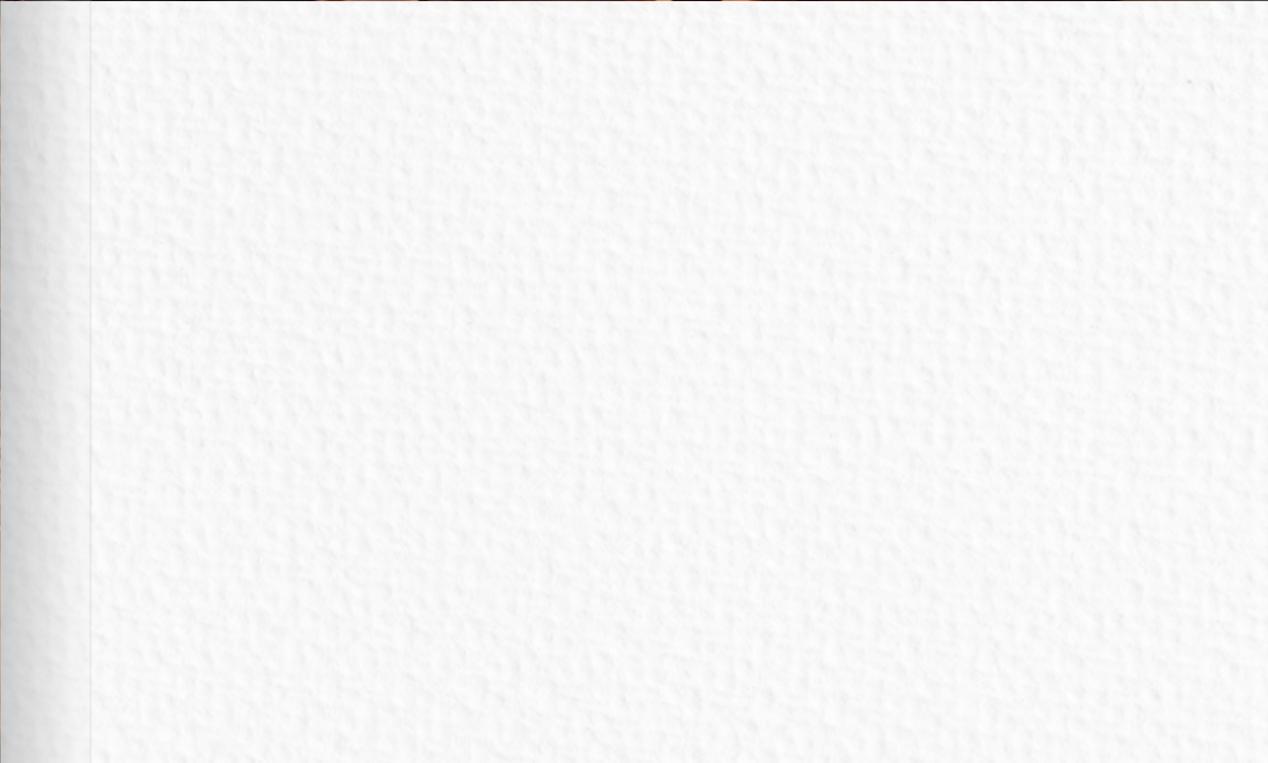
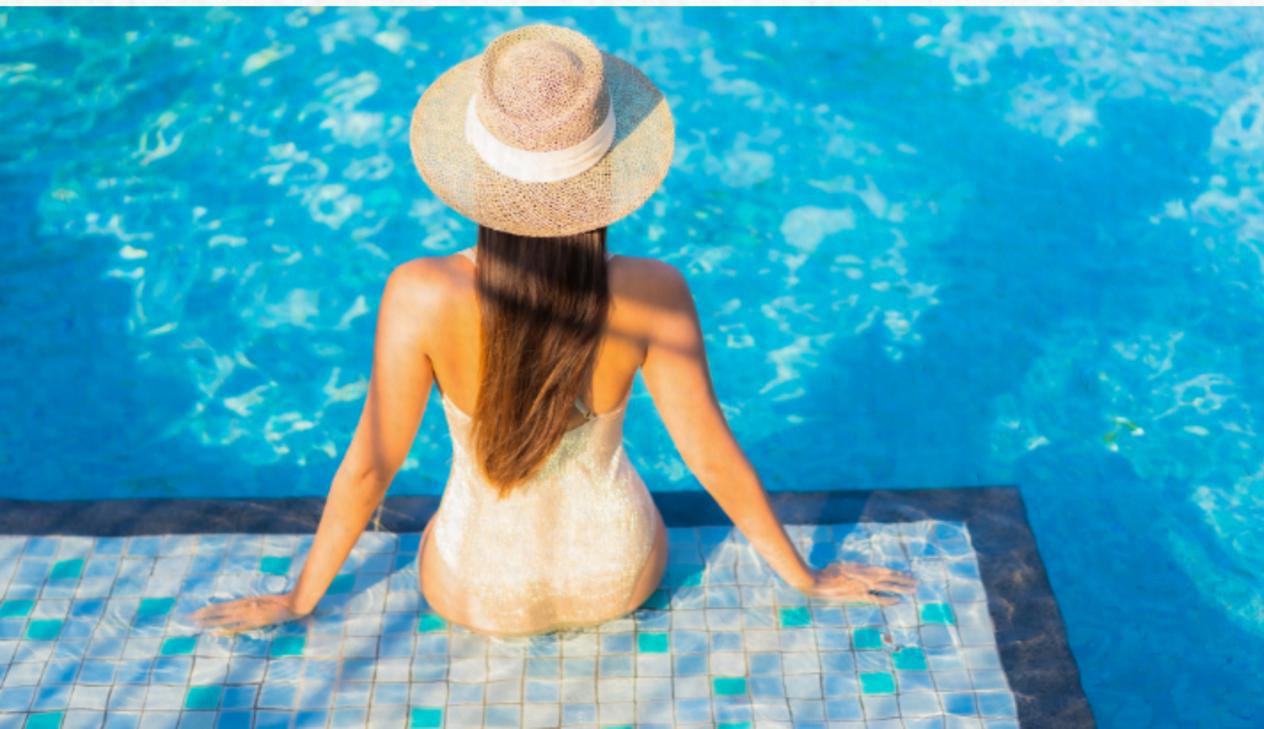


