Reserva dunar de Artola-Cabopino

LOCATION

to Puerto Banús
30min
Puente
Romano
Marbella
Beach Club
Puerto Deportivo
Marbella
Puerto Pesquero
Marbella
Playa Padre
Rio Real
Golf
Wellness &
Clinic Resort
Trocadero
Arena
Hospital
Costa del Sol
Los Monteros
Gran Lujo
Santa Clara Golf
La Cabane by
Dolce Gabanna
to Málaga
30min
Puerto
deportivo
Cabopino
Cabopino
Golf
THE
DEVELOPMENT
Reserva Dunar de
Artola-Cabopino
Nikki Beach
La Plage Casanis
Nosso
Estrella del Mar
Beach Club

To Málaga
Cabopino Golf
Cabopino Port
Artola-Cabopino
Dunes Reservoir
Don Carlos Hotel
To Marbella
THE
DEVELOPMENT

Marbella East is considered the best area to invest in due to the new projects coming up,hotels like W or Marriott,other emblematic hotels under renovation, which will become 5 Star hotels like Los Monteros Gran Lujo, Don Carlos or the former Medical Spa Incosol hotel which will become a Wellness & Clinic Resort, as well as new residential projects like Four Seasons, Arroyo Siete Revueltas and El Realejo which add up to more than one million square metres where a hotel, residential and commercial part will be developed.

An area known for its spectacular beaches, considered the most beautiful natural beaches in Marbella, and for its dune reserve of high ecological value. This location, one of the most sought-after on the Costa del Sol, offers residents a variety of entertainment options and services nearby.

An area surrounded by nature and just a few minutes from the best golf courses.ARUNA is located within Cabopino Golf just a few meters walking from the clubhouse, and 5 minutes drive from Marbella Golf, Santa Clara Golf or Rio Real Golf.

THE PROJECT

Exclusive boutique complex

Comprised of 12 state-of-the-art 3 and 4 bedroom flats and penthouses, almost all with en-suite bathroom s, carefully distributed in two blocks to optimize uninterrupted sea and mountain views.

The penthouses and ground floor apartments, in particular, have private swim m ing pools, offering residents an exclusive space to relax and enjoy the Mediterranean clim ate in the privacy of their own home.

The gated com m unity has a perimeter fence, green areas, communal swimming pool, gymnasium and co-working area .

Developer:

With over 50 years'experience in the real estate sector,this developer has proven its strength and track record in the development, construction and sale of projects in the most exclusive areas of the Costa del Sol, as well as in Madrid and northern Spain. Notable developments include Las Cañas Beach Phase Iand II,Costa Nagüeles I and II, Los Pinos, and the emblematic Hotel Amaré (formerly Hotel El Fuerte) in Marbella, as well as the Hotel Ilunion in Fuengirola.

Its portfolio includes current projects in key areas such as El Realejo in Los Monteros, Parque Central in Estepona, and other locations in Marbella, Torremolinos and Mijas, consolidating its presence in the real estate market thanks to efficient management and a solid commitment to the construction of unique, avant-garde and exclusive spaces.

Architecture studio:

MAAREstudiode Arquitectura SLPis a studio with more than 20 years of experience in the development of architectural projects, urban planning and urbanisation, operating from its offices in Madrid and San Sebastián. With an extensive portfolio of projects nationwide, it has worked in cities such as Madrid, Malaga, San Sebastian, Vitoria, Logroño and Tarragona, ranging from public and private housing to hotels, offices and administrative buildings, and has won awards in various competitions, enabling it to participate in public cultural, educational and sporting initiatives.

Among his most outstanding projects are the Faculty of Education at the University of Zaragoza, the Zabalgana Cultural and Sports Centre in Vitoria, and various residential and hotel projects in Spain and Portugal.

MAAR ARQUITECTURA

SURROUNDINGS

PIZZERIA
LA DESP
PAYVER
ALBERTS
Mini Serving-
Traditional
Breakfast-
Fresh Juices
Coffee
Bucks Fizz

