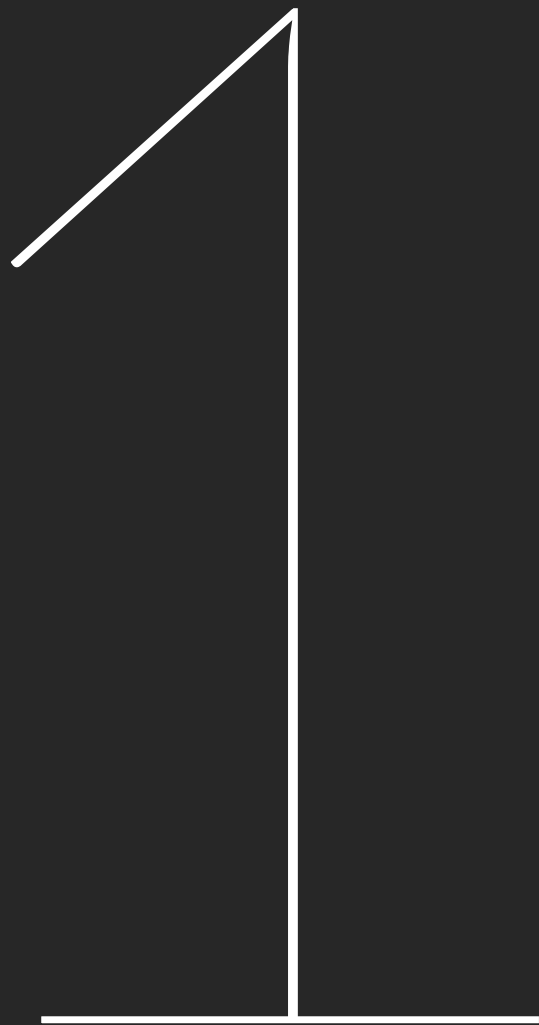


GESTILAR



A residential development
with spectacular architecture in an exclusive location. A development
with the best services for you and your family in a unique landscape
setting. A space where you can enjoy all the attractions of Marbella in
maximum comfort.



MARBELLA,
THE MOST EXCLUSIVE PLACE
ON THE SPANISH PENINSULA



AN EXTRAORDINARY LOCATION

Located in the district of Nueva Andalucía, Isla Bela is in an ideal setting, very close to the emblematic marina of Puerto Banús, and surrounded by exclusive services such as restaurants, the Marbella Paddle Tennis Club and various golf clubs: Guadalmina, Los Naranjos, Aloha, Las Brisas and Río Real. An unrivalled environment in which to enjoy a relaxed lifestyle, with everything you could possibly want within reach.