*Where
Mediterranean
Dreams Are
Realised*

THE MAGIC OF LIVING

Welcome to a new and exclusive apartment complex situated just minutes from the Mediterranean shoreline. The stunning new development promises the best of all worlds with its enviable location next to the palm-lined beachside promenade yet within walking distance to the charming Spanish town of San Pedro de Alcántara and its comprehensive range of amenities.

live lowthes



ive by the Sea

YOUR DREAM LOCATION

Imagine waking up in the morning and taking a leisurely stroll to watch the sunrise over the Mediterranean. The promenade that is just a few minutes' walk from your luxury apartment connects to the east with Marbella and to the west with Estepona. The coastal highway is easily accessible, connecting to Puerto Banús 5km away and Marbella via the Golden Mile, just a few minutes more.

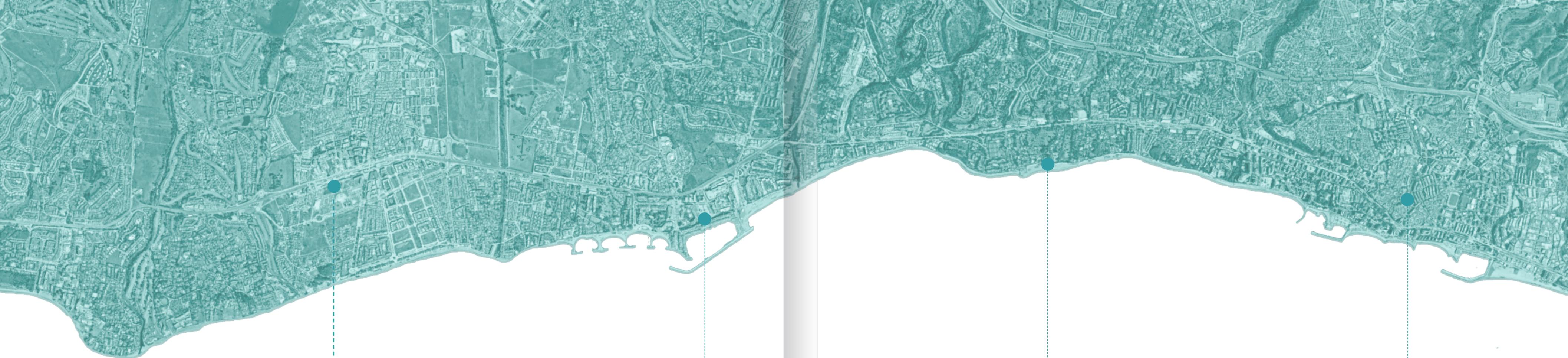
Enviabile Beach Location

Located at the heart of the most coveted luxury destination in the world, experience the year-round allure of Europe's finest climate, boasting an average temperature of 20°C and over 300 sun-kissed days annually. Wake up to the warm Mediterranean sun almost every day of the year...

