

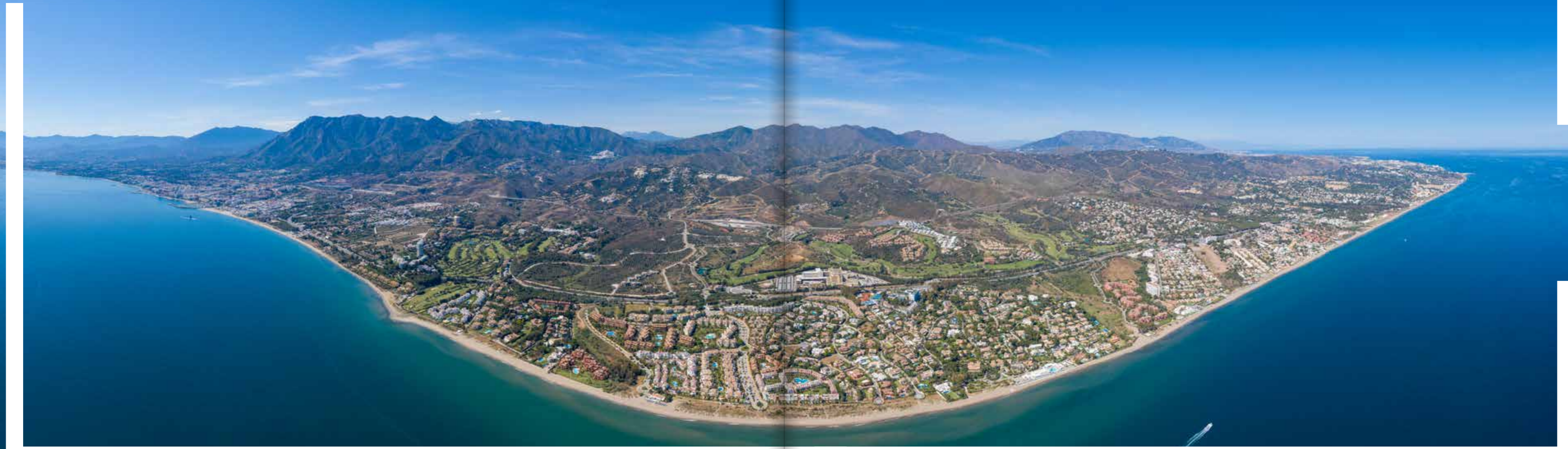
# SUNSHINE

**Soul Marbella**  
AEDASHOMES

**You won't find anything like this**

**XL-sized apartments in a unique location overlooking  
the golf course and with views of the sea**

# LOCATION





PUERTO BANÚS

MARBELLA

RÍO REAL GOLF

SANTA CLARA GOLF

LOS MONTEROS / LA CABANNE

CABOPINO

**SUNSHINE**

MARBELLA GOLF

## Distances

Marbella - 09 min.

Puerto Banús - 17 min.

Aeropuerto - 35 min.

Málaga - 47 min.

Estación central de tren - 52 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, Sunshine 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.

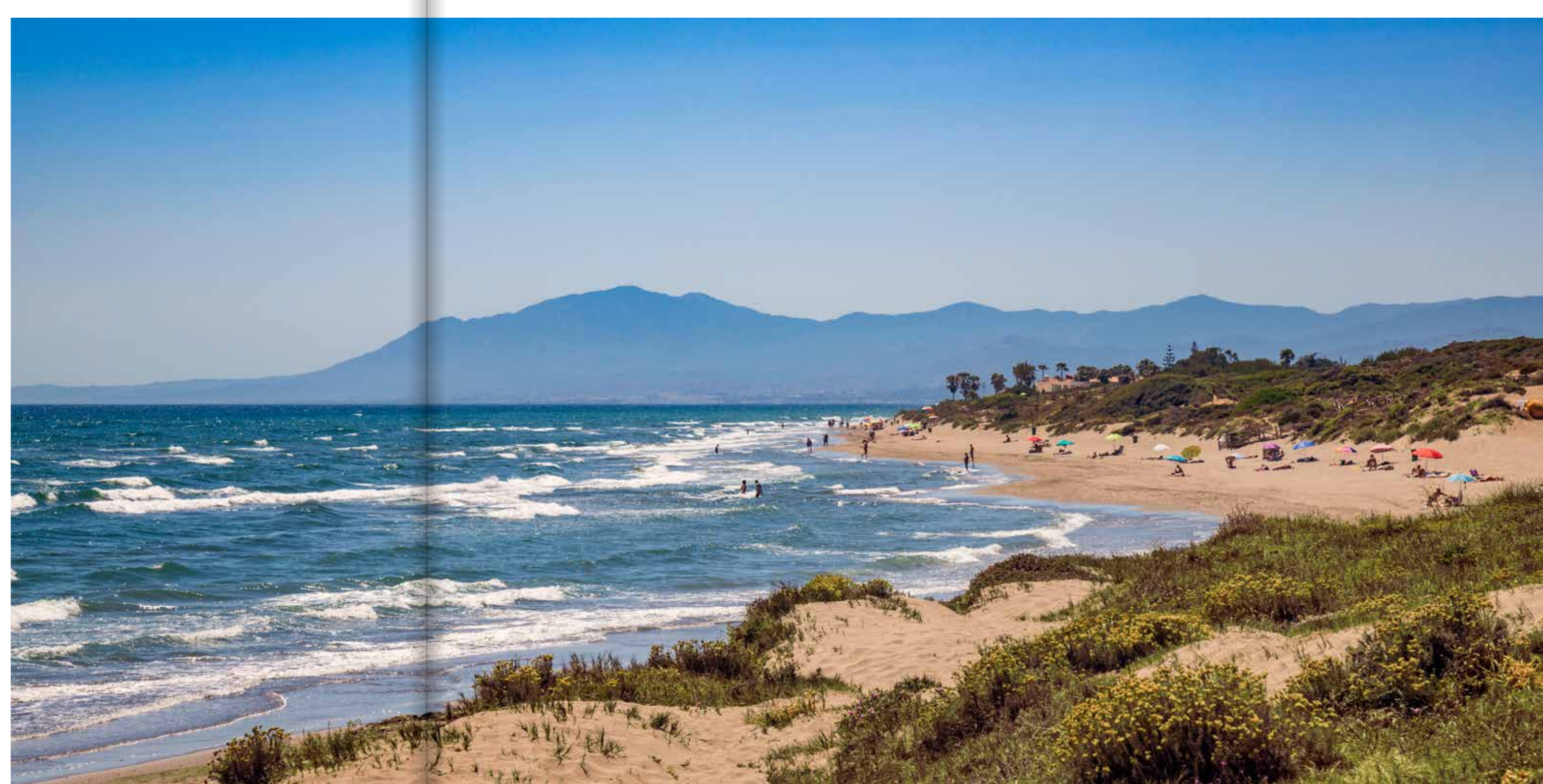


## East Marbella

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.