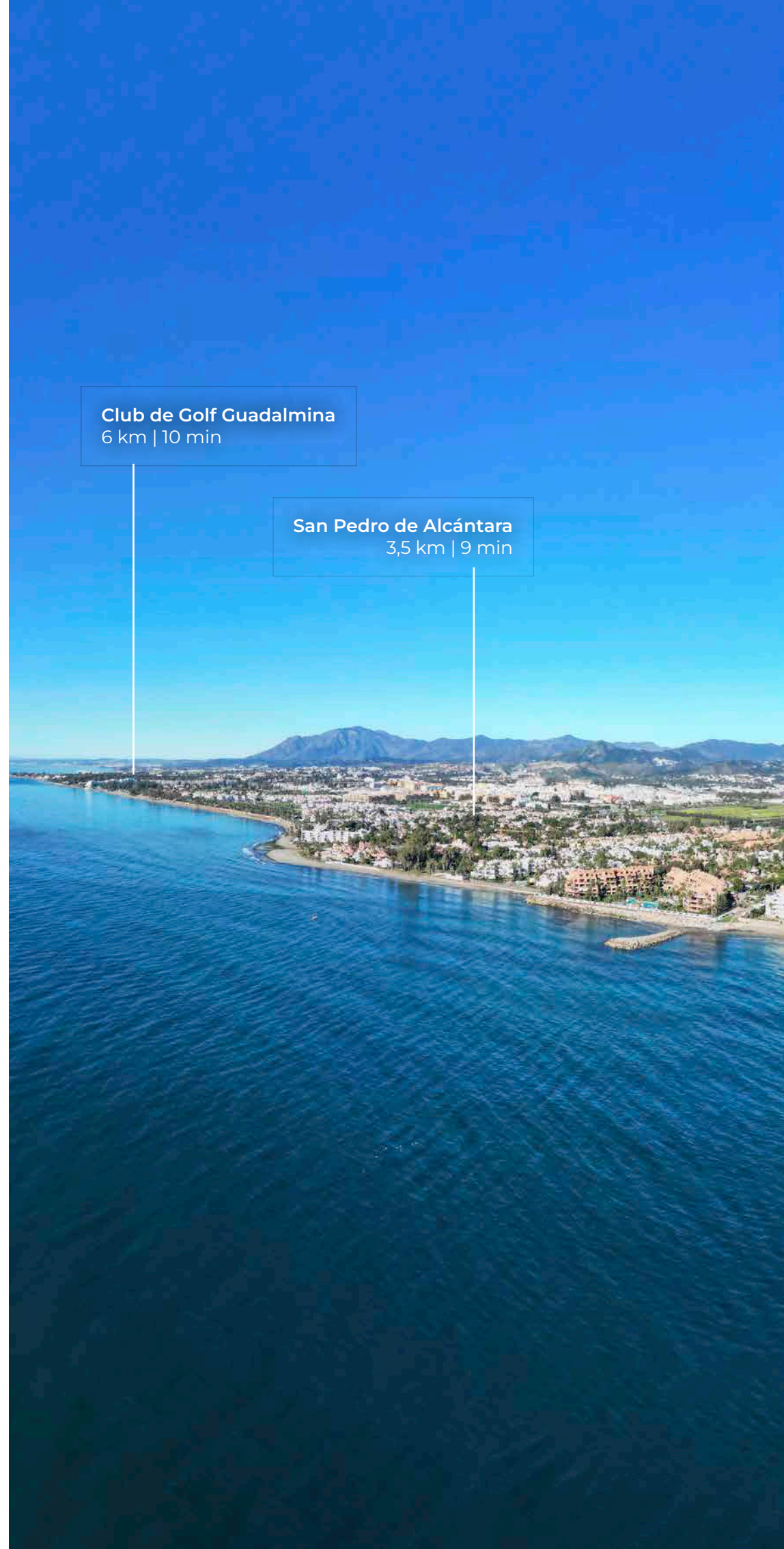


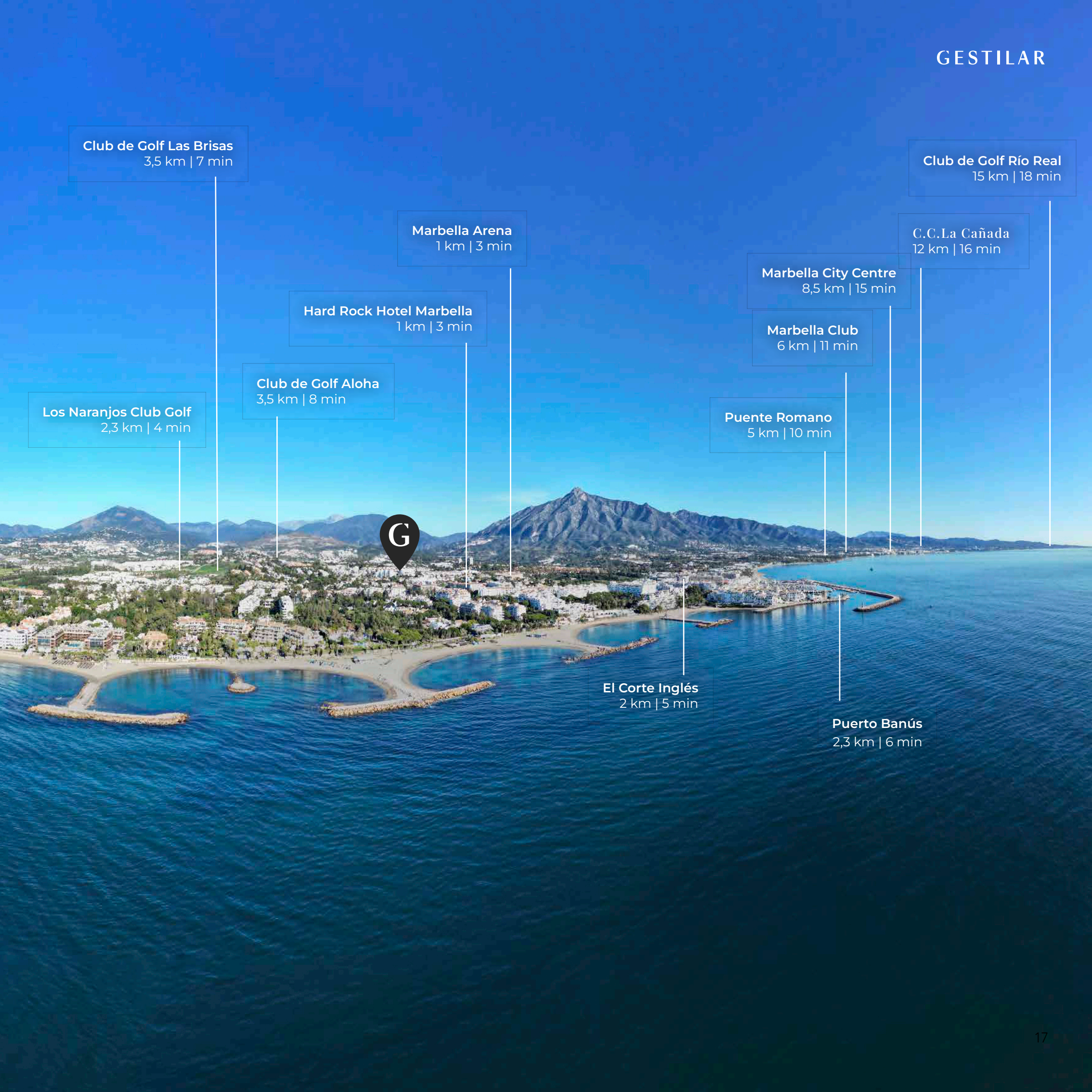
BETWEEN THE SEA AND THE MOUNTAINS

Just a 4-minute drive from Playa del Duque or Playa de Nueva Andalucía, where you can enjoy the sea and the gentle Mediterranean breeze. In the area surrounding the residential complex there are magnificent viewpoints from which to enjoy the exclusive views of the area. In addition, for lovers of nature, trekking or climbing, you can enjoy the magnificent Sierra de las Nieves National Park, a unique enclave where you can have unforgettable experiences.

A RELAXED ENVIRONMENT, PERFECTLY CONNECTED

An ideal location with all the day-to-day services nearby: several restaurants, two large markets, local shops, a pharmacy, the Marbella Arena shopping centre, the Nao Pool Club and the Casino. In addition, it has several bus stations nearby, and is perfectly connected by car to Marbella, just 15 minutes from the historic centre and 40 minutes from Malaga airport.





Club de Golf Las Brisas
3,5 km | 7 min

Club de Golf Río Real
15 km | 18 min

Marbella Arena
1 km | 3 min

C.C.La Cañada
12 km | 16 min

Hard Rock Hotel Marbella
1 km | 3 min

Marbella City Centre
8,5 km | 15 min

Los Naranjos Club Golf
2,3 km | 4 min

Club de Golf Aloha
3,5 km | 8 min

Marbella Club
6 km | 11 min

Puente Romano
5 km | 10 min

El Corte Inglés
2 km | 5 min

Puerto Banús
2,3 km | 6 min



A UNIQUE PROJECT CREATING A NATURAL SPACE