Explore the captivating region of Andalucía:

- A sweeping 185 km of pristine coastline
- 124 sun-drenched beaches
- 15 yachting and boating marinas
- An impressive collection of over 70 golf courses
- San Pedro Alcántara – a typically Spanish welcome





- 50 min - Gibraltar Airport
- 20 min - Estepona
- 35 min - Cabopino Port
- 45 min - Málaga Airport

THE DEVELOPMENT

Puerto Banús

7 min

Puente Romano

12 min

Marbella

17 min

SAN PEDRO ALCÁNTARA

Located in San Pedro de Alcántara, a charming town blending history and modern luxury. Nearby is Puerto Banús and Marbella's Golden Mile, with Michelin-starred restaurants and global names like Nobu and Cipriani. Our project is in the heart of San Pedro, with easy access to supermarkets, shops, pharmacies, medical services, tennis, golf, restaurants, and beach clubs. Enjoy a sophisticated mix of contemporary amenities and coastal town living.



A short walk to...

2
min

Restaurants
and Bars

5
min

NAC - Nueva Alcántara
Club de Pádel

7
min

Guadalmina
Golf Course

3
min

City
Centre

4
min

Paseo
Marítimo

8
min

Barbillón
Beach Club

4
min

San Pedro
Beach

5
min

THEI/O
Gym

15
min

Los Tres
Jardines Park



THE MEDITERRANEAN SHORE AT YOUR FEET

The concept was to create an exclusive haven within steps of the Costa del Sol shoreline, representing a modern evolution in luxury apartment living in an unparalleled location.

Salvia redefines luxury apartment living in an unmatched locale. Envisioned for holistic well-being and crafted by renowned architects T10, this GRUPO ABU development stands as an architectural marvel in the region. Its modern design, abundant greenery with native plants, and sustainable facilities blend seamlessly, setting a gold standard in luxury and tranquillity.



Inspirational image without contractual relationship



Inspirational image without contractual relationship



2 - 4
Bedrooms



2 - 3
Bathrooms



91- 194m²
Built



12- 189m²
Terrace



Communal
Pool



Communal
Gardens



Communal
Gym



Indoor Pool
and SPA



Co-working
Area



Private
Parking

Our exclusive apartment complex boasts sophisticated amenities tailored for the discerning individual. Ranging from 2 to 4 bedrooms, apartments and penthouses, with spacious interiors of up to 195 m² and fabulous terraces of up to 189 m², each apartment is a testament to contemporary design and elegance. Moreover, every residence can be tailored to match the requirements of individual buyers. All the properties will have at least one parking space and store room included in the price.

Our communal areas are no less impressive, immerse yourself in state-of-the-art facilities such as a dedicated coworking space for the modern professional, EV charging points for the environmentally conscious, indoor heated swimming pool and a fully equipped gym and spa. The complex will be completely gated, with a security entrance and a control gate.



Inspirational image without contractual relationship

LIVE BY THE SEA CONCEPT

It exemplifies design excellence and architectural precision. Embracing both form and function, our contemporary style is accentuated by the use of premium natural materials and meticulous attention to detail. The lush plantings harmoniously intertwine with the design, adding a serene touch of nature. With spacious terraces, we prioritise both style and space. At SALVIA2, our design philosophy goes beyond aesthetics; it's about creating homes that are not only stylish and luxurious but also crafted for utmost comfort and easy living.









Live by the Sea

PRIME QUALITY

Homes have a centralised ducted air-conditioning system, which uses a heat pump to regulate the temperature in different areas of the home, differentiating between the day and night areas. In addition, domestic hot water will be generated through a geothermal system, taking advantage of the natural heat of the earth. All this is complemented by high quality interior design, including modern kitchens and elegant materials, creating a truly welcoming atmosphere.

MORE THAN A PROPERTY

We want you to be part of a welcoming community. Shared spaces are an important part of this philosophy, from our modern coworking areas to the refreshing pool area, lush gardens, spa with sauna and fully equipped gym, all designed to foster connections between residents, wellbeing and a sense of belonging.





GREEN OASIS SHARED SPACES

The communal areas of have been carefully designed to offer a lifestyle where the well-being and comfort of the residents are the top priority. The complex has two swimming pools in its communal areas: one dedicated to children and one for adults, providing a perfect place to enjoy the warm Mediterranean climate and cool off during the summer months.

