

Marbesa 04 PROJECT



WWW.MARBELLAVILLAS.NO

STAVANGER, NORWAY



★★★★★

Developers

NORWEGIAN SERENDIPITY



Welcome to Marbesa 94.

Stavanger Property Development SL is a company owned by 5 investors from Stavanger, Norway. The owners are involved in various types of businesses in Norway, "but they have also been involved in commercial properties and property development projects for a long time." The company is currently invested in 3+ projects in Marbesa and Estepona. The last

project to be put up for sale is in Marbesa, where 3 large architect-designed modern and luxurious villas will be built. The project in Marbesa 351 and Estepona Belfry all 10 units sold.

Marbesa 94 are lovely villas located in Marbella, a beautiful pearl in the south of Spain. We offer several different villas to choose from. Everything is built to meet the highest standards.

BELFRYVILLAS

ALL 10 UNITS SOLD



★★★★★

Message From Our Architect

SPECIALTY DESIGN



The years in developing luxury projects for clients from numerous different countries such as the UK, Belgium, Norway, Finland, Holland, Germany, Switzerland and many more, have increased our knowledge to give custom made design solutions for every new project, according to the personality and needs of our clients.

We believe that good ideas come from anywhere and every project we work on stems from the deepest part of our soul to go beyond time and space. Our designs and projects evoke feelings and combine essential elements of successful designs: unique concept, utility, and soul.

Alberto Rodriguez



STAVANGER, NORWAY

PREIKESTOLEN (PULPIT ROCK) IS ONE OF ROGALAND COUNTY'S MOST VISITED ATTRACTIONS, AND ONE OF THE COUNTRY'S MOST SPECTACULAR PHOTO SUBJECTS.

Heritage

SCANDINAVIAN DESIGN WITH SPICES FROM SPAIN



Norwegian architecture is predominantly wooden structures; however, the uniqueness of Nordic modern style is the symmetric design for light and space, which gives it a “very special” characteristic.

Scandinavian design embraces minimalism through sharp colours and offer a sense of calm and reflection from the busy day-to-day life.

Like Scandinavian design, properties follow similar

principles but adhere to light as its major focus. This is due to the geography of Scandinavia where summer solstices, Northern lights and daylight savings are visible and followed throughout the year.

By combining Scandinavian with the tropical Spanish weather of the South, it provides a distinct taste and living spaces. Therefore, the architectural design is a living embodiment of the two cultures, in which Alberto Rodriguez have managed to successfully combine.



Nearby Amenities

ONLY IF YOU WANT TO



Marbella is continuing to grow and offers more and more activities for you to explore. It can be quite a joyful challenge when having to decide what to do in this buzzing utopia of a city. Whether you want to golf, stroll around the dunes, feel revitalised at Nikki Beach or recuperate at the Playa de las Cañas beach, the possibilities are endless for the intrepid adventurer.

Marbella Villas is perfectly located to slake all thirsts and satisfy all needs. Here are some gastronomic choices (just to mention a few): Restaurante Simbad

a Cocktail Bar & Beach Club, Resturante Club 200, Resturante Chiringuito Triana Marbella and more. If you are considering to perfect your golf-swing, then Cabopina Golf and Santa Maria Golf Club are so close that you can literally see the greens.

Perhaps you just want a leisurely stroll around the dunes such as Dunas De Artola o Cabopino or around a historical landmark as Torre Ladrones. There is more to this magical place than just the Marbella Villas; it is ever growing and serendipitous.



Estepona is 35 minute drive from your door at Marbesa 94!

Puerto Banús is 19 minute drive from the Marbesa 94, perfect drive!

Marbella the visceral joy destination is a 10 minute drive away!

La Cala de Mijas 10 minute drive as well towards the north!

Fuengirola a 23 minute drive with a scenic experience!

Benalmadena a 35 minute drive away! Plenty of time with you thoughts!

Málaga 42 minute drive make sure you have your travel documents!