A unique architectural project, designed as a natural valley surrounded by exclusive terraced houses, which rise up on rooftops to enjoy the most privileged views. Inspired by the concept of the Andalusian patio, it seeks to allow natural light to illuminate each home, generating a unique environment that harmonises nature with innovative architectural design.







A HORIZON OF LUXURY, A BREEZE OF EXCLUSIVITY

From their magnificent rooftops you can enjoy the mild Mediterranean climate, the sun and the sea. Spaces for peace and socialising, where you can peacefully enjoy the gentle sea breeze on a sun lounger, organise a brunch or barbecue with friends and family or have a glass of wine at sunset. Eclectic and futuristic open-air spaces to enjoy the pleasures of life.







AMENITIES FOR A SENSORY EXPERIENCE

The residential complex has exclusive amenities for the care of body and mind: a gym, spa and indoor swimming pool, outdoor sports area, coworking area, social club, cinema and children's area. A whole range of top-quality residential services to enjoy a comfortable and relaxed life without having to leave the development.













NATURE IN THE HEART OF YOUR HOME

Designed as a natural universe surrounded by comfortable and exclusive homes. At the heart of the residential area, its outdoor spaces have been carefully landscaped. Native species coexist with beautiful flowers and palm trees, highlighting the natural beauty of the environment and guaranteeing the sustainability and durability of its green spaces.