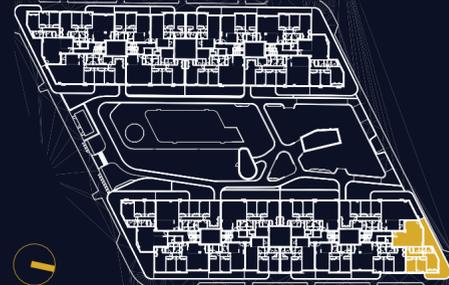
In addition, owners will be able to relax in a beautiful garden area, ideal for unwinding and recharging their batteries. This space is also perfect for socialising or simply relaxing with a refreshing drink, thanks to the snack bar.



Inspirational Image without contractual relationship



FLOORPLANS



0 1 2 3 4 5 m

BLOQUE1 - PORTAL 1 - VIVIENDA 1A 2A 3A

SUPERFICIES ÚTILES

- Sup. Útil interior	97,38 m ²
- Sup. Útil exterior	42,90 m ²
- Sup. Útil total	140,28 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	140,70 m ²
- Sup. Construida computable*	126,55 m ²
- Sup. Construida total**	188,56 m ²

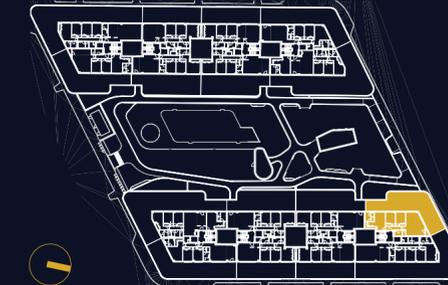
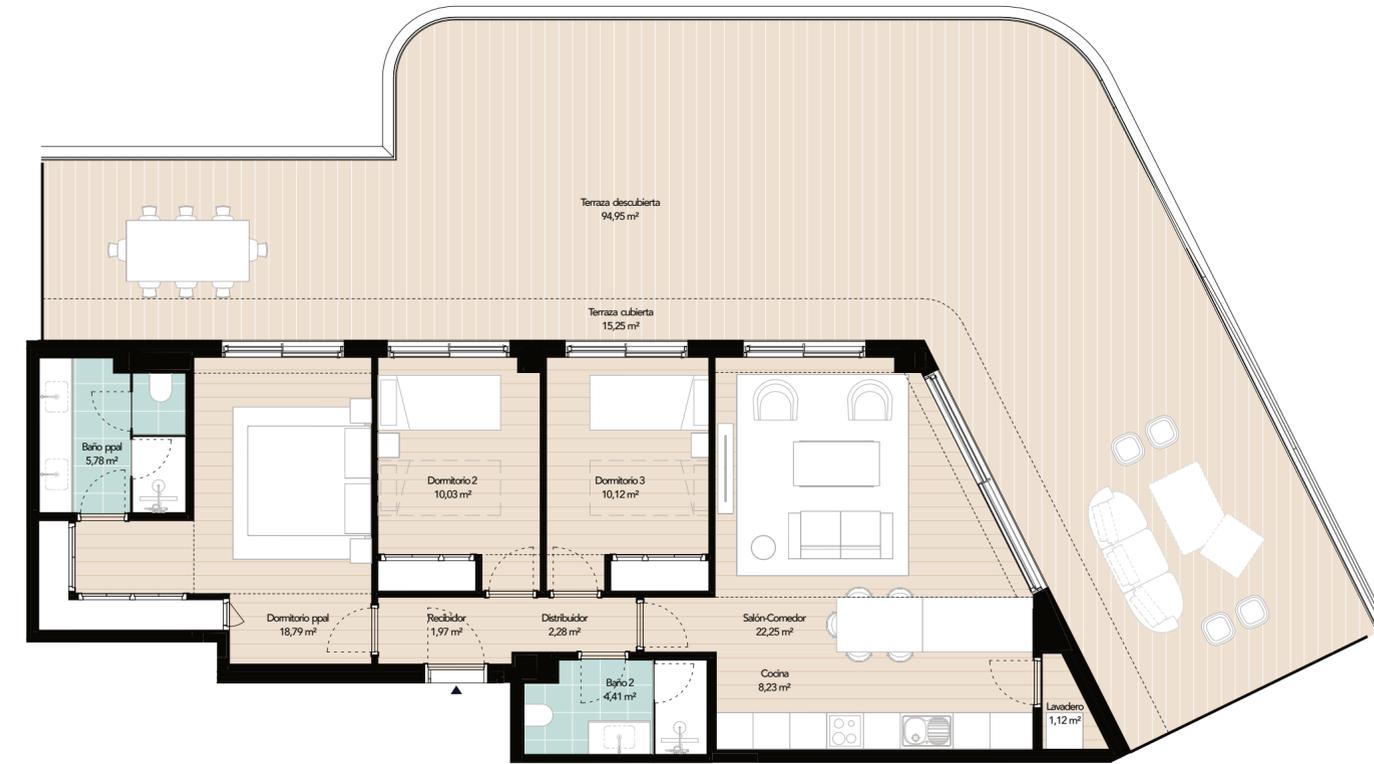
(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior+ 50% sup. Porche (máx. 10% útil interior)+ sup. común correspondiente). Según Decreto 218/2005