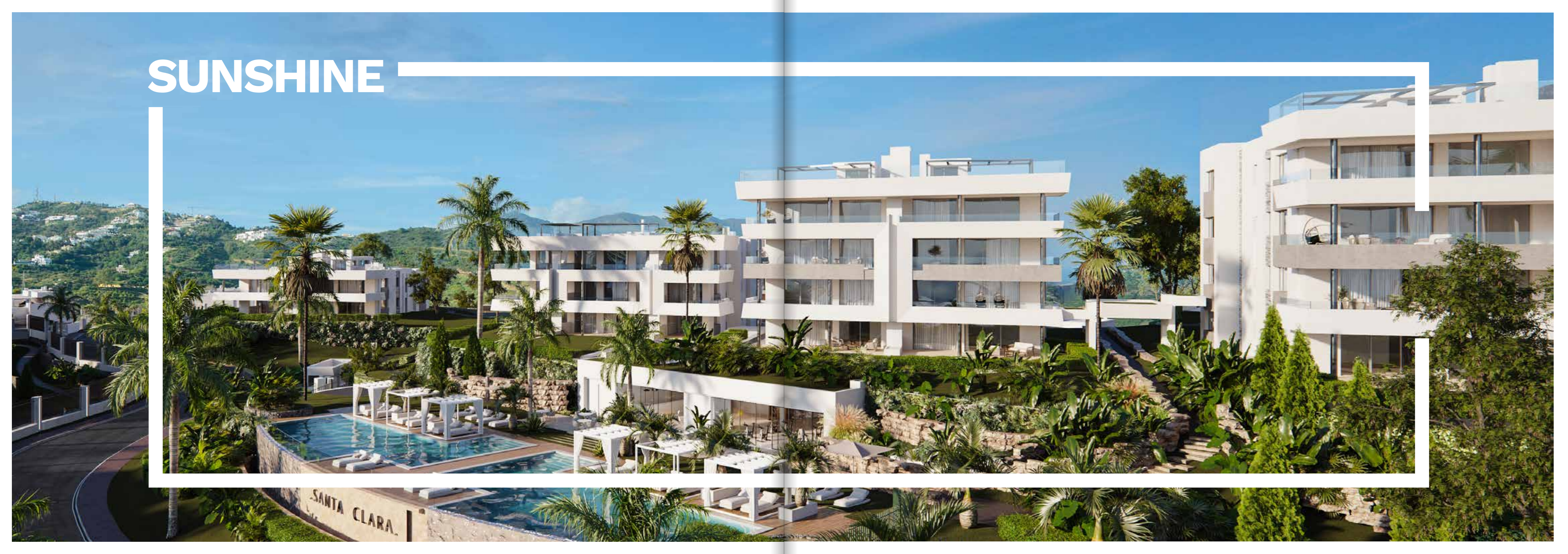
An excellent location to enjoy a relaxed, healthy lifestyle, with the best beaches just a short distance away.







# SUNSHINE



## Sunshine Features

2, 3 and 4 bedrooms

From 120 m<sup>2</sup> to 220 m<sup>2</sup> of usable footage

Merger option / Up to 440 m<sup>2</sup> of usable footage

Terrace in all the dwellings

Garden in all ground-floor dwellings (up 200 m<sup>2</sup>)

