



# Marbella Club Hills

• BENAHAVIS •

**PHASE II**



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# Marbella Club Hills

The project of Marbella Club Hills is located in the prestigious enclave between the renowned Marbella Club Golf Resort and the iconic Anantara Villa Padierna Palace.

Set on expansive grounds of 158,000 sqm, the project uses just 6% of the land for construction, thus preserving the natural landscape. This allows residents to enjoy an unspoiled environment and offers magnificent views of the mountains, golf course, the Mediterranean Sea, Gibraltar and the Atlas Mountains in Morocco.

Designed by the renowned firm of Villarroel-Torrico, the project blends modern design and Andalusian charm, incorporating classic elements that harmoniously adapt to the surrounding enclave and natural landscape.

Located a 15-minute drive from Puerto Banús and 20 minutes from the heart of Marbella, this gated community offers a quiet lifestyle focused on enjoying nature, privacy and outdoor sports.

The project comprises 110 apartments and 10 villas, thoughtfully distributed across 4 distinct phases.



## Location

Benahavis stands as one of the most affluent municipalities in Europe. Renowned for its opulence and exclusivity, it has earned its reputation as a haven for luxury living. With its picturesque setting, world-class amenities, and an abundance of upscale properties, it attracts those who seek refinement and elegance.

At Marbella Club Hills, the philosophy is centred around creating a harmonious blend of nature and refined countryside living. The project is meticulously designed to provide residents with a sanctuary – a place of rejuvenation and joy – where they can immerse themselves in the beauty of the natural surroundings.

### Security

- Gated community
- 24/7 security by Marbella Club Golf Resort
- Monday-Friday 9am-3pm concierge service

### Amenities / Wellness

- Two Clubhouses
- Marbella Club Golf Course membership
- Marbella Club Equestrian Centre access





## Amenities

Within the project, you will find 2 Clubhouses. The “North Club,” built with Phase I, features an outdoor heated swimming pool, a fully equipped gym, a spa, indoor and outdoor function areas.

The “South Club,” to be constructed together with Phase II, will have an indoor swimming pool, a fully equipped gym, a social/co-working area, and an array of outdoor sports facilities, including 2 tennis and 2 paddle tennis courts.

### North Clubhouse

- Outdoor heated swimming pool
- Gym
- Lounge area
- Spa
- Outdoor function area

### South Clubhouse

- Indoor swimming pool
- Gym
- 2 private tennis courts
- 2 paddle tennis courts
- Outdoor co-working area
- Kids' playground







## Marbella Club Golf Course

Homeowners will have membership privileges at the esteemed Marbella Club Golf community, granting owners the opportunity to play on its 18-hole course (subject to payment of annual fees per player).

Meticulously crafted and impeccably maintained, this course also treats you to breathtaking panoramic views.





## Marbella Club Clubhouse

The experience extends beyond the course, as the MC Clubhouse serves as an extension of the renowned Marbella Club Hotel, offering a sanctuary of sophistication and warmth.

Homeowners can enjoy the ambience of its elegant surroundings and indulge in exceptional cuisine and the impeccable service synonymous with Marbella Club.





## Marbella Club Equestrian Centre

Embark on an unforgettable equestrian adventure at the Marbella Club Equestrian Centre, where passion and excellence unite seamlessly. Discover picturesque trails and immerse yourself in the captivating beauty of the surrounding countryside. Whether you are a novice or a seasoned rider, their devoted team is there to provide guidance and support .



## Phase II

Phase II offers 30 exquisite 2, 3, and 4-bedroom apartments, spread across 6 blocks (5 apartments per block).

The construction is scheduled to start in Q4 of 2023.

All penthouses, first-floors, and ground-floor apartments come with spectacular terraces or gardens that capture far-reaching views, and provide the ultimate outdoor space for lounging and entertaining. Glass windows bathe interiors with abundant natural lights.

The residences are in close proximity to the Clubhouse, spa, outdoor heated swimming pool, lounge and outdoor function areas. Its overall design reflects the protected architectural style of this highly sought-after neighbourhood.