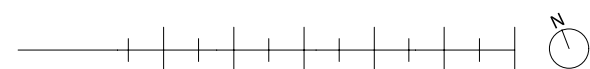
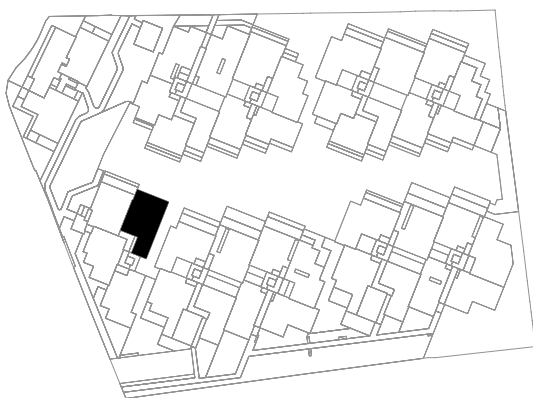
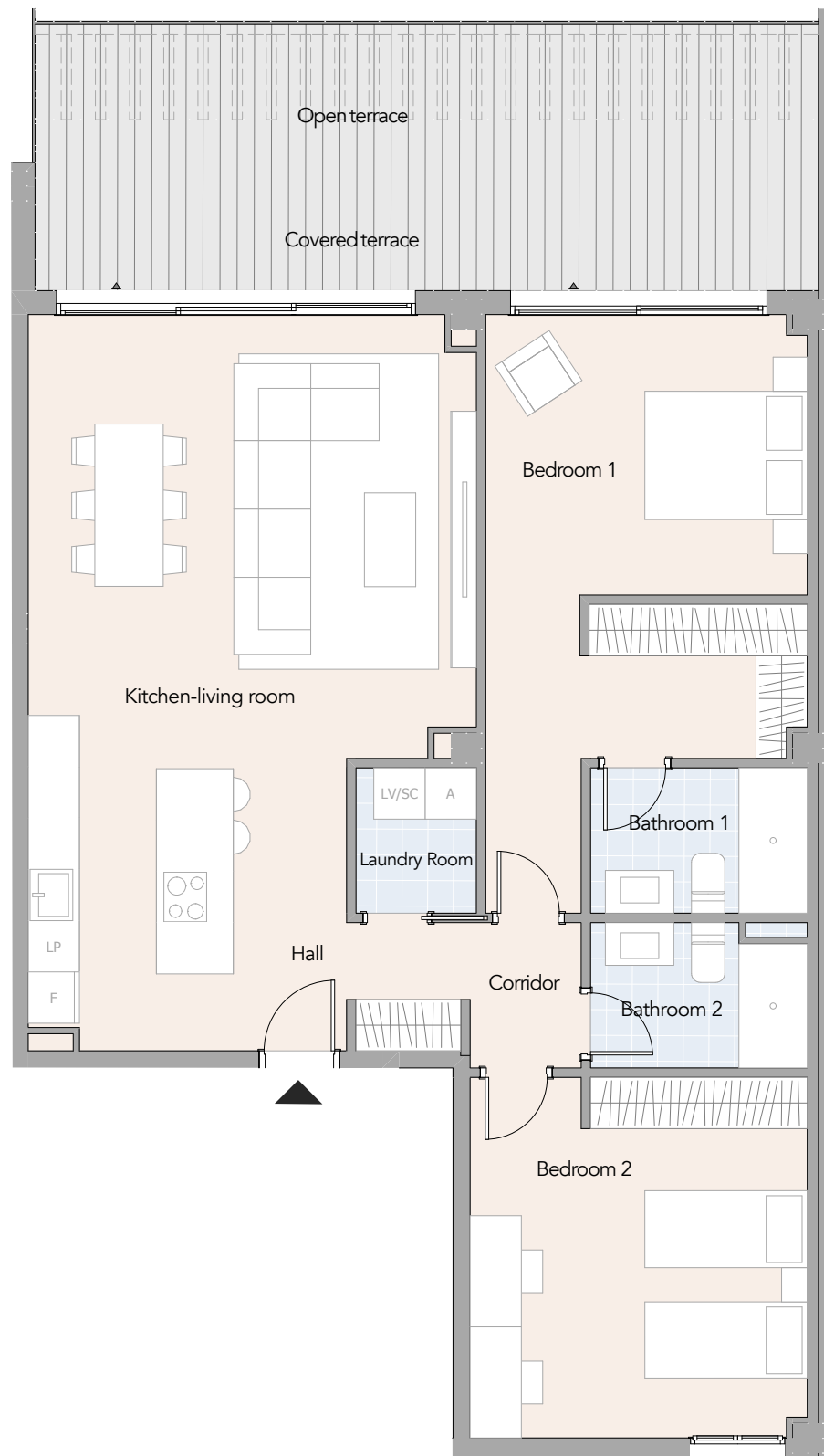
Useful areas