Marbesa 94 HOME

46km

23km

13km

10km

20km

35km

49km

Destinations

CLOSER THAN YOU THINK!





Marbella

Marbesa 04
PROJECT



The Location

Situated 200-300 metres from Playa de las Cañas beach and in the vicinity of Marbella. The three key factors in selecting property are location, and location. As such, it brings us great pleasure to tell you that Marbesa Villas is perfectly located to keep you just outside the din of the city, but close enough to feel at the very beating and pulsating heart of Marbella.

Why choose this location? The villas are located by Parque De Jazz and conveniently situated near all necessary amenities, such as grocery stores, restaurants, beach clubs, and other facilities and services. Geographically, you are situated in the best position for any travel as the A-7 open road highway is a quick skip and a turn from here.

NAXFOR

Marbesa 94 Villas are built by NAXFOR with focus on economic and sustainable materials. With ISO Certificates from SGS since 2015 and OHSAS 18001 certificate. Naxfor are experts in engineering, construction and services.



Villa l
Sirena
★★★★★





Floor plans

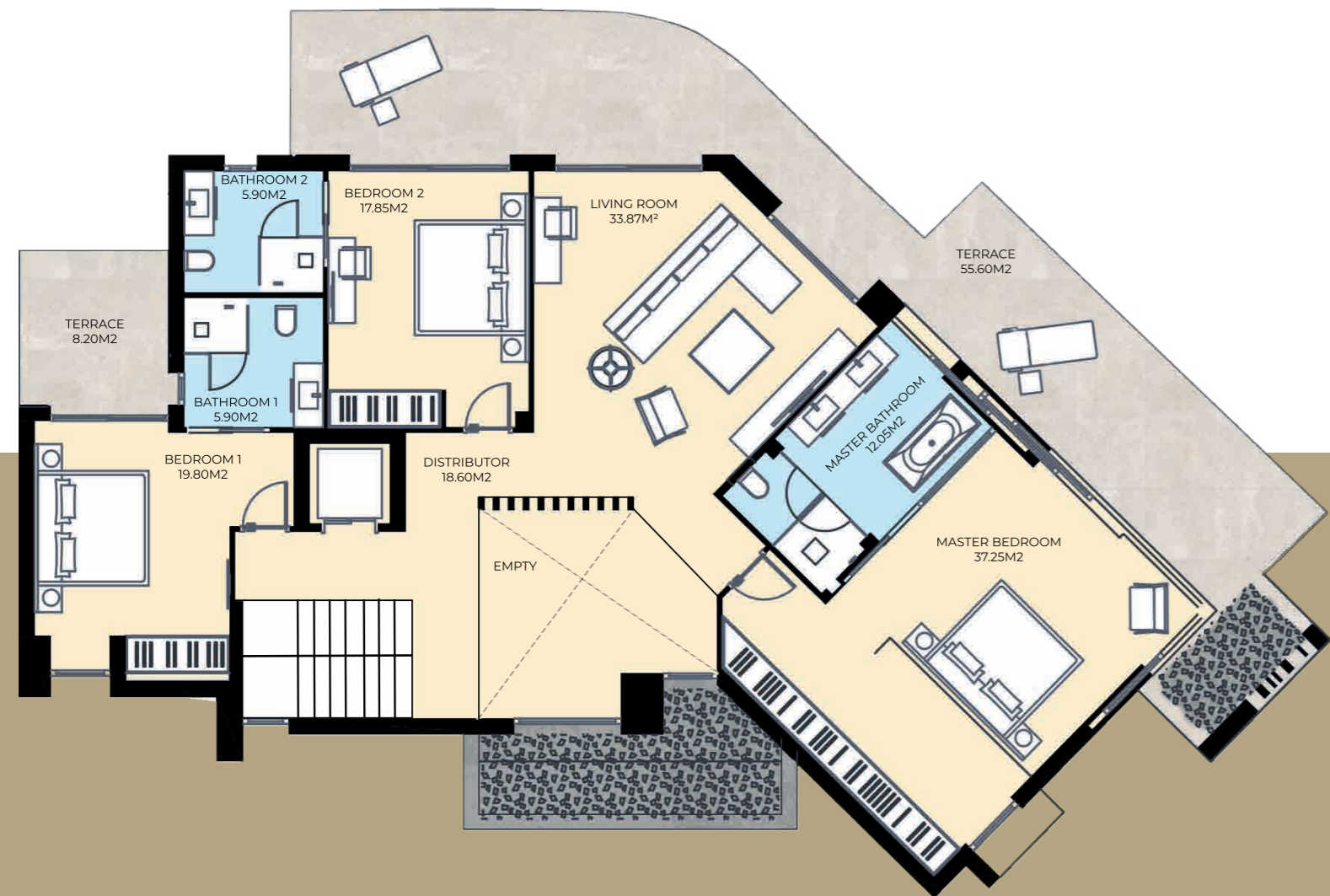


SITE INFO

- Villa: 762,65 m²
- Terrace: 307,45 m²
- Property: 1 112,70 m²
- 6 bedrooms
- 5 bathrooms
- 2 Guest toilets
- Wine cellar
- Outdoor pool: 64,35 m²
- Garage in basement: 2-3 cars
- Total parking: 4-5 cars
- Elevator
- Underfloor heating