Duplex penthouses with turret tower, solarium and pool

Community garage per block

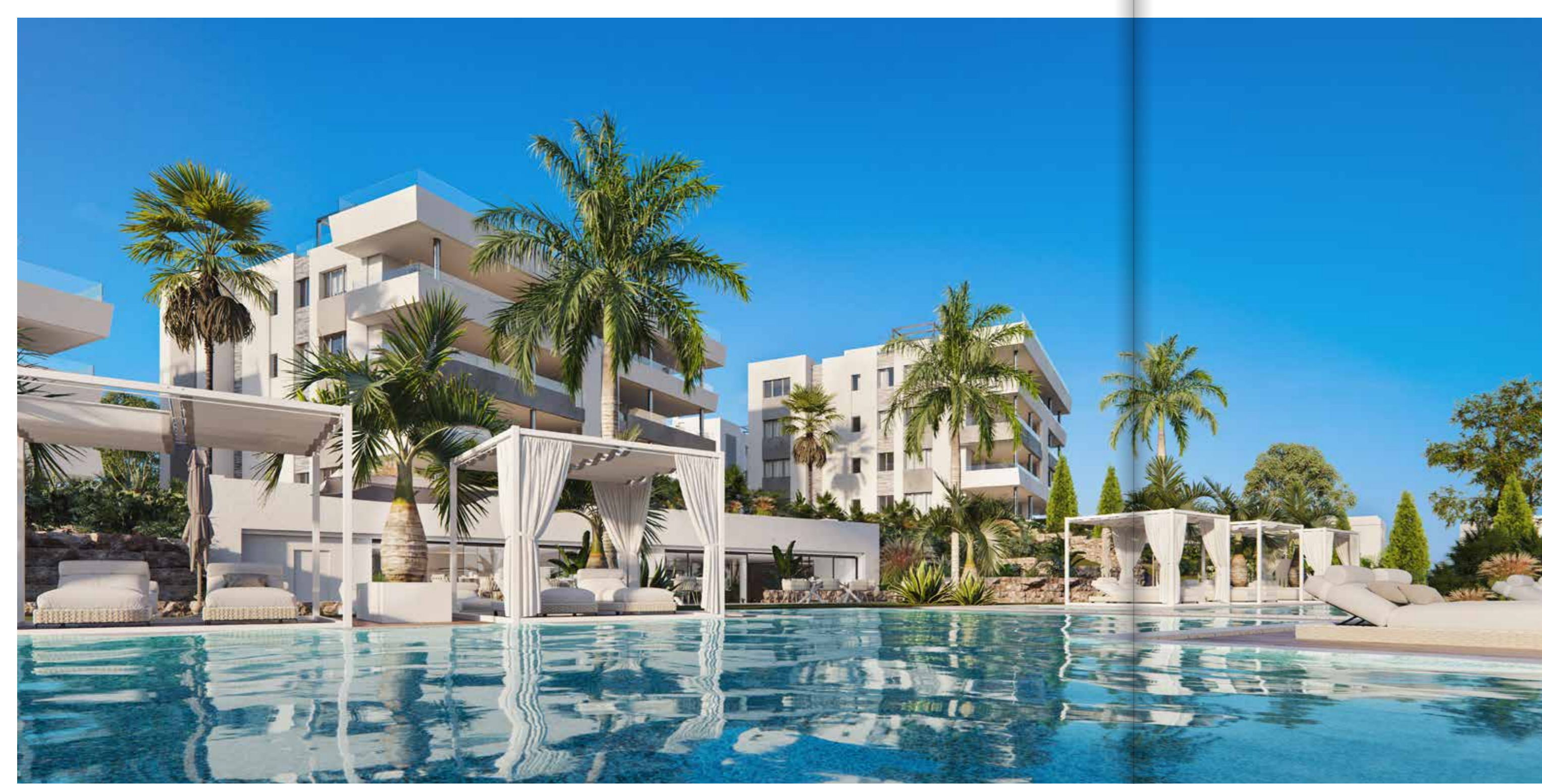
Boxroom storage

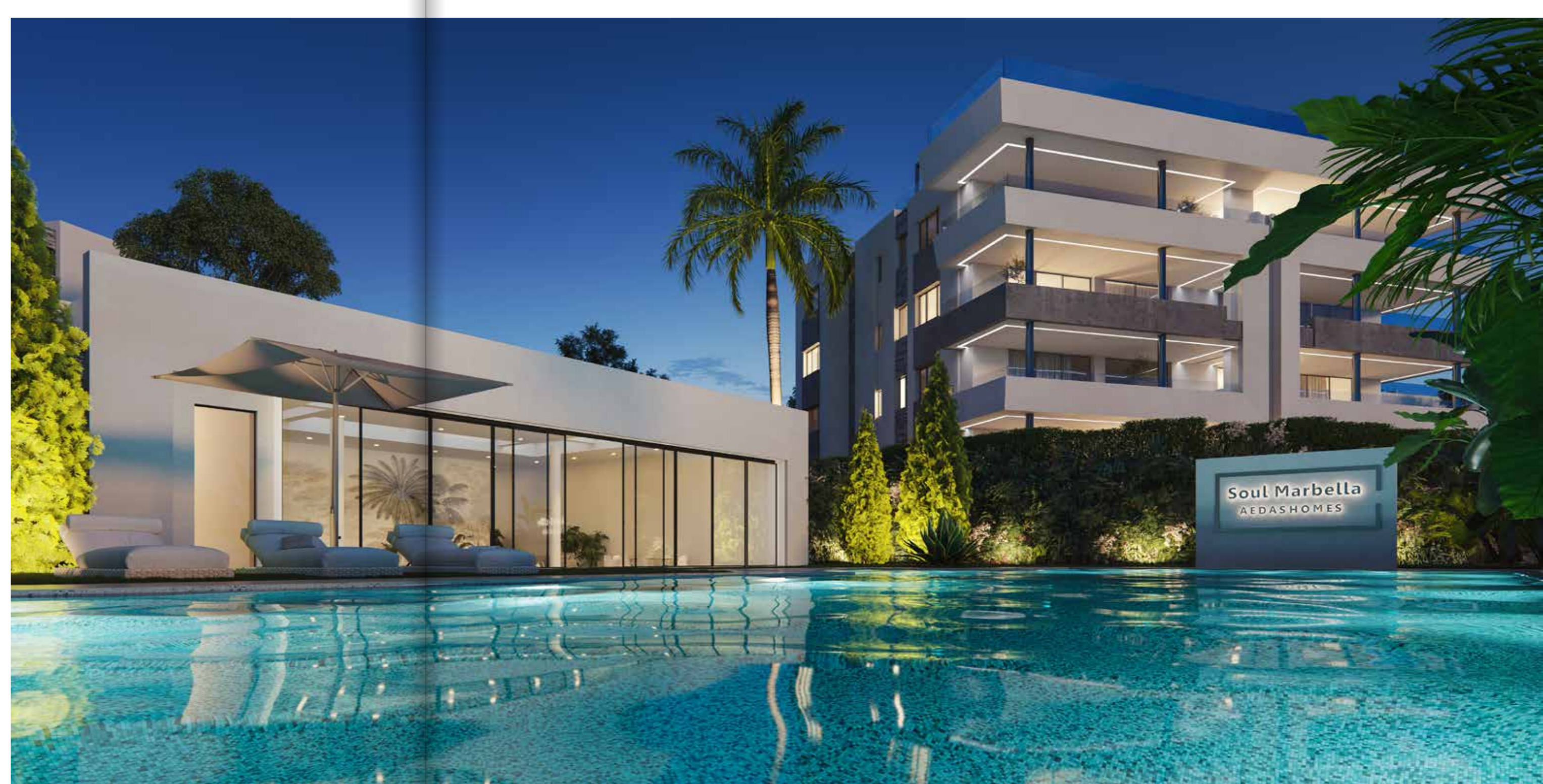
All the dwellings include 'Resort Life' services