| | |
|---------------------|----------------------|
| Hall | 4,10 m ² |
| Kitchen-living room | 37,37 m ² |
| Bedroom 1 | 21,05 m ² |
| Bedroom 2 | 16,52 m ² |
| Corridor | 2,21 m ² |
| Laundry room | 2,39 m ² |
| Bathroom 1 | 4,31 m ² |
| Bathroom 2 | 4,11 m ² |
| Open terrace | 10,71 m ² |
| Covered terrace | 18,63 m ² |

Summary of surfaces

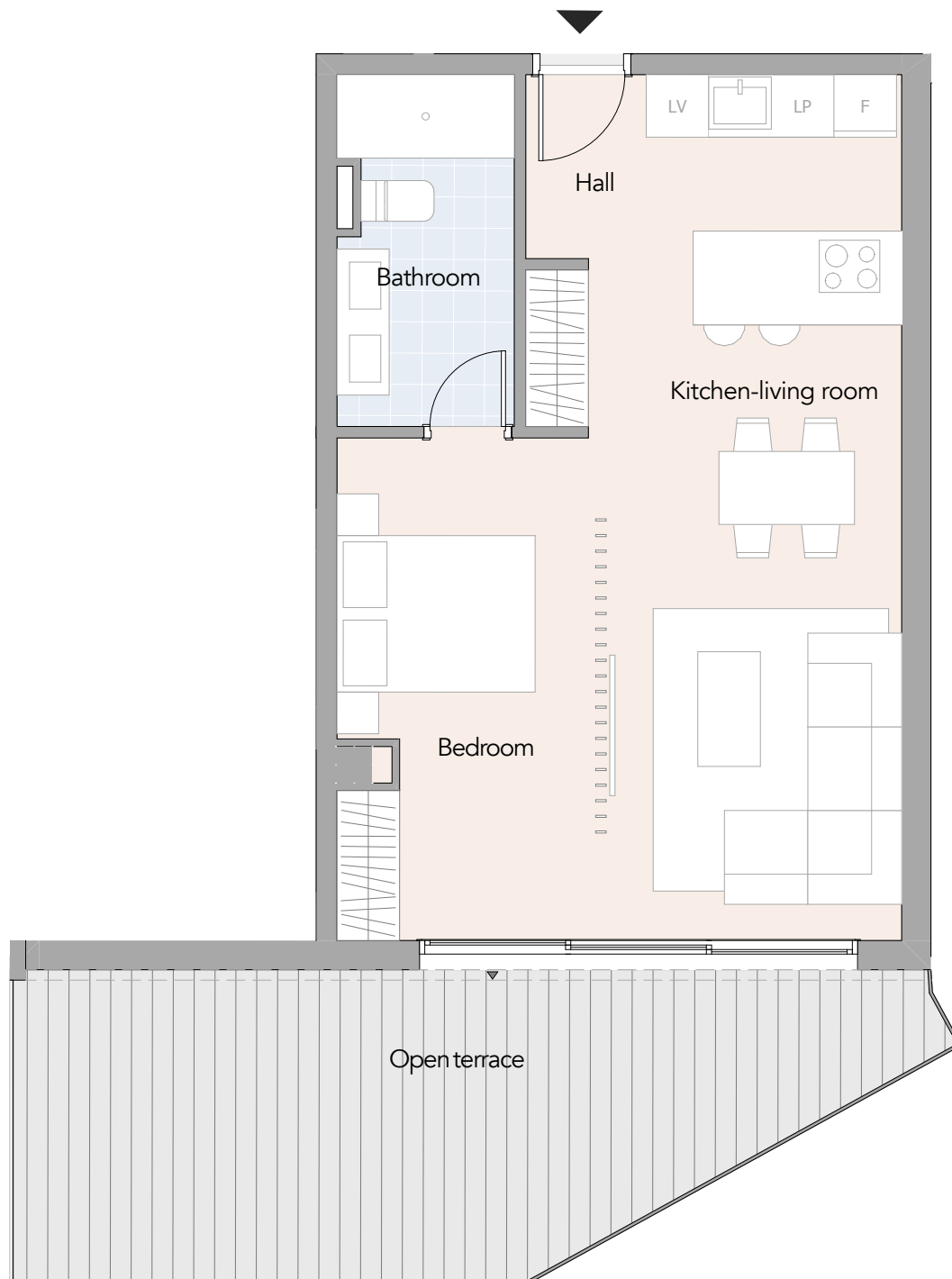
| | |
|--|-----------------------|
| Useful interior surface area | 92,06 m ² |
| Interior cons. surface area | 105,76 m ² |
| Cons. surface area of covered terraces | 18,63 m ² |
| Uncovered outdoor built area | 10,71 m ² |