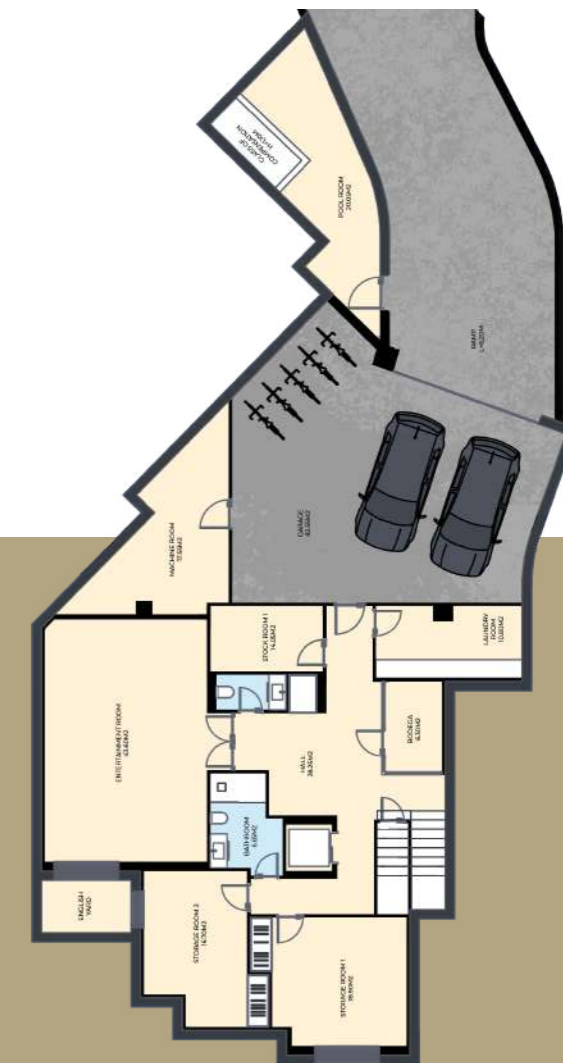
GROUND FLOOR



FIRST FLOOR



ROOF



BASEMENT

Villa 2
Estrella
★★★★★



Marbesa PROJECT



Floor plans



SITE INFO

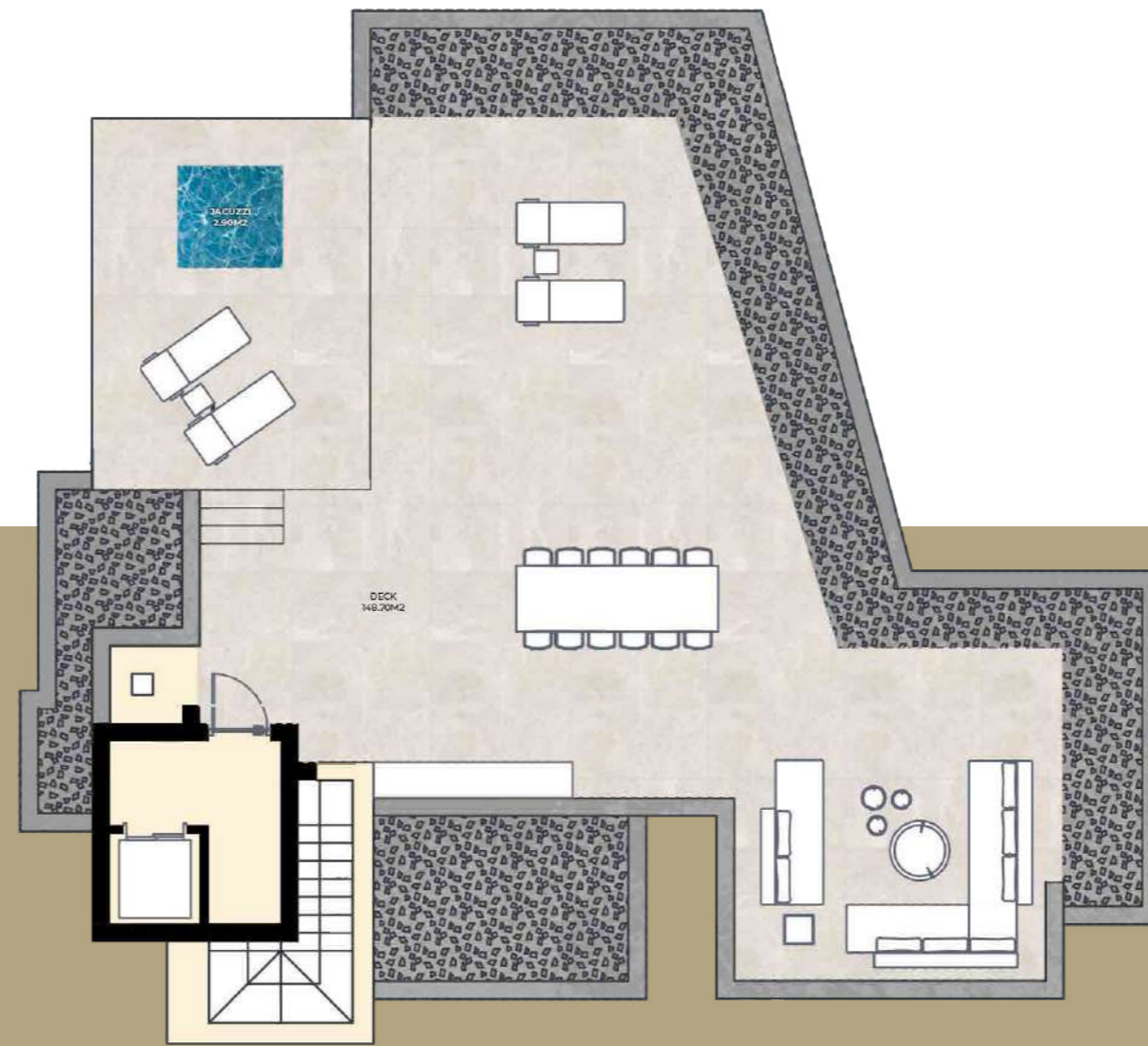
- Villa: 735,40 m²
- Terrace: 410,55 m²
- Property: 1266,30 m²
- 6 bedrooms
- 5 bathrooms
- 1 Guest toilet
- Wine cellar
- Outdoor pool: 58,4 m²
- Garage in basement: 2-3 cars
- Total parking: 6-8 cars
- Elevator
- Underfloor heating