BREAKFAST
Alberts
LUNCH
DINNER
PIZZERIA
LA DESPENSA
RESTAURANT
LA DESPENSA
BAR B.Q.
PIZZERIA
CREPERIA
PIZZERIA

Cabopino Marina

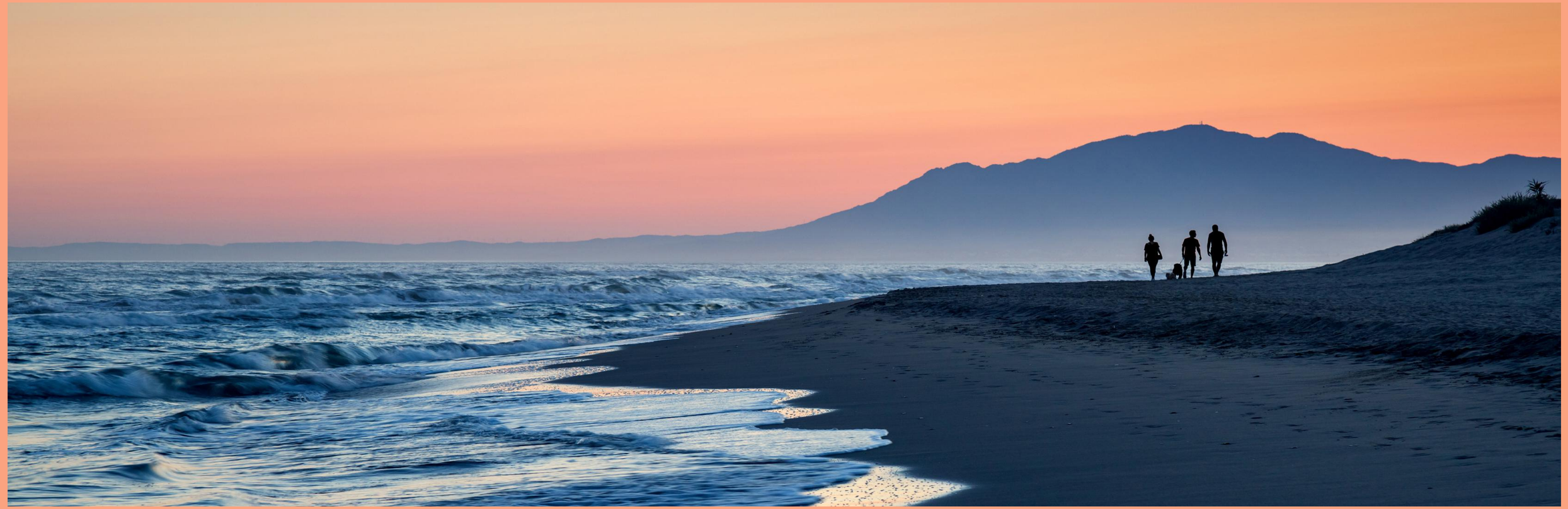
Prestigious lifestyle

The proximity to the Cabopino Marina offers the opportunity to practice nautical activities or enjoy yacht rides. Just a few metres away, nature lovers can explore the impressive Artola Dunes. Nearby beaches such as Artola-Cabopino and Calahonda, considered to be the best natural beaches on the Costa del Sol, are perfect for enjoying the sun and sea during the hot summer months.

For families, the location is also ideal, with access to prestigious international schools such as The English International College and the German School, ensuring a high quality education in a multicultural environment.

Trending lifestyle

Restaurants or beach clubs such as La Cabane by Dolce Gabanna, Trocadero Arena, Nikki Beach, Nosso, La Plage Casanis, Estrella del Mar Beach Club, Playa Padre, among others,are listedas some of the best places to disconnect and enjoy a magical moment in frontof the sea.



COMMON AREAS

Experience unforgettable moments

A commitment to the highest standards is reflected in all areas, but especially in its impressive communal areas. Here, residents can enjoy an indoor gym and a modern coworking space. Outside, a picturesque, carefully landscaped garden is home to a magnificent communal swimming pool that invites you to share unforgettable moments outdoors with family and friends.