### 30 exquisite apartments (2, 3 and 4 bedrooms)

- 6 penthouses
- 12 first-floors
- 12 ground-floor duplex apartments





## Apartments SITE PLAN PHASE II



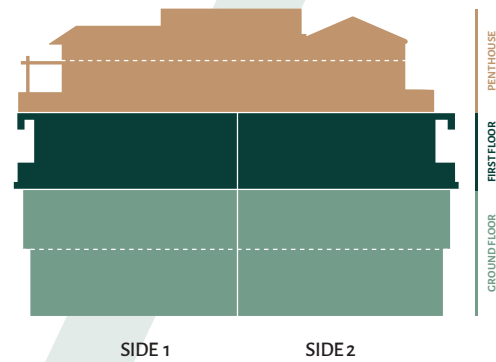
Penthouses boast spectacular rooftop terraces that offer breathtaking views and create an ideal space for outdoor relaxation and entertaining entertainment.

First-floor apartments provide easy access to terraces and backyards that bathe the interiors with natural light, enhancing the overall sense of spaciousness.

Ground-floor residences provide a serene oasis where residents can unwind, host gatherings, or simply enjoy the beautiful surroundings and gardens.



## Block structure



Each block consists of 2 sides: Side 1 and Side 2, and a penthouse.

### Apartment Types

**Penthouses:** Spread across two levels with a solarium.

**First-Floor Apartments:** Occupy one level, with a terrace and backyard.

**Duplex Ground-Floor Apartments:** Span two levels, with a garden.





1

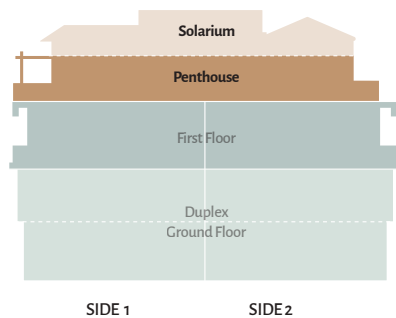
# PENTHOUSE

## 3 BEDROOMS



### CONSTRUCTED AREA

|                |                    |
|----------------|--------------------|
| Apartment area | 142 sqm            |
| Terrace        | 130 sqm to 144 sqm |
| Solarium       | 70 sqm to 74 sqm   |