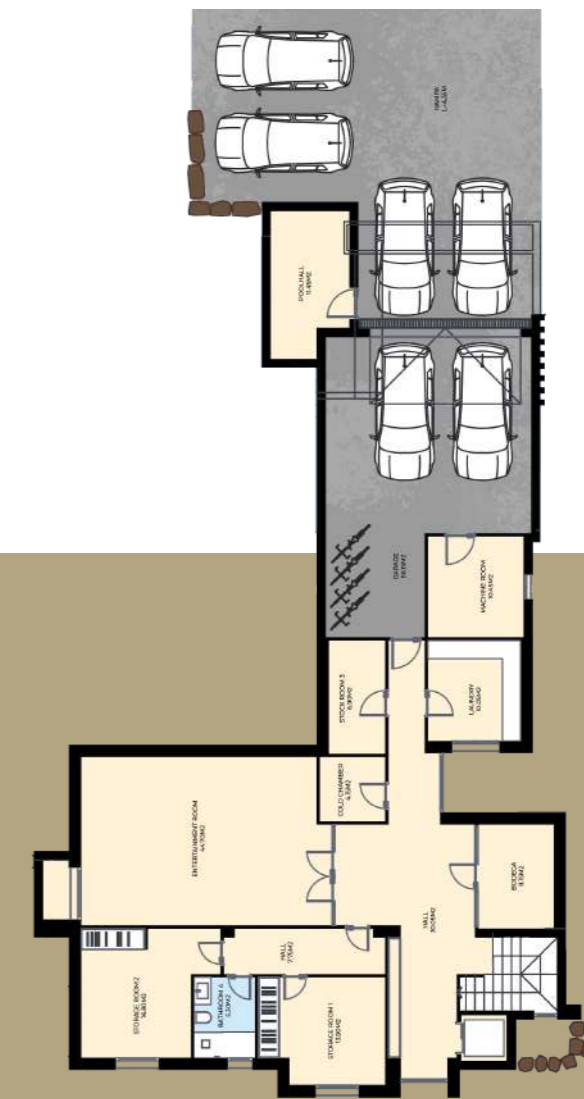
GROUND FLOOR



FIRST FLOOR



ROOF



BASEMENT

Villa 3
Coral
★★★★★



Marbesa PROJECT



Floor plans



SITE INFO

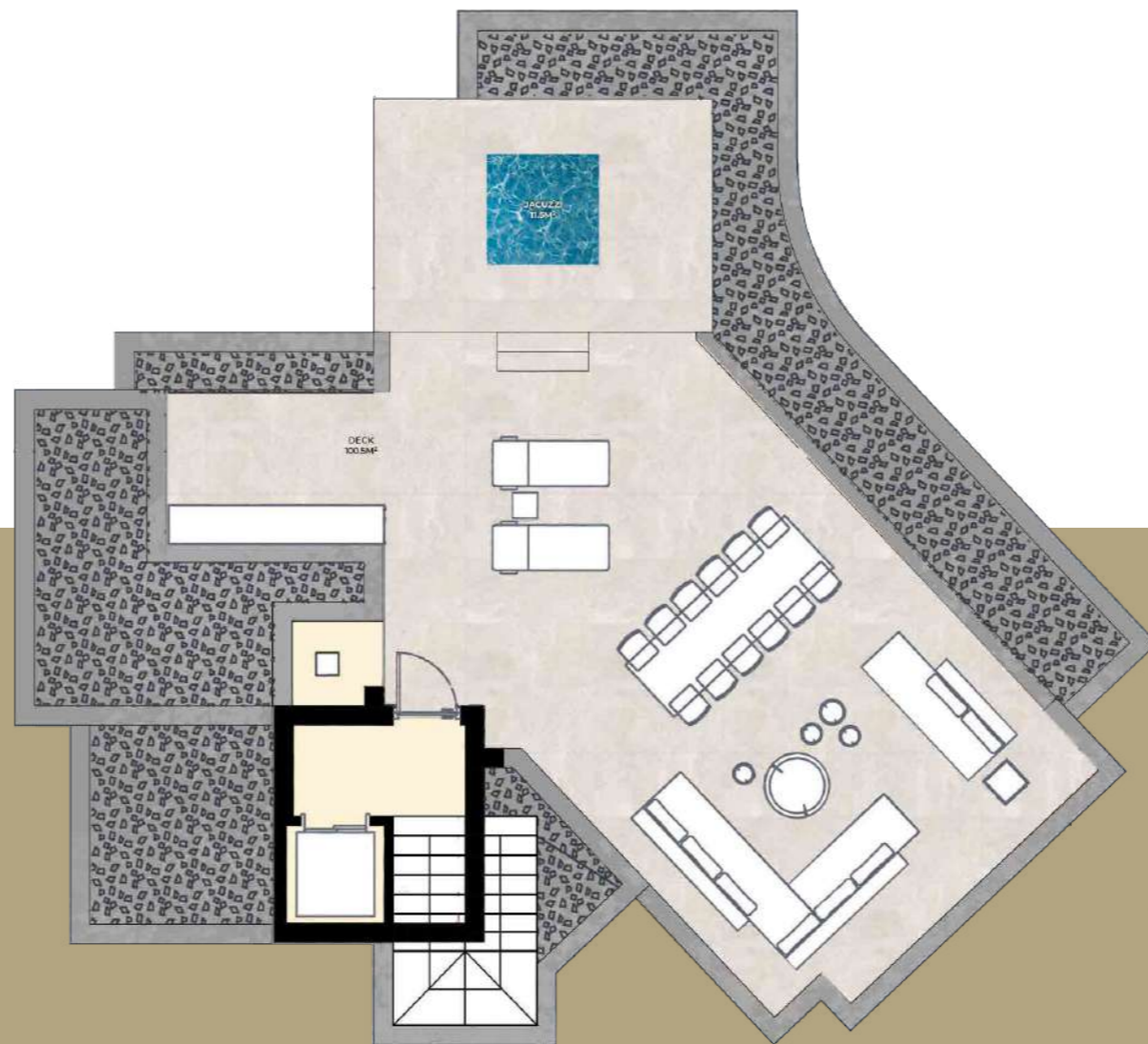
- Villa: 672,55 m²
- Terrace: 358,25 m²
- Property: 1049,90 m²
- 6 bedrooms
- 5 bathrooms
- 1 guest toilet
- Wine cellar
- Outdoor pool: 52,65 m²
- Garage in basement: 2-3 cars
- Total parking: 5-6 cars
- Elevator
- Underfloor heating