Low density



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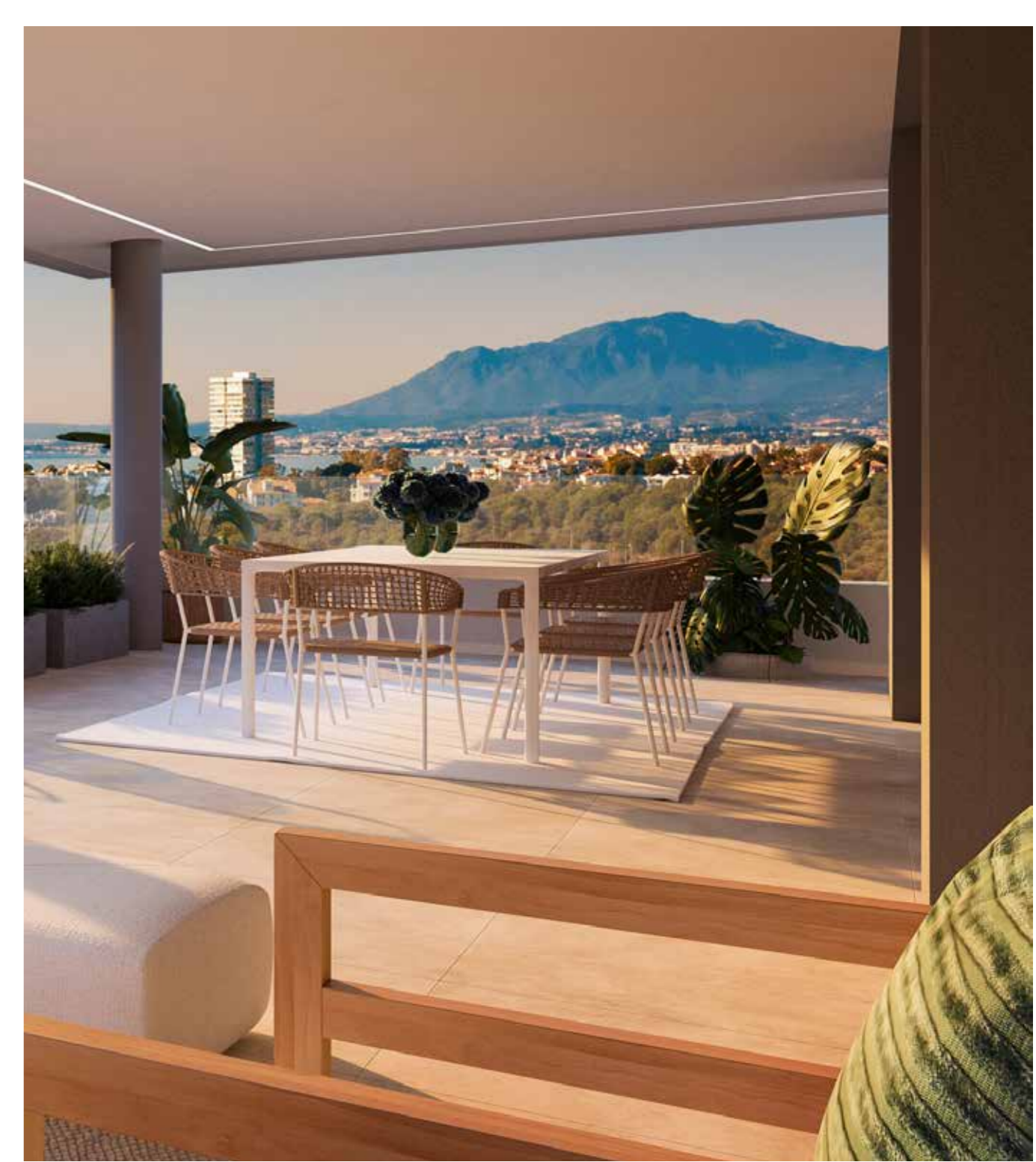