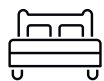


3 bedrooms

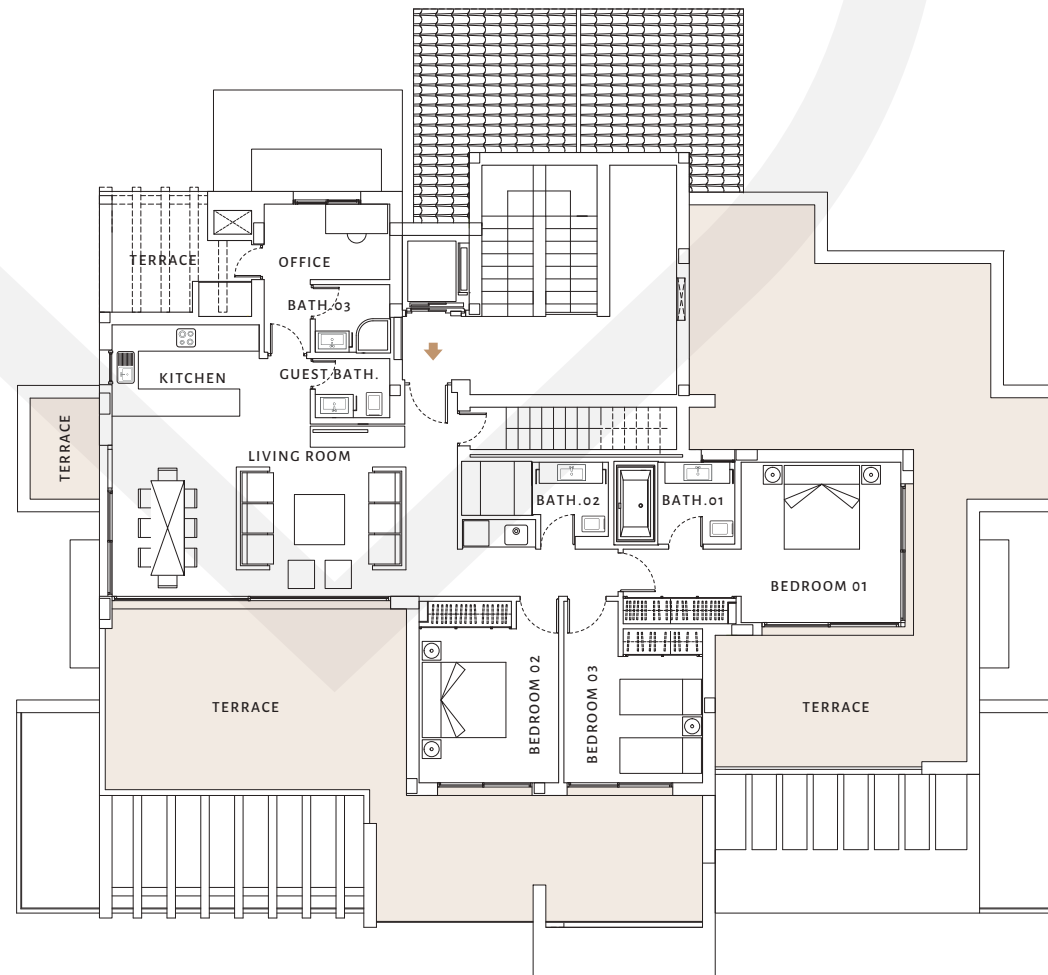
4 bathrooms

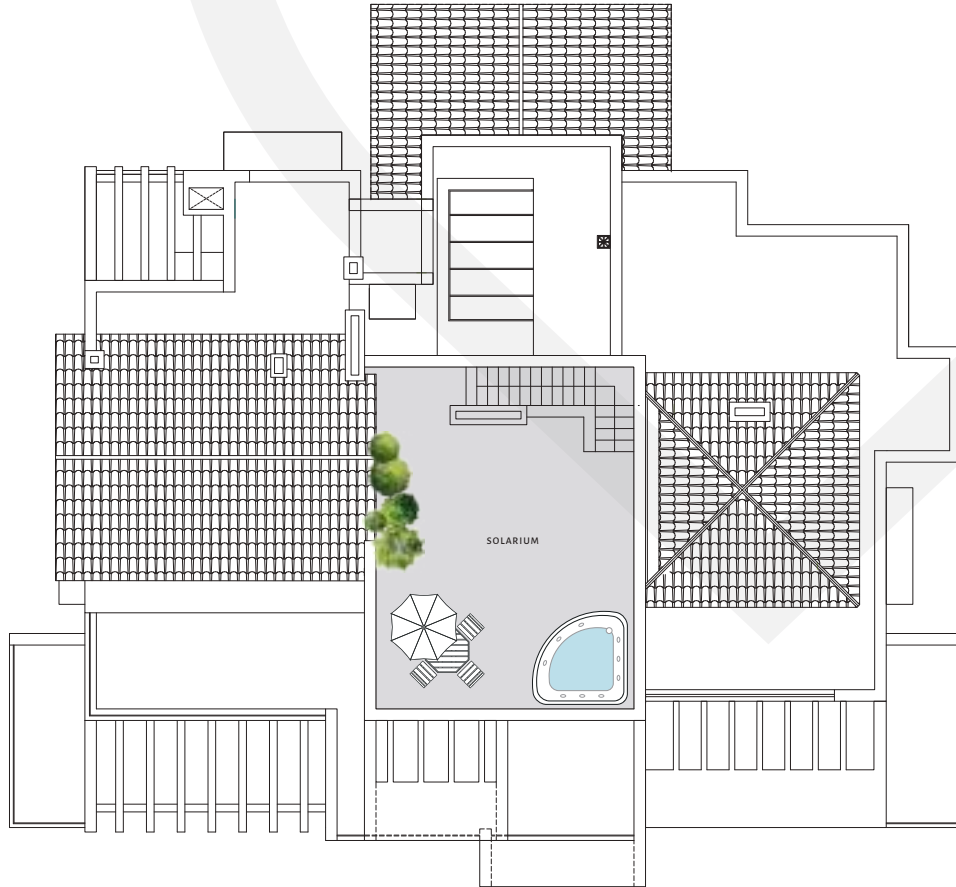
2 parking

1 storage



EXTRAS: Pre-installation for a plunge pool and electrical outdoor kitchen.





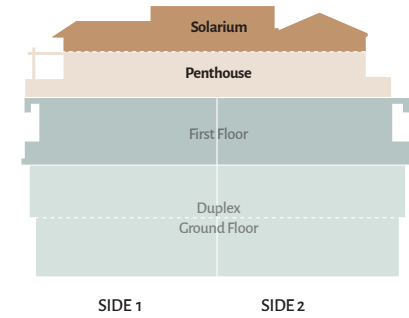
1

## PENTHOUSE (SOLARIUM) 3 BEDROOMS



### CONSTRUCTED AREA

|                |                    |
|----------------|--------------------|
| Apartment area | 142 sqm            |
| Terrace        | 130 sqm to 144 sqm |
| Solarium       | 70 sqm to 74 sqm   |



3 bedrooms



4 bathrooms



2 parking



1 storage



EXTRAS: Pre-installation for a plunge pool and electrical outdoor kitchen.