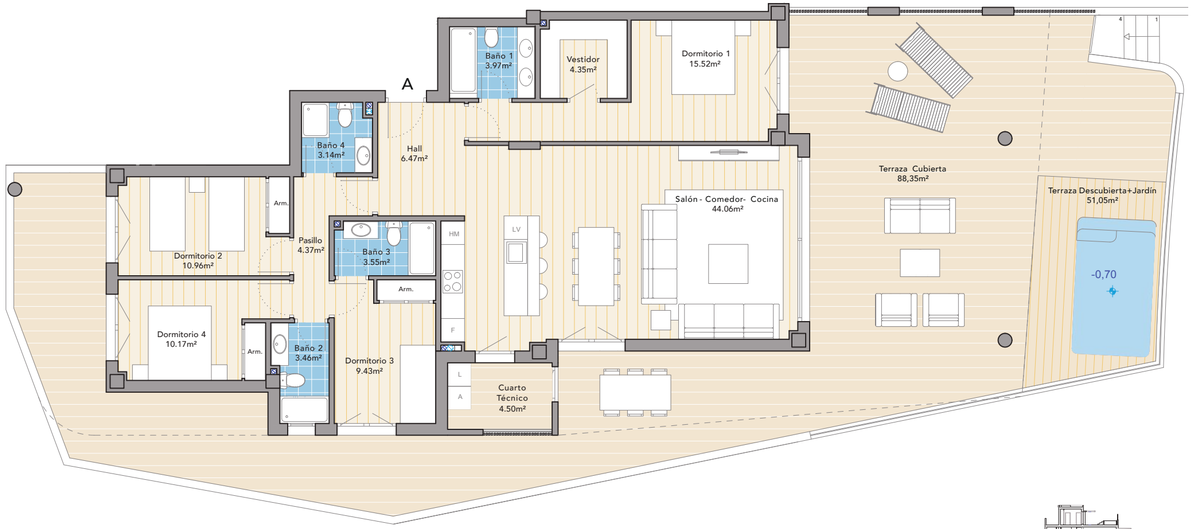
QUALITIES

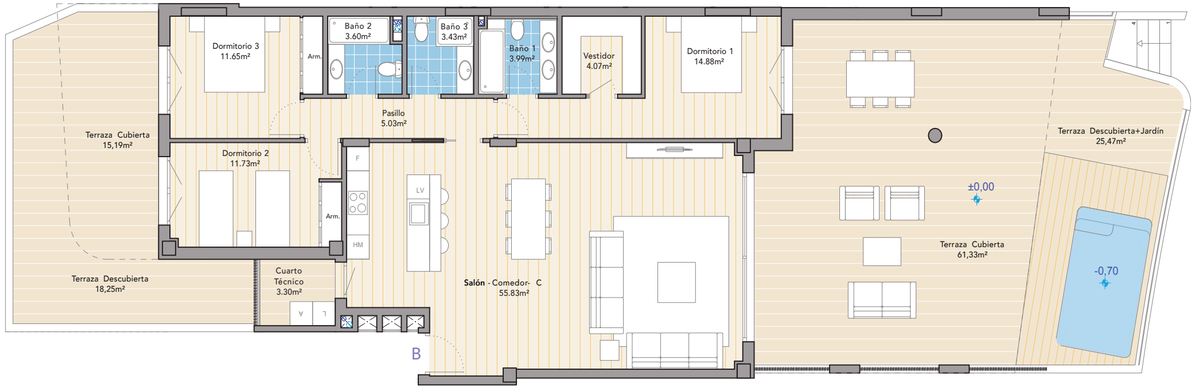
Meticulously designed to offer an unparalleled experience. Each apartment has underfloor heating throughout, ensuring a comfortable temperature in all rooms.

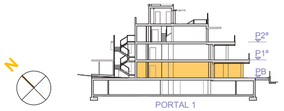
Sustainable homes with advanced technology and comfort

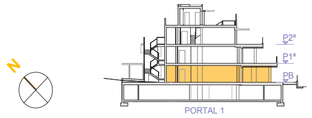
These homes ensure low energy consumption and reduced environmental impact, thanks also to the use of aerothermal energy, an advanced technology that optimises the use of renewable energy. In addition, all homes are equipped with home automation systems that allow various functions of the home to be controlled remotely and automated, thus providing greater comfort to residents.

PLANS









C A B O P I N O G O L F

PORTAL 01
Apartamento PB - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	119,45 m2	140,63 m2
Terraza cubierta / Covered terrace	92,85 m2	96,33 m2
Terraza descubierta / Terrace uncovered	51,05 m2	58,88 m2
Total	263,35 m2	295,84 m2

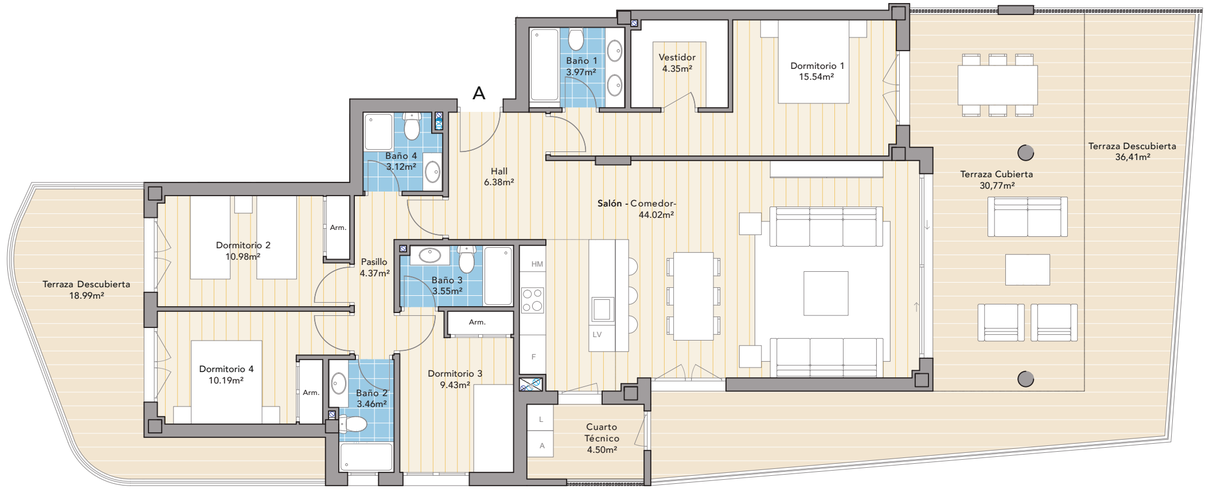
Superficie Construida Total (interior +exterior +zzcc)	315,90 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	131,4 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	172,64 m2