## **A home inside and out**

**Discover a design that uses light to blend  
the interior with the exterior of each dwelling**



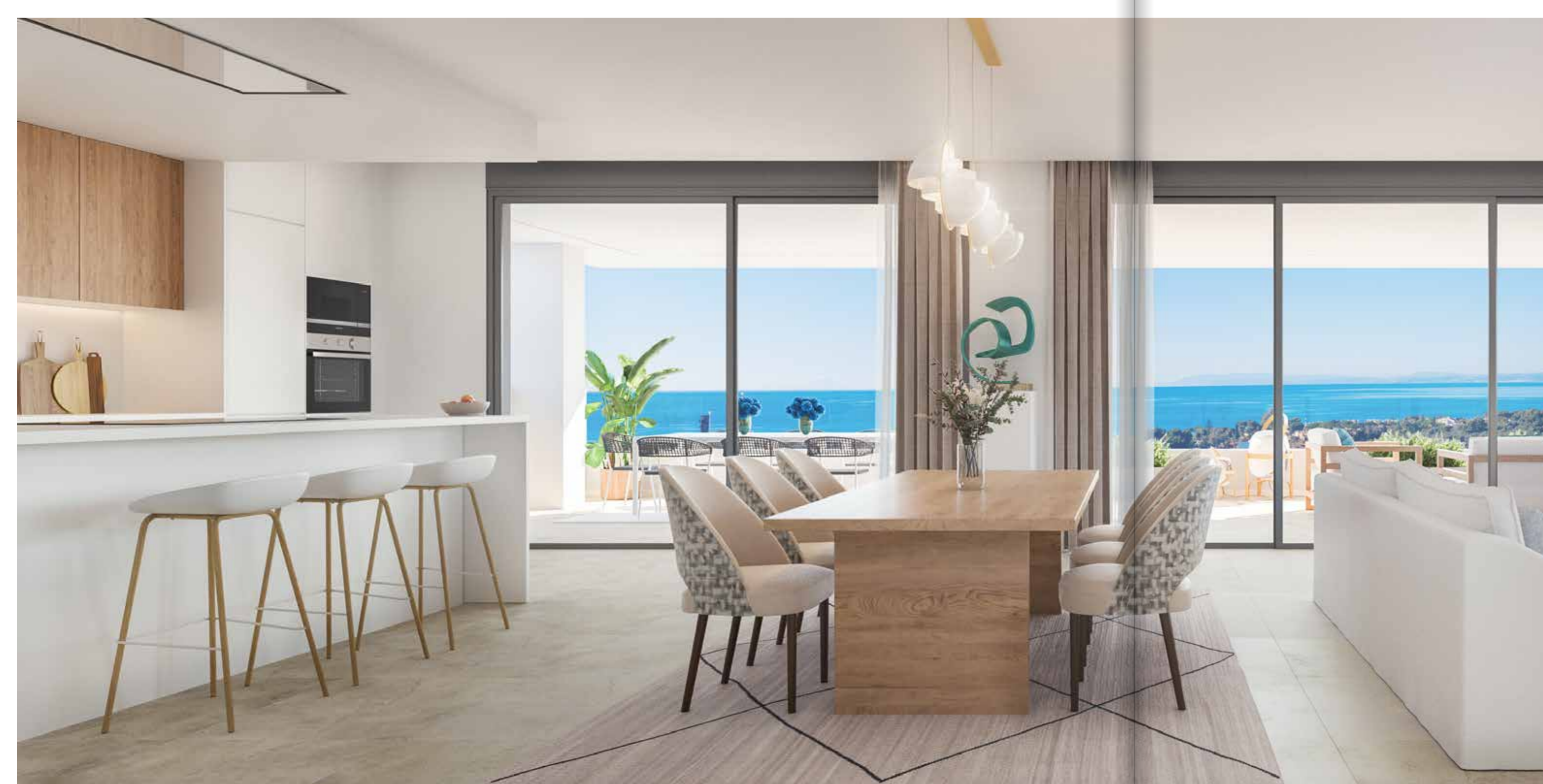
## A home tailored to your needs

At Sunshine, 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.

Sunshine, moreover, offers you some fantastic optional features to make your life easier, ranging from the installation of a complete solarium + pool package in penthouses, 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



# 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 / Coffee Shop**

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 / 4 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

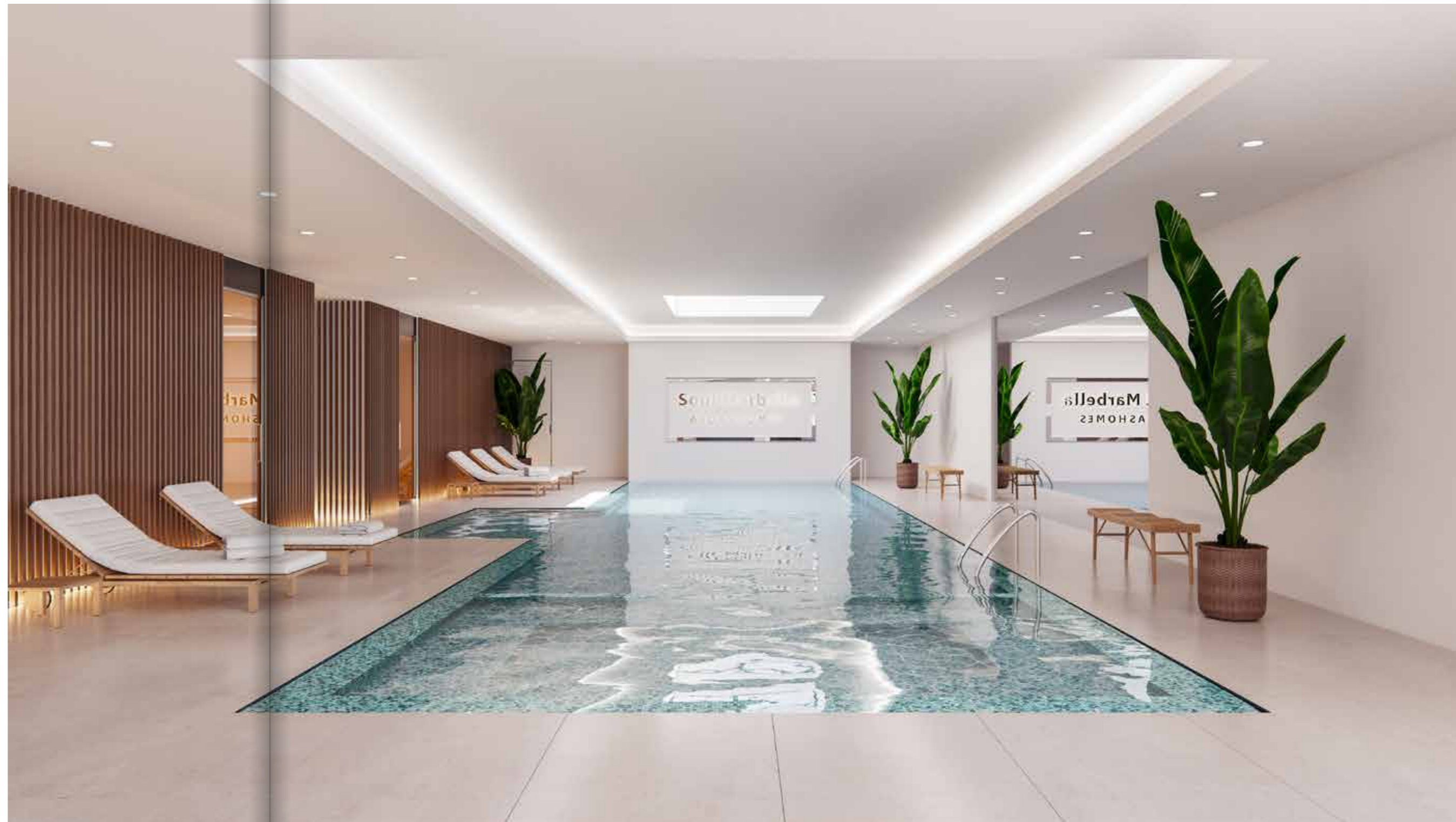
Take exercise and keep fit in Soul Marbella's modern, private, fully equipped gymnasium.

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.