2

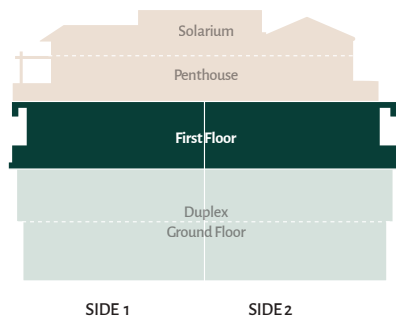
# FIRST FLOOR APARTMENT

## 2 BEDROOMS

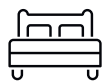


### CONSTRUCTED AREA

Apartment area 109 sqm  
Terrace 63 sqm to 85 sqm  
Garden 115 sqm to 205 sqm



2 bedrooms



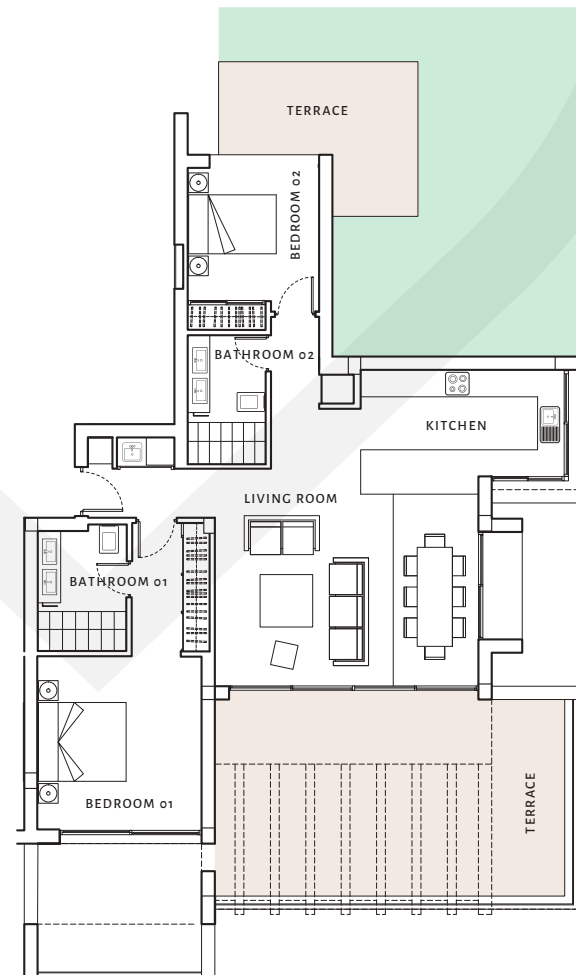
2 bathrooms



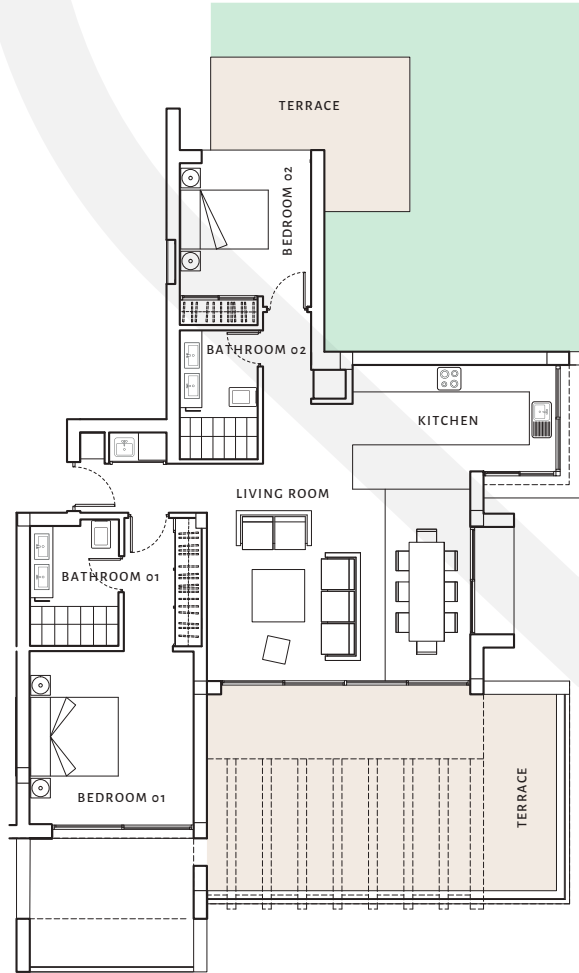
2 parking



1 storage







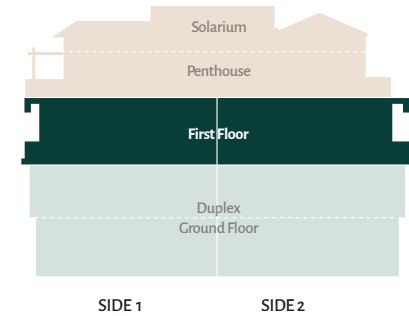
3

## FIRST FLOOR APARTMENT 3 BEDROOMS



### CONSTRUCTED AREA

|                |                   |
|----------------|-------------------|
| Apartment area | 122 sqm           |
| Terrace        | 71 sqm to 84 sqm  |
| Garden         | 55 sqm to 175 sqm |



3 bedrooms



2 bathrooms