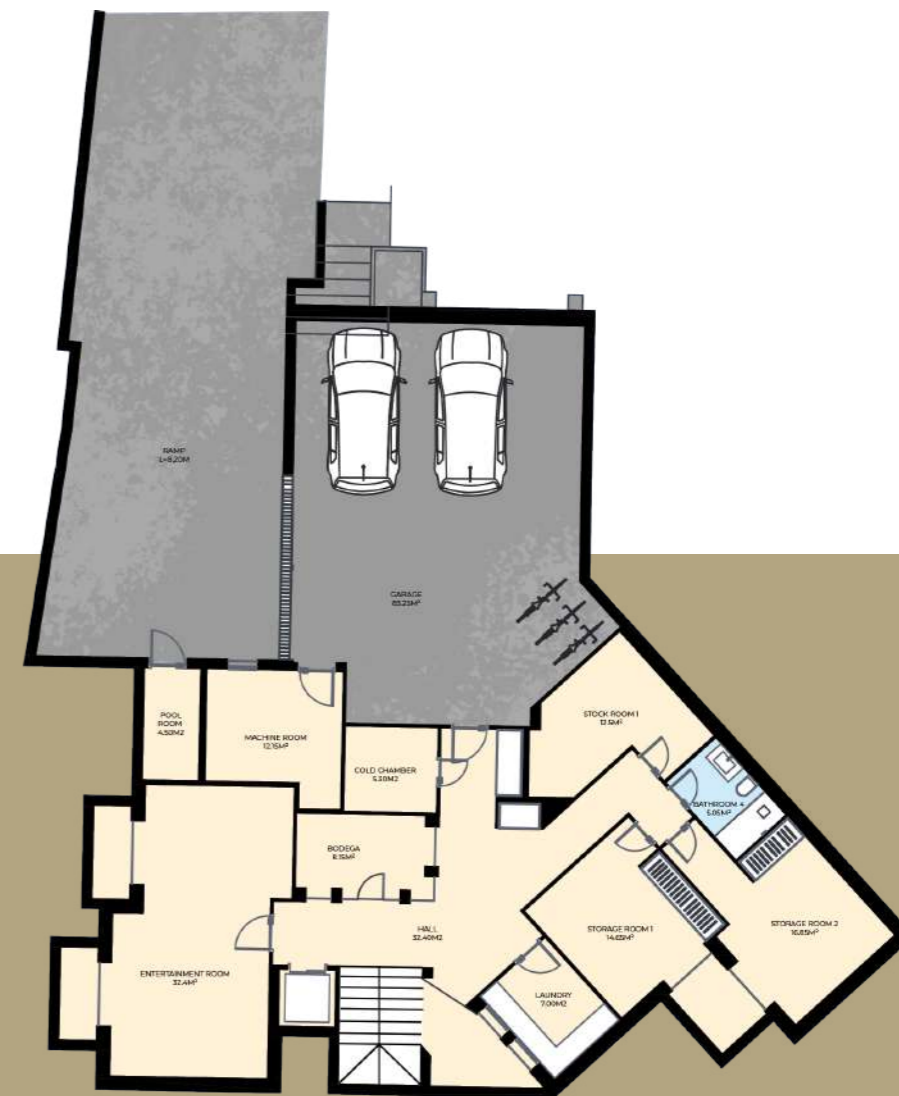
GROUND FLOOR



FIRST FLOOR



ROOF



BASEMENT

SUPERFICIES CONSTRUIDAS

SUPERFICIE CERRADA	TERRAZAS Y PORCHES			PISCINAS	SUPERFICIE CONSTRUIDA	EDIFICABILIDAD
	TOTALES	CUBIERTAS	COMPUTABLE			
A	B	C	D	P	A+50%C	A+D

VILLA 1 - SIRENA

SÓTANO	327,70	0,00	0,00	0,00		327,70	0,00
P. BAJA	177,70	142,55	94,40	2,60	64,35	224,90	180,30
P. ALTA	179,00	63,75	32,50	0,60		195,25	179,60
SOLARIUM	14,80	101,15	0,00	0,00		14,80	14,80
VILLA 1	699,20	307,45	126,90	3,20	64,35	762,65	374,70

VILLA 2 - ESTRELLA

SÓTANO	285,25	0,00	0,00	0,00		285,25	0,00
P. BAJA	192,90	197,45	62,85	11,95	58,40	224,33	204,85
P. ALTA	199,50	64,40	27,15	0,00		213,08	199,50
SOLARIUM	12,75	148,70	0,00	0,00		12,75	12,75
VILLA 2	690,40	410,55	90,00	11,95	58,40	735,40	417,10

VILLA 3 - CORAL

SÓTANO	283,75	0,00	0,00	0,00		283,75	0,00
P. BAJA	176,55	175,00	67,45	1,35	52,65	210,28	177,90
P. ALTA	151,95	82,75	29,45	0,85		166,68	152,80
SOLARIUM	11,85	100,50	0,00	0,00		11,85	11,85
VILLA 3	624,10	358,25	96,90	2,20	52,65	672,55	342,55

TOTALES	2.013,70	1.076,25	313,80	17,35	175,40	2.170,60	1.134,35
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NOTA: Las terrazas cubiertas se consideran al 50% a efectos de superficie construida.



CONSTRUCTION SITE, NEIGHBOURHOOD
JANUARY 2022



PANORAMA VIEW FROM VILLA SIRENA
FEBRUARY 2022

★★★★★
Gallery



CONSTRUCTION SITE JANUARY 2022

Marbesa 94 PROJECT

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