## Coffee Shop

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 Sunshine, 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



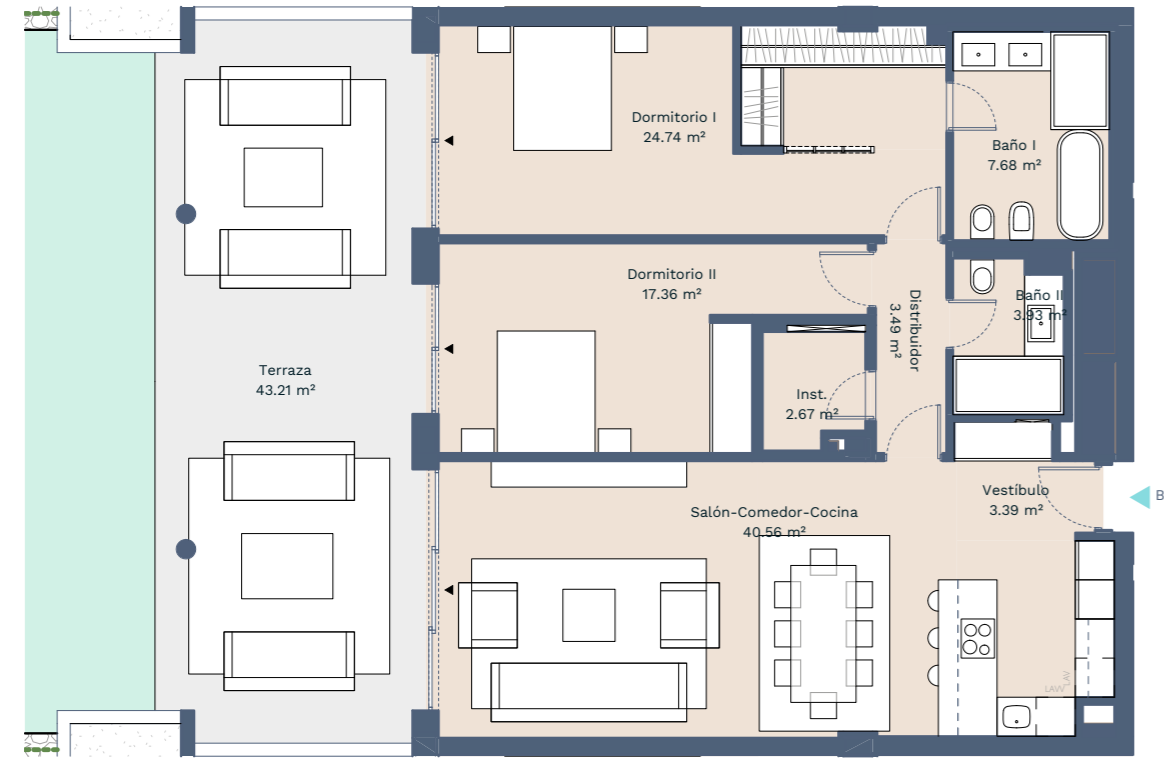
## Manuel Burgos Arquitectos

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

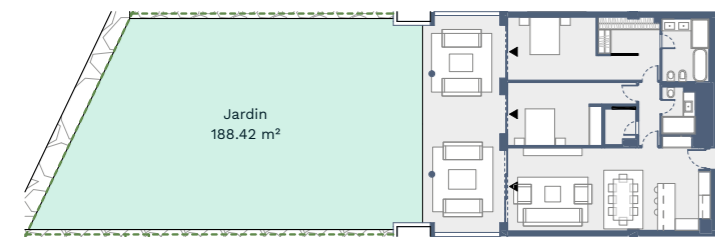
We have, at all times, taken modern concepts into account that combine contemporary forms whilst not losing the traditional Mediterranean line that precedes us. Modernity is incorporated in the way spaces are combined and how our projects are experienced, achieving harmony between functionality, energy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





Jardín sobre terreno natural
  Jardín sobre losa
  Jardín - 30% pendiente



### Bloque 04 viv. B PBaja

Vivienda: 2D\_T4

#### SUPERFICIES

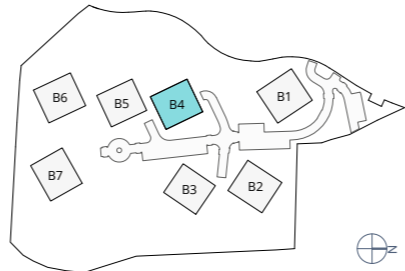
Superficie útil interior	104 m <sup>2</sup>
Superficie construida interior	122 m <sup>2</sup>
Superficie construida exterior	44 m <sup>2</sup>
Superficie construida ppZC	190 m <sup>2</sup>
Superficie ajardinada	188 m <sup>2</sup>

#### DECRETO 218/2005

Superficie útil	114 m <sup>2</sup>
Superficie construida	146 m <sup>2</sup>

#### LOCALIZACIÓN

Sector URP-RR-10 HOSPITAL, Parcela 2.7, Marbella, Málaga.



B



Documentación informativa sin carácter contractual y meramente ilustrativa sujeta a modificaciones necesarias por exigencias de orden técnico, jurídico o comercial de la dirección facultativa o autoridad competente. Las infografías de las fachadas, elementos comunes y restantes espacios orientativas y podrán ser objeto de verificación o modificación en los proyectos técnicos. El mobiliario de las infografías interiores no está incluido, los acabados, calidades, colores, equipamiento, aparatos sanitarios y muebles de cocina son una aproximación meramente representativa y el equipamiento de las viviendas será el indicado en la correspondiente memoria de calidades. La certificación energética se corresponde con la establecida en proyecto en trámite. Toda la información y entrega de documentación se llevará a cabo conforme a lo dispuesto en el Real Decreto 515/1989 y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