2 parking



1 storage



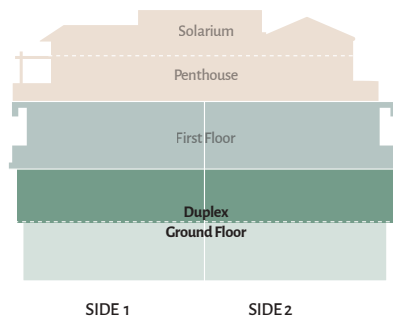
4

# GROUND FLOOR DUPLEX (UPPER LEVEL) 3 BEDROOMS



## CONSTRUCTED AREA

|                |         |
|----------------|---------|
| Apartment area | 167 sqm |
| Extra area     | 37 sqm  |
| Terrace        | 45 sqm  |
| Garden         | 165 sqm |



3 bedrooms



4 bathrooms

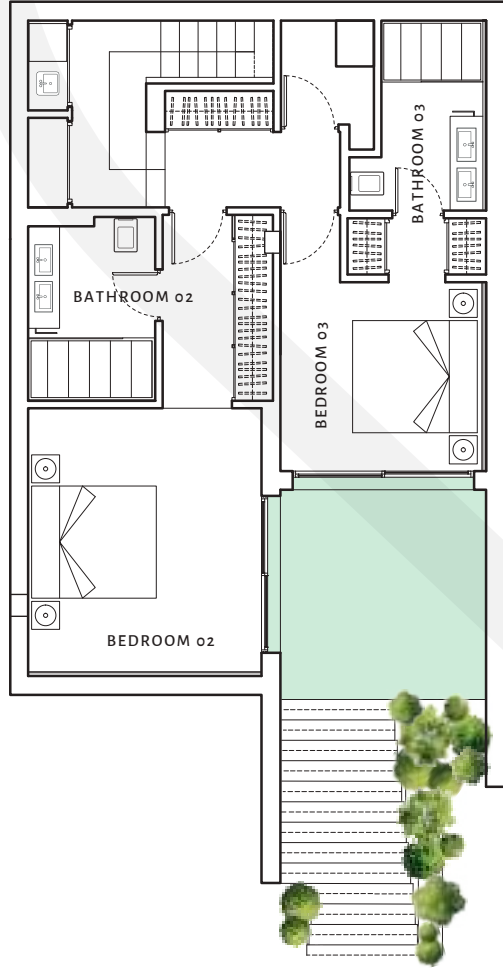


2 parking



1 storage





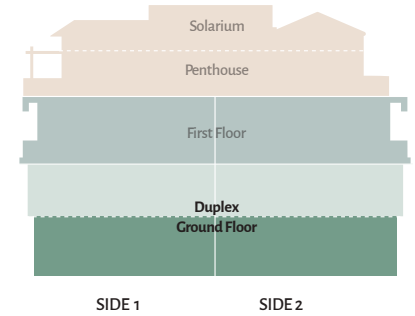
4

## GROUND FLOOR DUPLEX (LOWER LEVEL) 3 BEDROOMS



### CONSTRUCTED AREA

|                |         |
|----------------|---------|
| Apartment area | 167 sqm |
| Extra area     | 37 sqm  |
| Terrace        | 45 sqm  |
| Garden         | 165 sqm |