Total built-up area + cc aa 149,97 m²



ENTRANCE 2 FLOOR 1 DOOR D

Housing type 101a

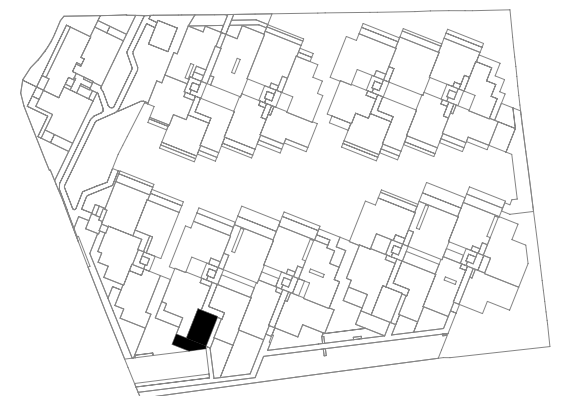


Useful areas

| | |
|---------------------|----------------------|
| Hall | 1,80 m ² |
| Kitchen-living room | 25,11 m ² |
| Bedroom | 11,32 m ² |
| Bathroom | 5,56 m ² |
| Open terrace | 29,68 m ² |

Summary of surfaces

| | |
|--|----------------------------|
| Useful interior surface area | 43,79 m ² |
| Interior constructed surface area | 50,32 m ² |
| Cons. surface area of covered terraces | 0,00 m ² |
| Uncovered outdoor built area | 22,53 m ² |
| Total built-up area + cc aa | 61,76 m² |