### Bloque 05 viv. B P Tercera

Vivienda: 3D\_T9

#### SUPERFICIES

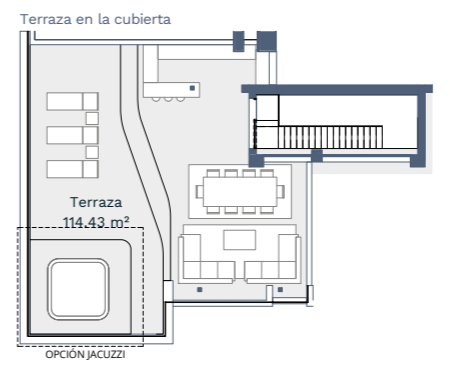
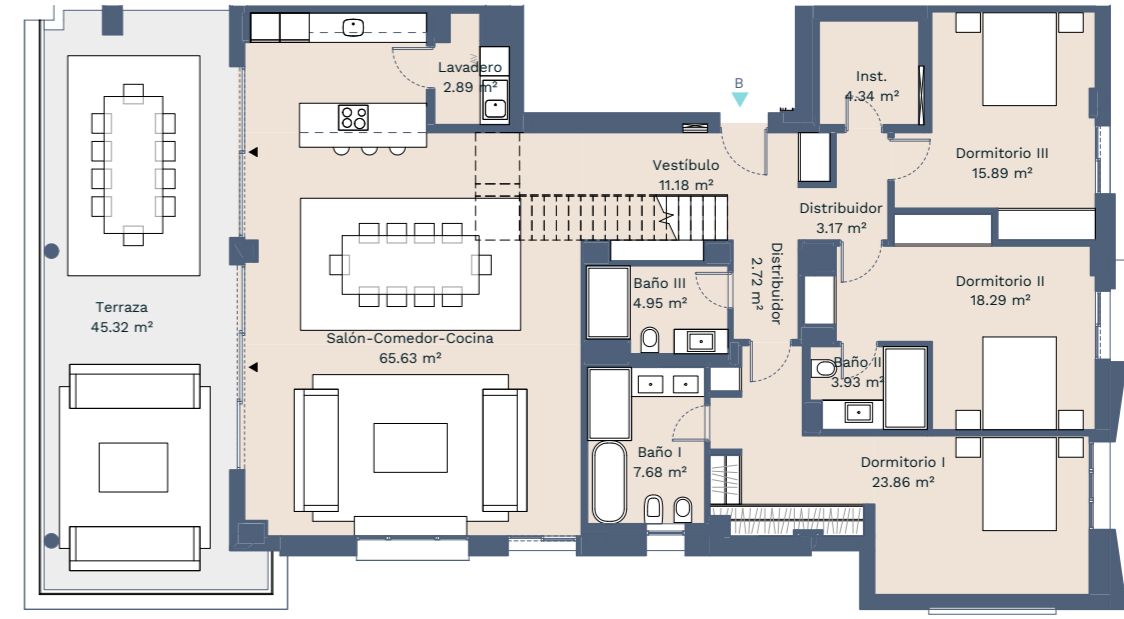
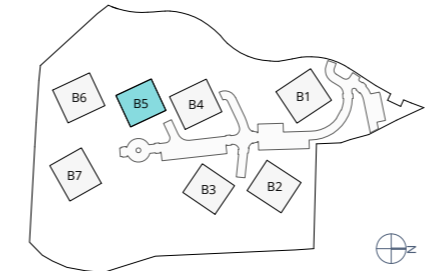
Superficie útil interior	172 m <sup>2</sup>
Superficie construida interior	209 m <sup>2</sup>
Superficie construida exterior	184 m <sup>2</sup>
Superficie construida ppZC	302 m <sup>2</sup>
Superficie ajardinada	

#### DECRETO 218/2005

Superficie útil	189 m <sup>2</sup>
Superficie construida	249 m <sup>2</sup>

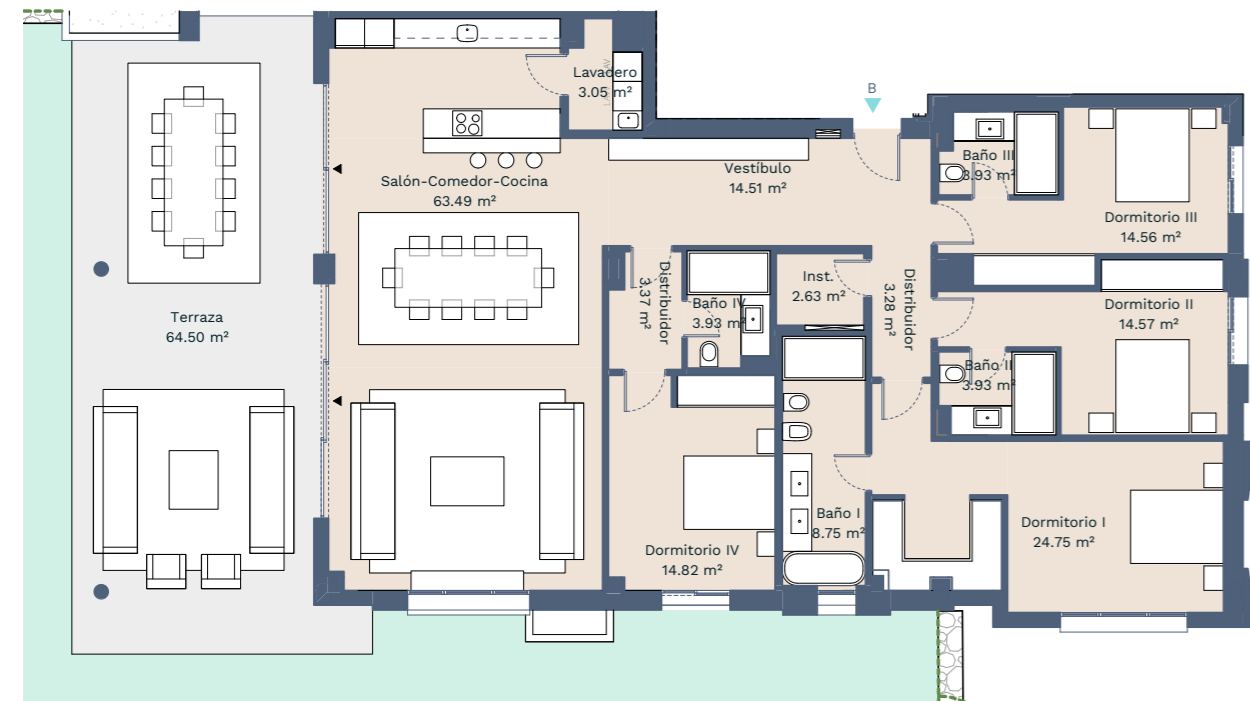
#### LOCALIZACIÓN

Sector URP-RR-10 HOSPITAL, Parcela 2.7, Marbella, Málaga.