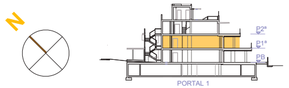
C A B O P I N O G O L F

PORTAL 01
Apartamento PB - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	114,21 m2	129,7 m2
Terraza cubierta / Covered terrace	79,82 m2	82,73 m2
Terraza descubierta / Terrace uncovered	43,72 m2	49,1 m2
Total	237,75 m2	261,53 m2

Superficie Construida Total (interior +exterior +zzcc)	280,03 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	125,63 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	159,62 m2





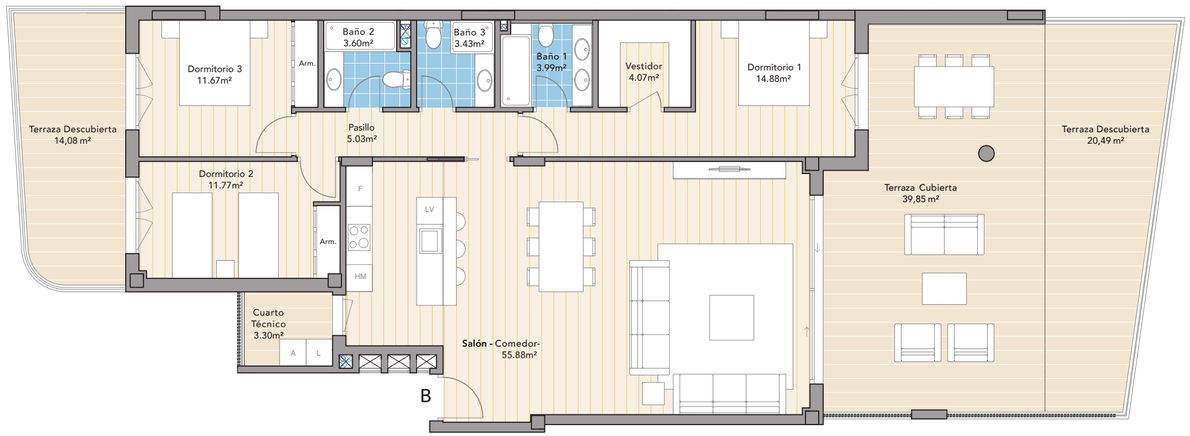
CABOPINO GOLF

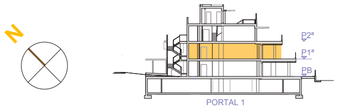
PORTAL 01
Apartamento P1 -A

CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	119,36 m2	140,63 m2
Terraza cubierta / Covered terrace	35,27 m2	36,43 m2
Terraza descubierta / Terrace uncovered	55,40 m2	61,02 m2
Total	210,03 m2	238,08 m2

Superficie Construida Total (interior +exterior +zzcc)	258,14 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	131,3 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	172,63 m2





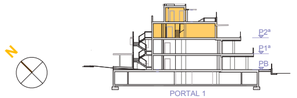
CABOPINO GOLF

PORTAL 01
Apartamento P1 - B

CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	114,30 m2	129,70 m2
Terraza cubierta / Covered terrace	43,15 m2	44,83 m2
Terraza descubierta / Terrace uncovered	34,57 m2	38,1 m2
Total	192,02 m2	212,63 m2

Superficie Construida Total (interior +exterior +zzcc)	231,13 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	125,73 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	159,63 m2