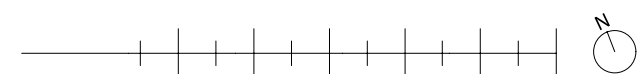
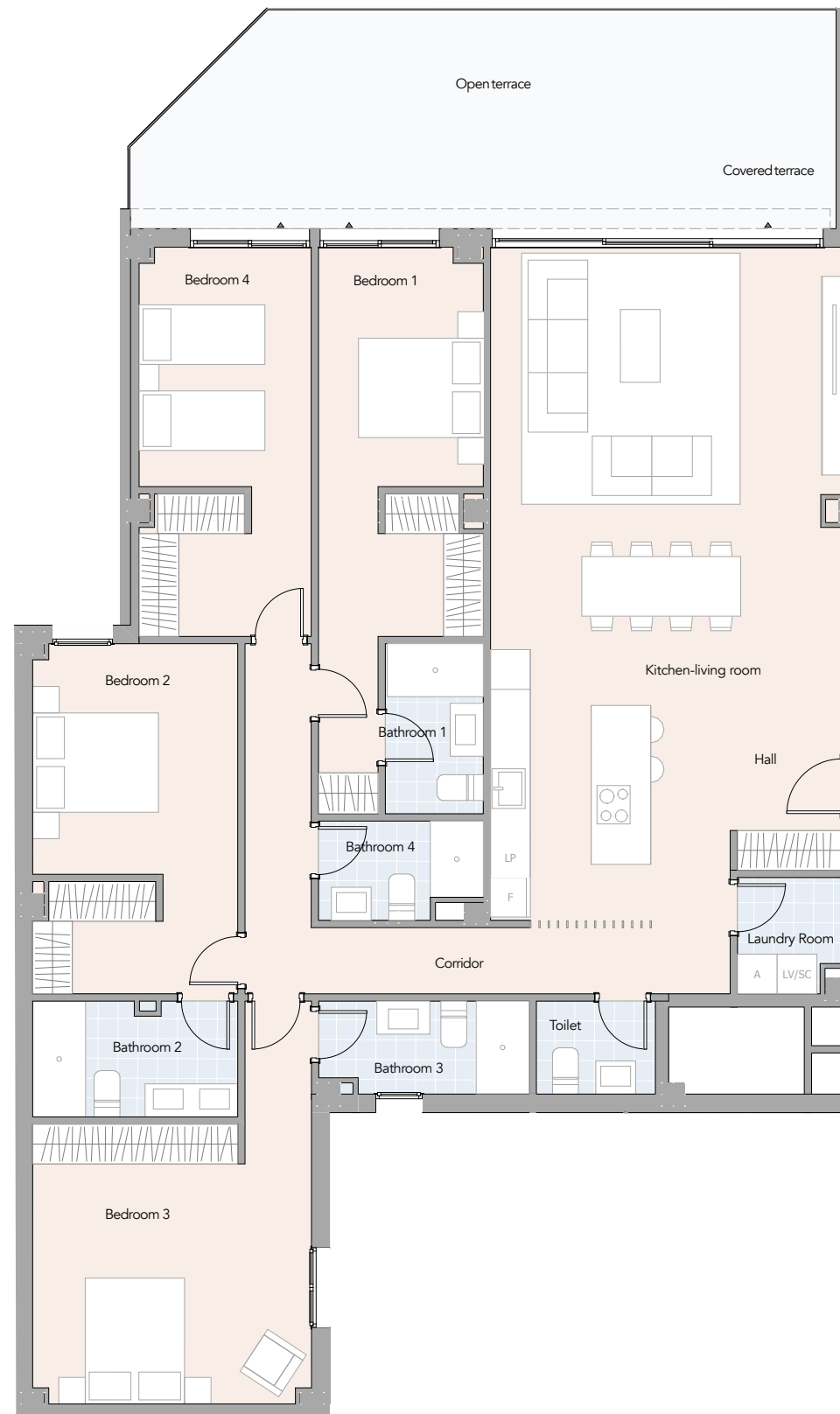
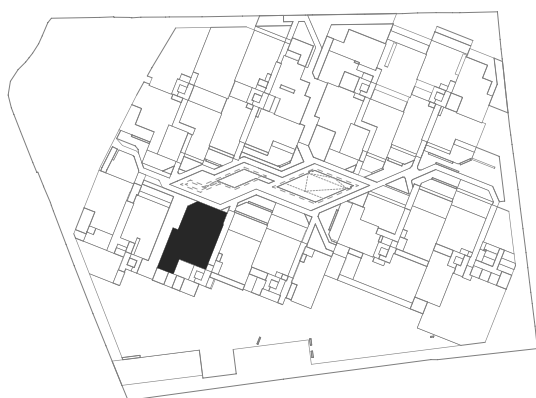


Useful areas

| | |
|---------------------|----------------------|
| Hall | 4,18 m ² |
| Kitchen-living room | 48,57 m ² |
| Bedroom 1 | 16,39 m ² |
| Bedroom 2 | 15,90 m ² |
| Bedroom 3 | 19,49 m ² |
| Bedroom 4 | 14,86 m ² |
| Corridor | 11,62 m ² |
| Laundry room | 2,61 m ² |
| Bathroom 1 | 3,80 m ² |
| Bathroom 2 | 5,33 m ² |
| Bathroom 3 | 4,32 m ² |
| Bathroom 4 | 3,34 m ² |
| Toilet | 2,53 m ² |
| Open terrace | 27,76 m ² |
| Covered terrace | 5,50 m ² |

