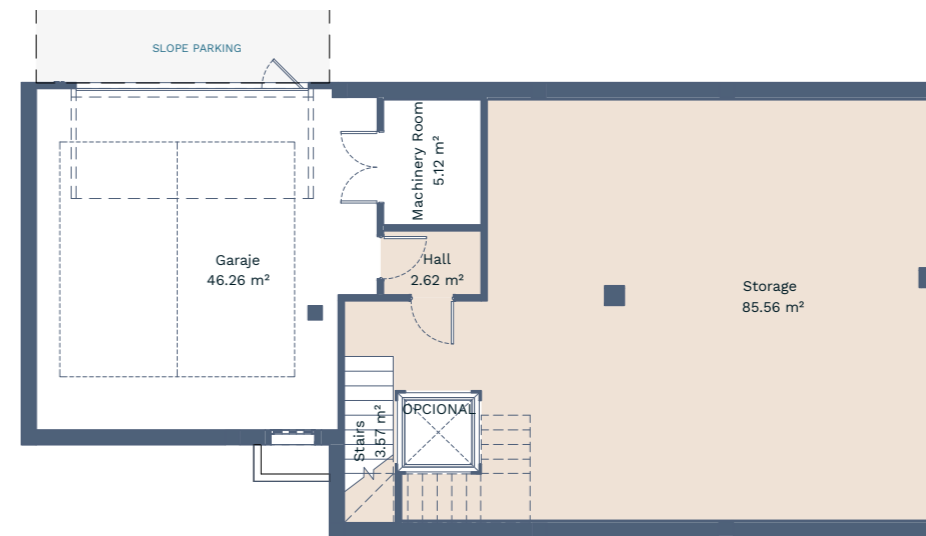
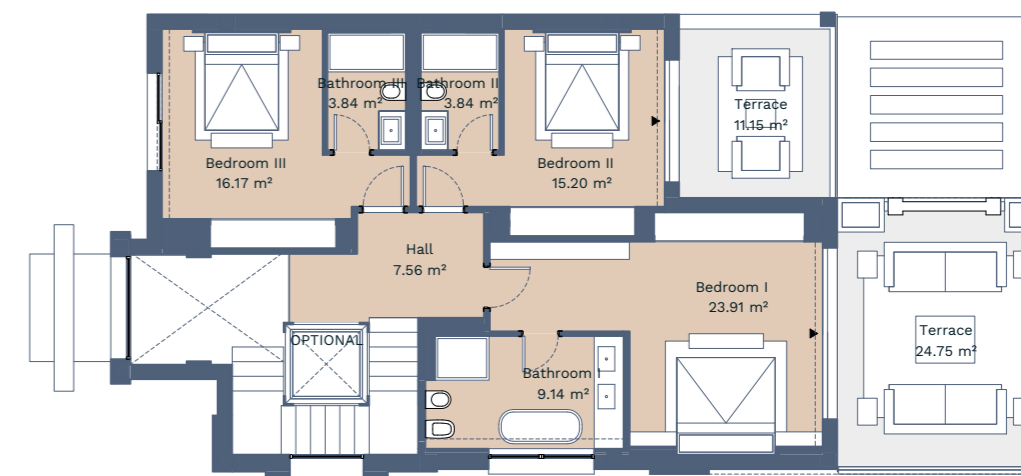
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▶ **GUARANTEE**



## AEDAS Homes

Our seal is synonymous with quality and trust and so we want you to join us in making your home a singular space tailored to your needs and tastes. We are a real estate developer listed on the stock market since October 2017, offering you the talent and experience of our great team of professionals.

We have numerous projects in different places in Spain, including several in Malaga province on the Costa del Sol, one of the best locations for experiencing wellness and quality of life first hand.

We have houses, apartments and exclusive dwellings available.

Which one is yours?



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AEDASHOMES

**CONTACT:**

+34 951 560 281

[soulmarbella@aedashomes.com](mailto:soulmarbella@aedashomes.com)

[soulmarbella.com](http://soulmarbella.com)

\* Design elements may be modified for technical reasons.



[soulmarbella.com](https://soulmarbella.com)