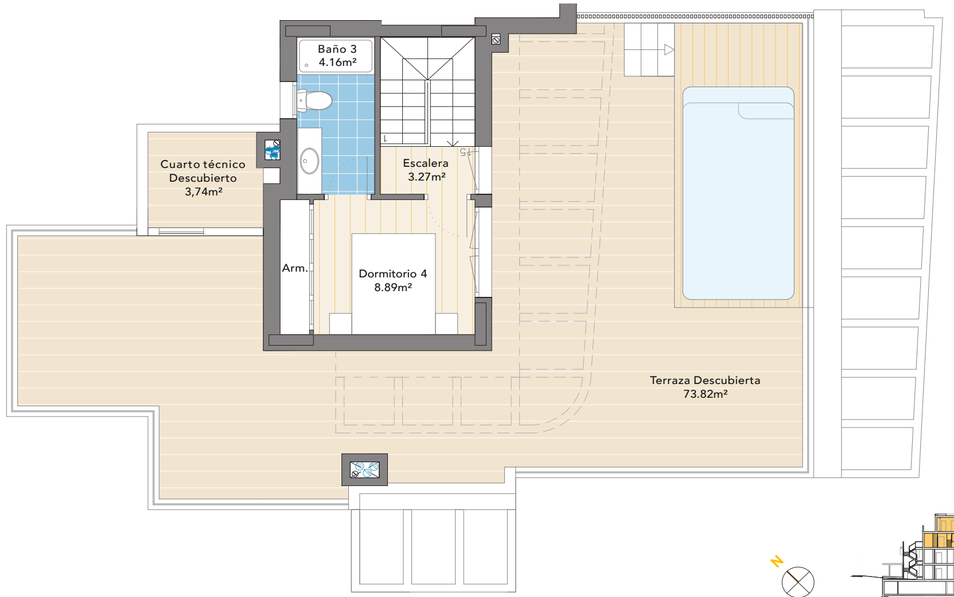


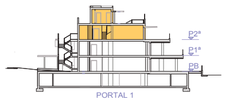
C A B O P I N O G O L F

PORTAL 01
Apartamento P2 - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	105,55 m2	131,41 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	141,25 m2	154,66 m2
Total	246,80 m2	286,07 m2

Superficie Construida Total (interior +exterior +zzcc)	304,82 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	116,11 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	160,71 m2



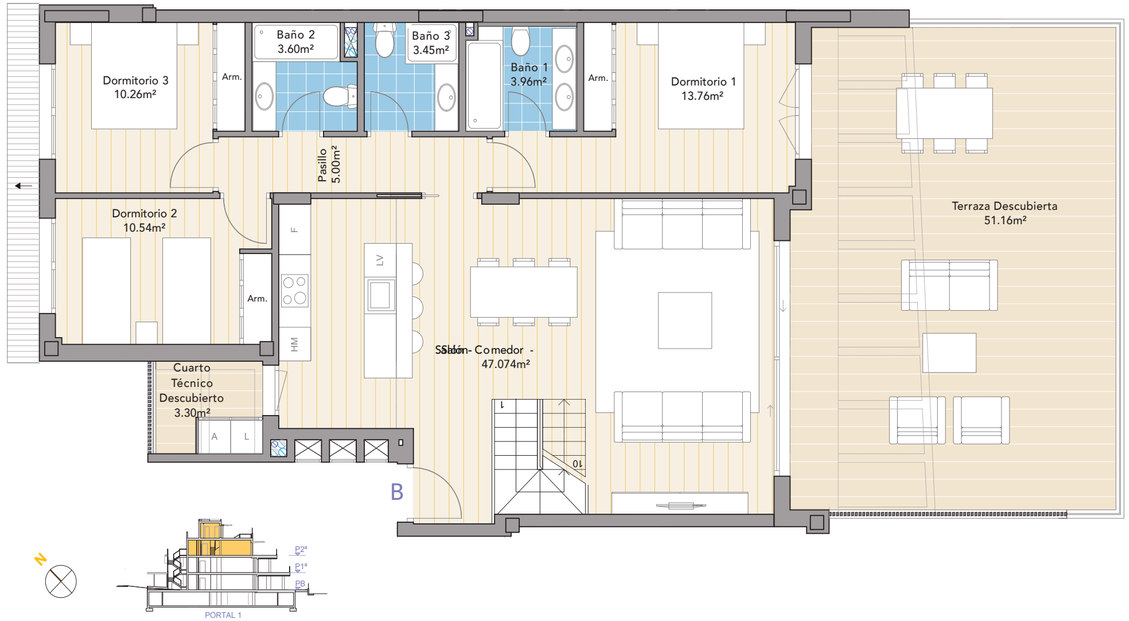


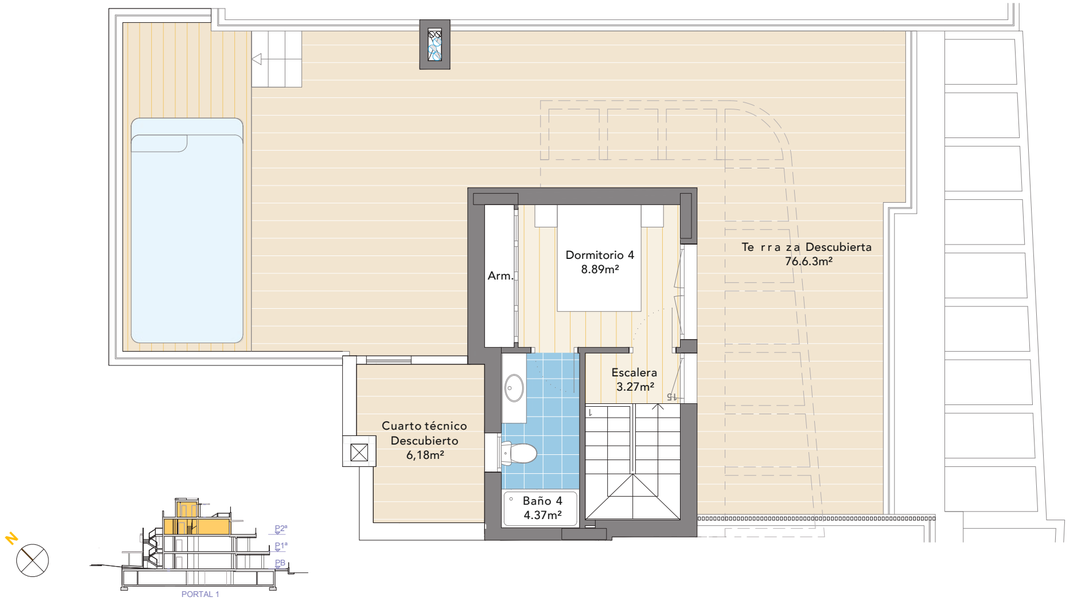
C A B O P I N O G O L F

PORTAL 01
Apartamento P2 - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	105,55 m2	131,41 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	141,25 m2	154,66 m2
Total	246,80 m2	286,07 m2