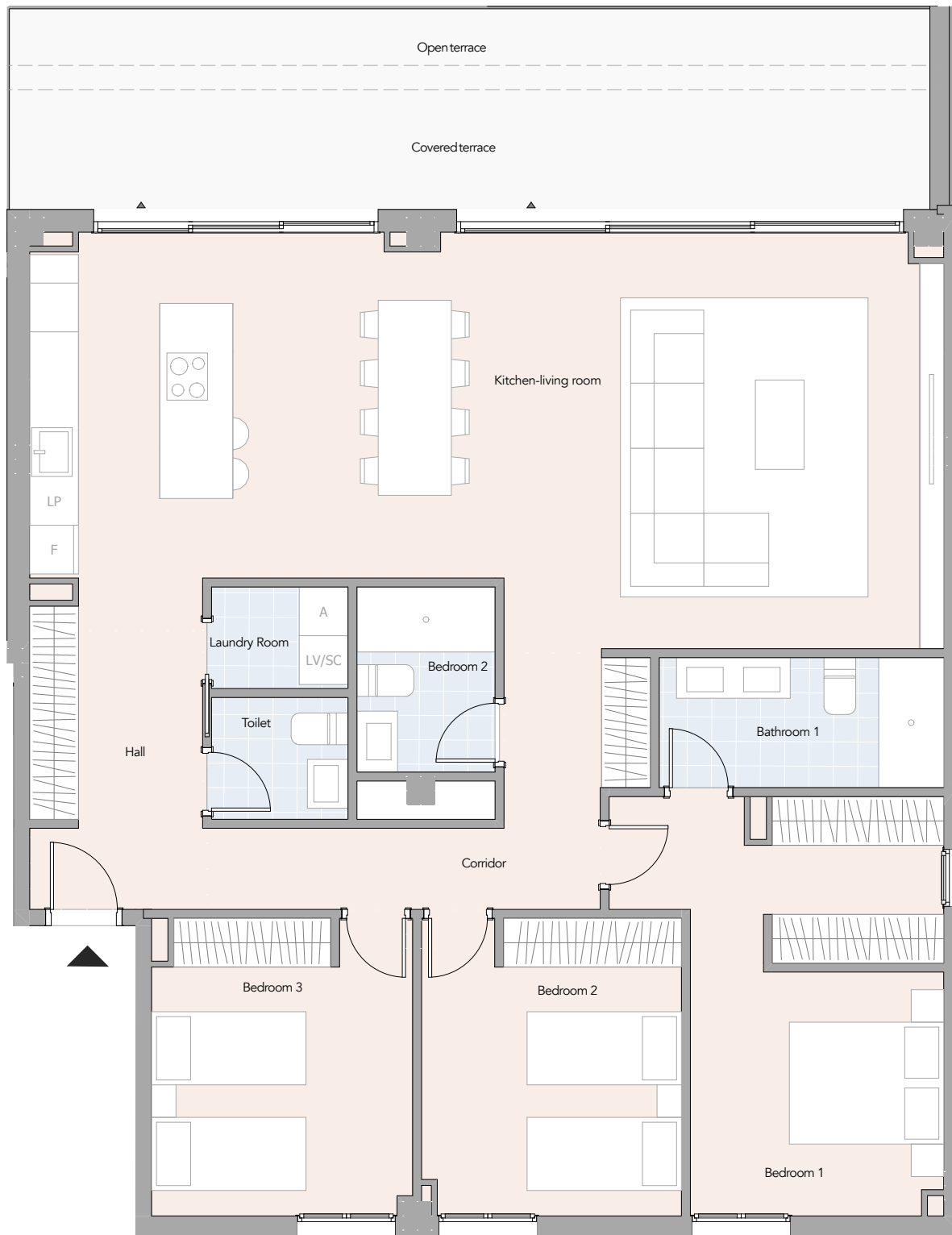
Summary of surfaces

| | |
|--|-----------------------------|
| Useful interior surface area | 152,94 m ² |
| Interior constructed surface area | 174,87 m ² |
| Cons. surface area of covered terraces | 5,51 m ² |
| Uncovered outdoor built area | 28,12 m² |
| Total built-up area + cc aa | 218,72 m² |



ENTRANCE 2 FLOOR 2 DOOR B

Housing type 315a



Useful areas

| | |
|---------------------|----------------------|
| Hall | 7,05 m ² |
| Kitchen-living room | 53,45 m ² |
| Bedroom 1 | 16,88 m ² |
| Bedroom 2 | 11,49 m ² |
| Bedroom 3 | 11,47 m ² |
| Corridor | 8,37 m ² |
| Laundry room | 2,10 m ² |
| Bathroom 1 | 5,60 m ² |
| Bathroom 2 | 3,87 m ² |
| Toilet | 2,52 m ² |
| Open terrace | 8,33 m ² |
| Covered terrace | 20,30 m ² |

Summary of surfaces

| | |
|--|-----------------------------|
| Useful interior surface area | 122,80 m ² |
| Interior constructed surface area | 141,03 m ² |
| Cons. surface area of covered terraces | 20,30 m ² |
| Uncovered outdoor built area | 8,33 m² |
| Total built-up area + cc aa | 194,14 m² |