3 bedrooms



4 bathrooms



2 parking



1 storage



5

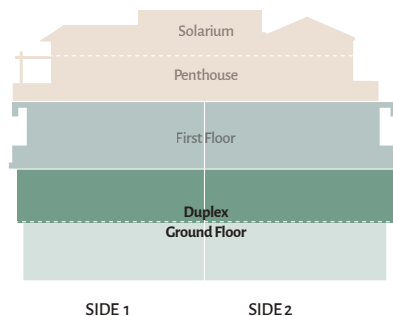
# GROUND FLOOR DUPLEX (UPPER LEVEL)

4 BEDROOMS



## CONSTRUCTED AREA

|                |                    |
|----------------|--------------------|
| Apartment area | 167 sqm            |
| Extra area     | 52 sqm to 86 sqm   |
| Terrace        | 45 sqm to 263 sqm  |
| Garden         | 155 sqm to 345 sqm |



4 bedrooms



4 bathrooms

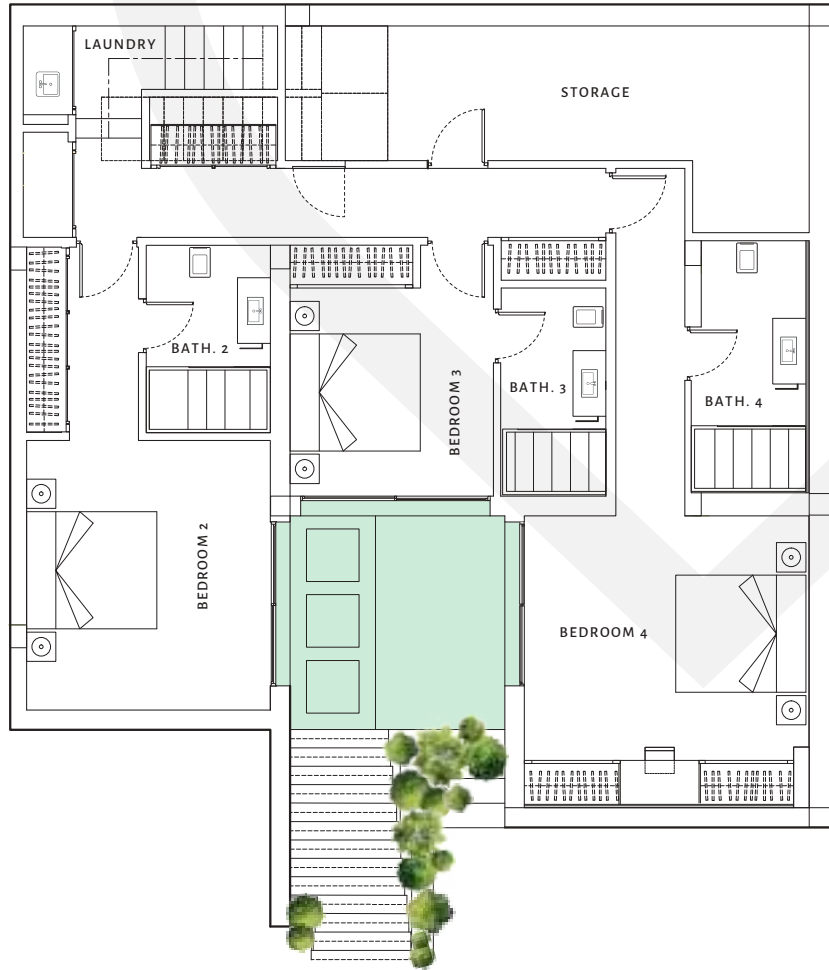


2 parking



1 storage





5

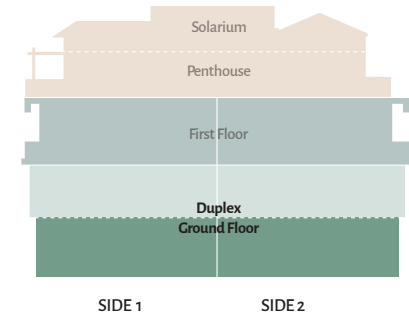
## GROUND FLOOR DUPLEX (LOWER LEVEL)

4 BEDROOMS



### CONSTRUCTED AREA

|                |                    |
|----------------|--------------------|
| Apartment area | 167 sqm            |
| Extra area     | 52 sqm to 86 sqm   |
| Terrace        | 45 sqm to 263 sqm  |
| Garden         | 155 sqm to 345 sqm |



4 bedrooms



4 bathrooms



2 parking



1 storage





## PAYMENT SCHEDULE

- €50,000 reservation
- 30% upon signature of the purchase contract
- 30% upon completion of the building structure
- 40% upon delivery