Superficie Construida Total (interior +exterior +zzcc)	304,82 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	116,11 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	160,71 m2





C A B O P I N O G O L F

PORTAL 01
Apartamento P2 - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	114,17 m2	137,34 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	137,27 m2	147,58 m2
Total	251,44 m2	284,92 m2

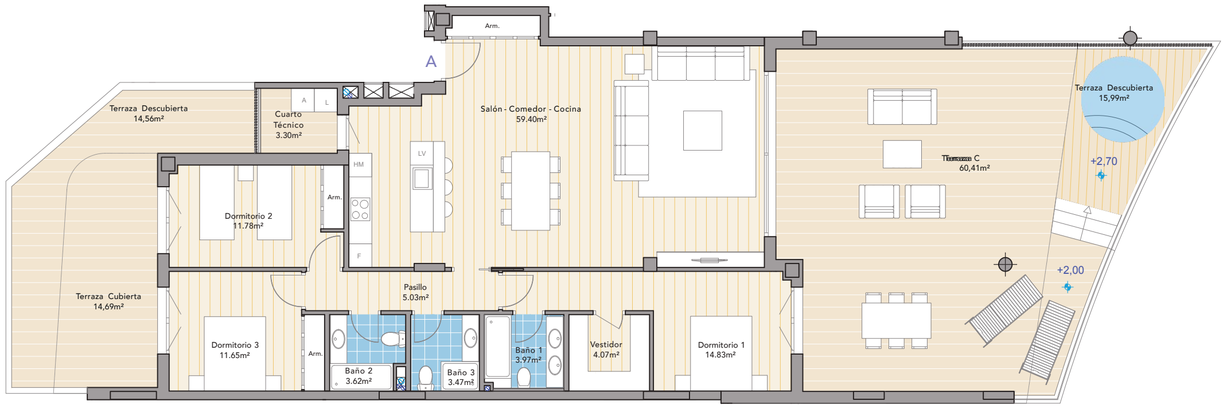
Superficie Construida Total (interior +exterior +zzcc)	304,51m2
Sup. útil según Decreto 218/2005 Decree 218/2005	125,59 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	168,35 m2

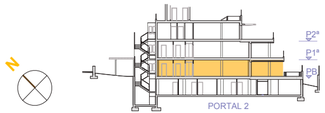
C A B O P I N O G O L F

PORTAL 01
Apartamento P2 - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	114,17 m2	137,34 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	137,27 m2	147,58 m2
Total	251,44 m2	284,92 m2

Superficie Construida Total (interior +exterior +zzcc)	304,51m2
Sup. útil según Decreto 218/2005 Decree 218/2005	125,59 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	168,35 m2