(**) 100% sup. interior+ 100% sup. exterior+ sup. común correspondiente



ABU

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0 1 2 3 4 5 m

BLOQUE1 - PORTAL 1 - VIVIENDA ÁTICOA

SUPERFICIES ÚTILES

- Sup. Útil interior	84,97 m ²
- Sup. Útil exterior	110,20 m ²
- Sup. Útil total	195,17 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	123,09 m ²
- Sup. Construida computable*	110,35 m ²
- Sup. Construida total**	239,34 m ²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior+ 50% sup. Porche (máx. 10% útil interior)+ sup. común correspondiente). Según Decreto 218/2005

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BLOQUE1 - PORTAL 4 - VIVIENDA 08

SUPERFICIES ÚTILES

- Sup. Útil interior	111,42 m ²
- Sup. Útil exterior	75,64 m ²
- Sup. Útil total	187,06 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	159,22 m ²
- Sup. Construida computable*	143,35 m ²
- Sup. Construida total**	240,88 m ²

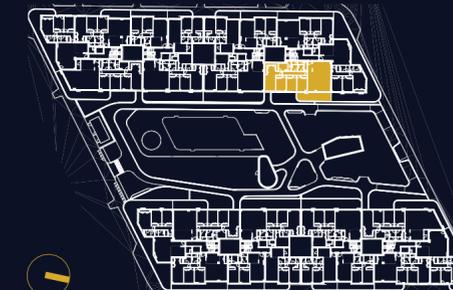
(*) Superficie construida computable efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2005

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BLOQUE2 - PORTAL 1 - VIVIENDA 1B 2B 3B

SUPERFICIES ÚTILES

- Sup. Útil interior	128,64 m ²
- Sup. Útil exterior	20,62 m ²
- Sup. Útil total	149,26 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	180,49 m ²
- Sup. Construida computable*	159,19 m ²
- Sup. Construida total**	203,21 m ²

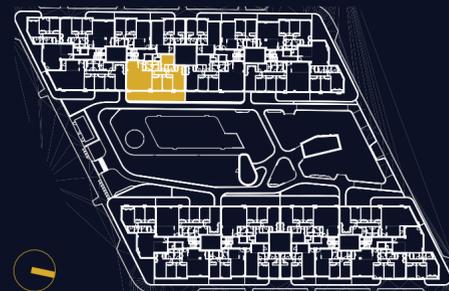
(*) Superficie construida computable efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2005

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BLOQUE2 - PORTAL 3 - VIVIENDA 1C2C 3C

SUPERFICIES ÚTILES	
- Sup. Útil interior	119,71 m ²
- Sup. Útil exterior	42,66 m ²
- Sup. Útil total	162,37 m ²

SUPERFICIES CONSTRUIDAS	
- Sup. Construida Int. Vivienda + zccc	170,01 m ²
- Sup. Construida computable*	152,78 m ²
- Sup. Construida total**	216,50 m ²

(*) Superficie construida computablea efecto de normativa urbanística (100% sup. interior+ 50% sup. Porche (máx. 10% útil interior)+ sup. común correspondiente). Según Decreto 218/2005

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BLOQUE2 - PORTAL 4 - VIVIENDA 1B2B 3B

SUPERFICIES ÚTILES	
- Sup. Útil interior	141,14 m ²
- Sup. Útil exterior	34,14 m ²
- Sup. Útil total	175,28 m ²

SUPERFICIES CONSTRUIDAS	
- Sup. Construida Int. Vivienda + zccc	199,06 m ²
- Sup. Construida computable*	179,22 m ²
- Sup. Construida total**	237,59 m ²

(*) Superficie construida computablea efecto de normativa urbanística (100% sup. interior+ 50% sup. Porche (máx. 10% útil interior)+ sup. común correspondiente). Según Decreto 218/2005

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