B

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## Bloque 01 viv. B PBaja

Vivienda: 4D\_T2

### SUPERFICIES

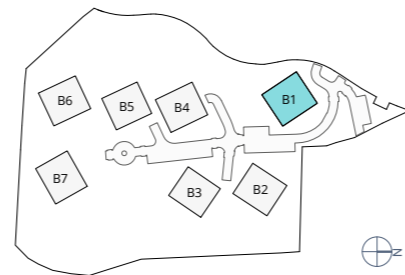
Superficie útil interior	180 m <sup>2</sup>
Superficie construida interior	210 m <sup>2</sup>
Superficie construida exterior	65 m <sup>2</sup>
Superficie construida ppZC	317 m <sup>2</sup>
Superficie ajardinada	182 m <sup>2</sup>

### DECRETO 218/2005

Superficie útil	212 m <sup>2</sup>
Superficie construida	252 m <sup>2</sup>

### LOCALIZACIÓN

Sector URP-RR-10 HOSPITAL, Parcela 2.7, Marbella, Málaga.



ESCALA GRÁFICA

0.5 1 2 3m



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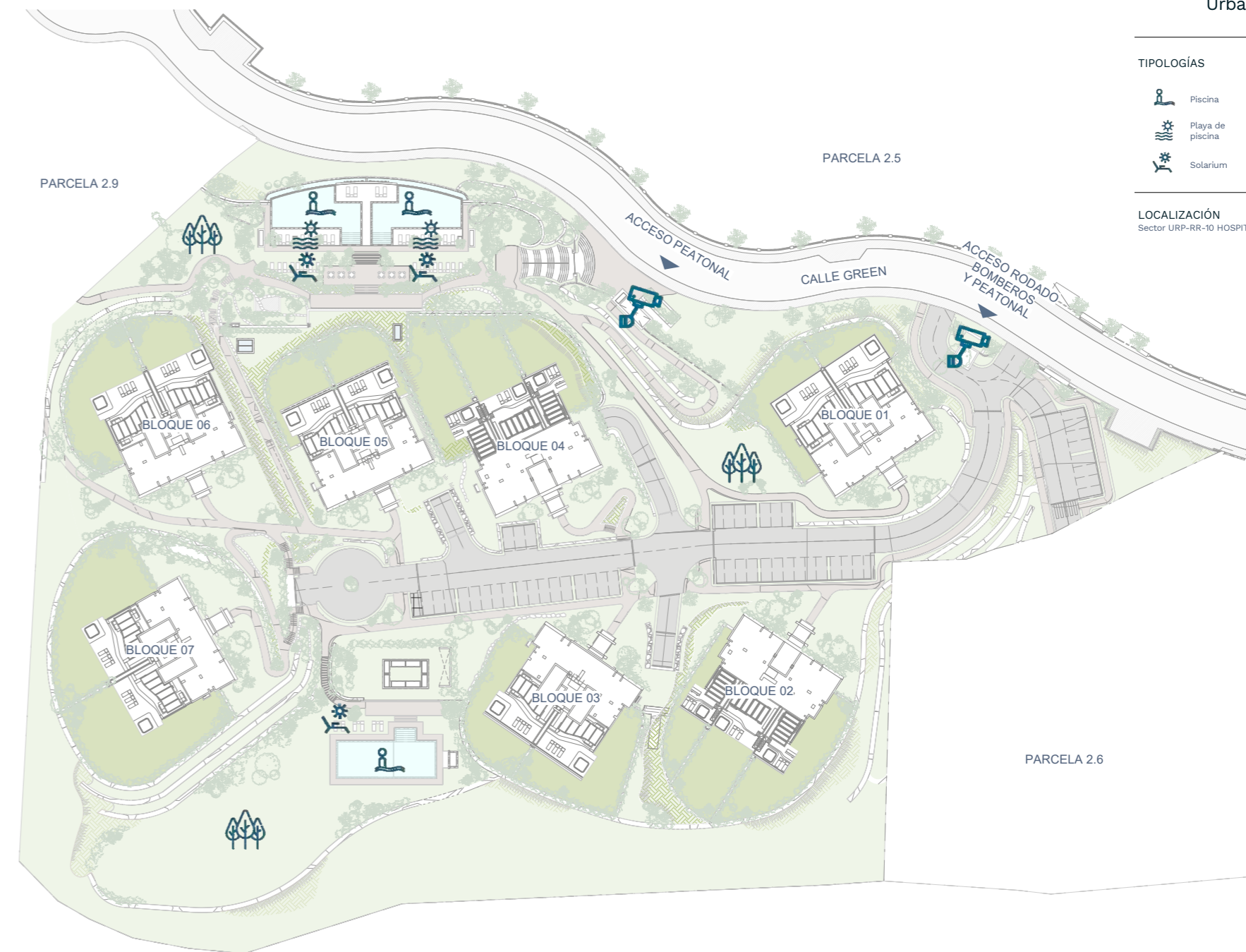
## Urbanización

### TIPOLOGÍAS



### LOCALIZACIÓN

Sector URP-RR-10 HOSPITAL, Parcela 2.7, Marbella, Málaga.



CAMPO DE GOLF

# GUARANTEE



AEDAS  
HOMES

BME

LOGISTA	20.165	-0.04	LIMOTIS	19.960	-1.11
REINOR H	17.565	-0.1	RIGUEL C	29.950	-1.11
HM HOTEL	5.300	0.7	OML	4.766	-1.11
PHARMA	3.070	0.2	PARGUEE	13.240	-1.11
PROSEGUR	6.450	1.0	GURBITI	1.370	-1.11
SPICE	2.164			1.050	-1.11

BME

IBEX SMALL CAP			TALAN TELEPIZZ		
AMPER	0.190	2.2	TUBACEK	960	-1.11
AXIRRE	16.430	-0.4	TUBOS R	940	-1.11
RZKOYEN	8.223	3.7	VOCENTD	490	-1.11
BBVA DE	114.000	2.0			-1.11

BME X

25

AEDAS  
HOMES

## 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?



# SUNSHINE

**Soul Marbella**  
AEDASHOMES

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\* Design elements may be modified for technical reasons.



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