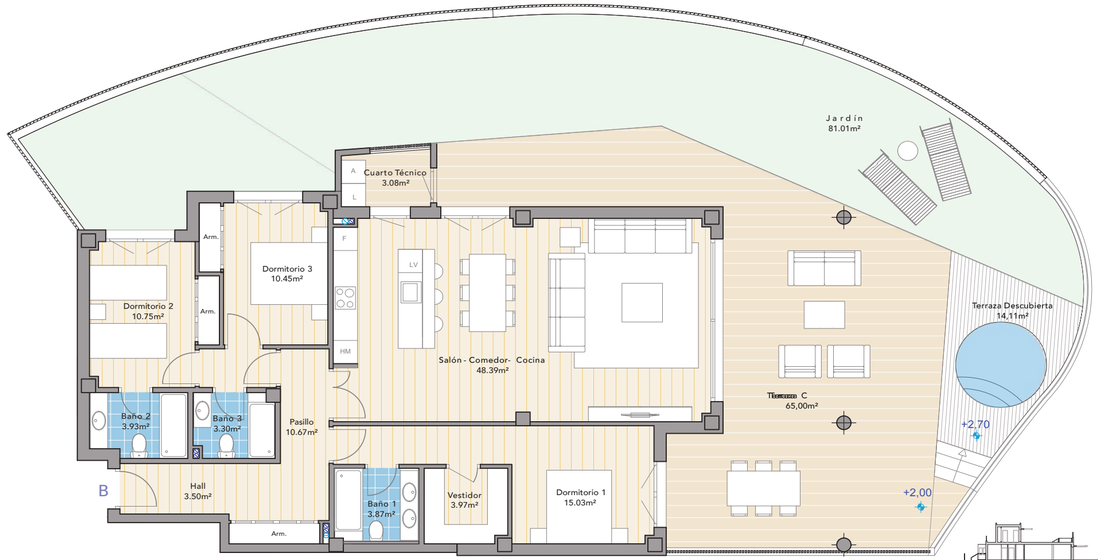


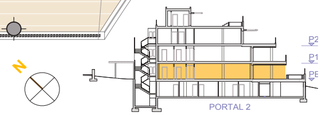
C A B O P I N O G O L F

PORTAL 02
Apartamento PB - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	117,82m2	133,04 m2
Terraza cubierta / Covered terrace	78,40 m2	80,28 m2
Terraza descubierta / Terrace uncovered	30,55 m2	35,31m2
Total	226,77 m2	248,63 m2

Superficie Construida Total (interior +exterior +zzcc)	267,61 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	129,6 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	163,80 m2



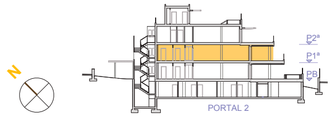


C A B O P I N O G O L F

PORTAL 02
Apartamento PB - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	113,86 m2	132,82 m2
Terraza cubierta / Covered terrace	68,08 m2	69,69 m2
Terraza descubierta / Terrace uncovered	95,12 m2	99,02 m2
Total	277,06 m2	301,53 m2

Superficie Construida Total (interior +exterior +zzcc)	320,48 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	125,25 m2
SSup. Construida según Decreto 218/2005 Decree 218/2005	163,15 m2



C A B O P I N O G O L F

PORTAL 02
Apartamento P1 - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	117,44 m2	133,04 m2
Terraza cubierta / Covered terrace	41,18 m2	43,12 m2
Terraza descubierta / Terrace uncovered	34,76 m2	37,94 m2
Total	193,38 m2	214,1 m2

Superficie Construida Total (interior +exterior +zzcc)	233,08 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	129,18 m2
Sup. Construída según Decreto 218/2005 Decree 218/2005	163,76 m2

C A B O P I N O G O L F

PORTAL 02
Apartamento P1 - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	114,04 m2	132,82 m2
Terraza cubierta / Covered terrace	39,54 m2	41,45 m2
Terraza descubierta / Terrace uncovered	25,50 m2	28,88 m2
Total	179,08 m2	203,15 m2

Superficie Construida Total (interior +exterior +zzcc)	222,10 m2
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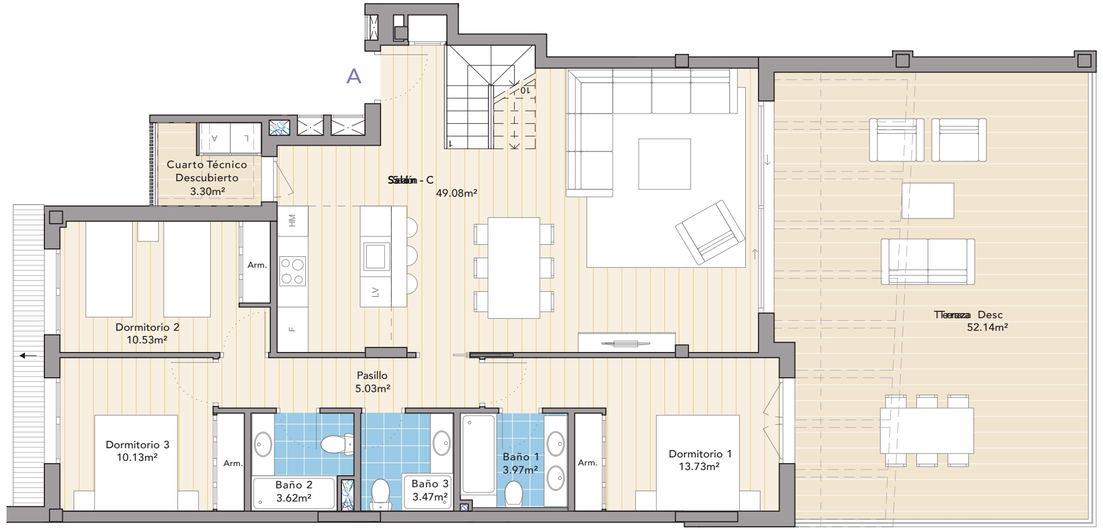
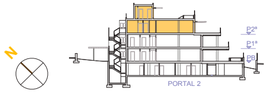
Sup. Construída según Decreto 218/2005 Decree 218/2005	163,17 m2



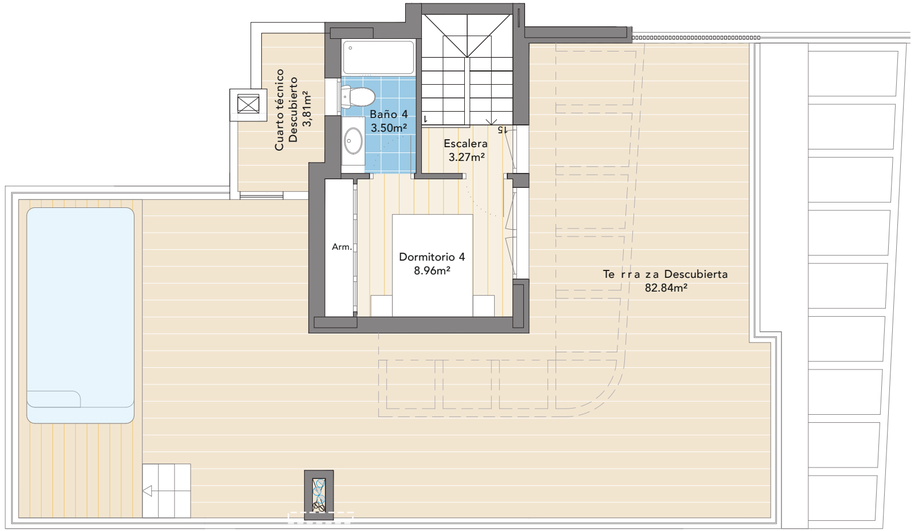


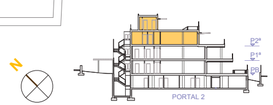
CABOPINO GOLF

PORTAL 02
Apartamento P2 - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	115,29 m2	138,92 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	142,09 m2	154,33 m2
Total	257,38 m2	293,25 m2

Superficie Construida Total (interior +exterior +zzcc)	313,07 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	126,82 m2
SSup. Construida según Decreto 218/2005 Decree 218/2005	170,27 m2



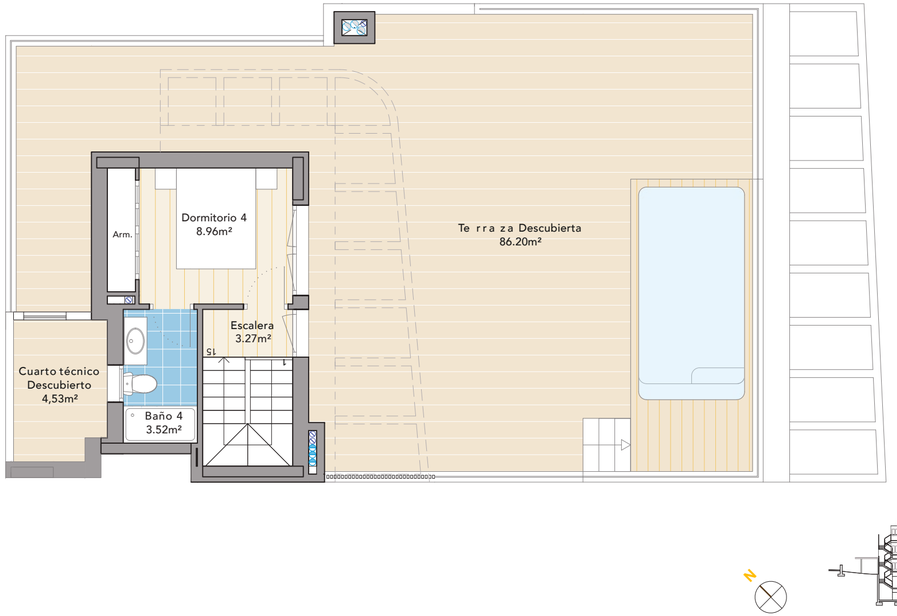


CABOPINO GOLF

PORTAL 02
Apartamento P2 - A
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	115,29 m2	138,92 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	142,09 m2	154,33 m2
Total	257,38 m2	293,25 m2

Superficie Construida Total (interior +exterior +zzcc)	313,07 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	126,82 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	170,27 m2



C A B O P I N O G O L F

PORTAL 02
Apartamento P2 - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	117,44 m2	143,91 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	141,37 m2	154,41 m2
Total	258,81 m2	298,32 m2

Superficie Construida Total (interior +exterior +zzcc)	318,85 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	129,18 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	176,18 m2

C A B O P I N O G O L F

PORTAL 02
Apartamento P2 - B
CUADRO DE SUPERFICIES / AREAS

	SUP. ÚTIL USABLE AREAS	SUP. CONSTRUIDA BUILT AREA
Vivienda / Apartment	117,44 m2	143,91 m2
Terraza cubierta / Covered terrace	0,00 m2	0,00 m2
Terraza descubierta / Terrace uncovered	141,37 m2	154,41 m2
Total	258,81m2	298,32 m2

Superficie Construida Total (interior +exterior +zzcc)	318,85 m2
Sup. útil según Decreto 218/2005 Decree 218/2005	129,18 m2
Sup. Construida según Decreto 218/2005 Decree 218/2005	176,18 m2