







Diversity flourishes at Avenue Marbella with three distinct typologies. The small and medium residences share a refined similarity, while the larger double-plot villas offer expansive living on a grand scale. Upgrade packages are available that will allow residents to tailor their villa to their precise desires.

23 of these homes boast a harmonious symmetry in size, providing a consistent and inviting atmosphere throughout the community. The 23 homes are divided into 2 typologies: Typology A designed by GC-Studio and Typology B designed by J. A. Flores.

Adding an extra layer of distinction, 3 flagship Signature Villas stand as iconic landmarks of prestige, each exuding its own unique charm. These 3 villas are classified as Typology C, designed by Pedro Peña.

All villas not only have their own bespoke amenities such as entertainment rooms, home cinemas and home gyms, but also have access to communal amenities such as an incredible gymnasium and state of the art SPA with an indoor pool, hammam, sauna and ice bath.

## Typology A



The Typology A villas comprise smaller-sized residences, each characterised by impeccable interior design curated by the renowned design studio GC-Studio. These villas are further classified into two subtypes, A1 and A2.

The distinctions between these typologies lie in their orientations, the arrangement of bedrooms on each level and the availability of private carports or garages. A1 Villas feature a private carport accessible through the avenue beneath the residences, while A2 Villas come with their own private garage, similarly accessed through the same avenue.

Besides their distinctive features, all Typology A Villas are equipped with an entertainment level, enhancing the overall lifestyle experience for residents. The Typology A Villas elevate the living experience with private infinity pools and meticulously landscaped gardens. Adding an extra layer of luxury and entertainment, each residence is crowned with a bespoke solarium, offering residents a unique and private space for leisure and relaxation.

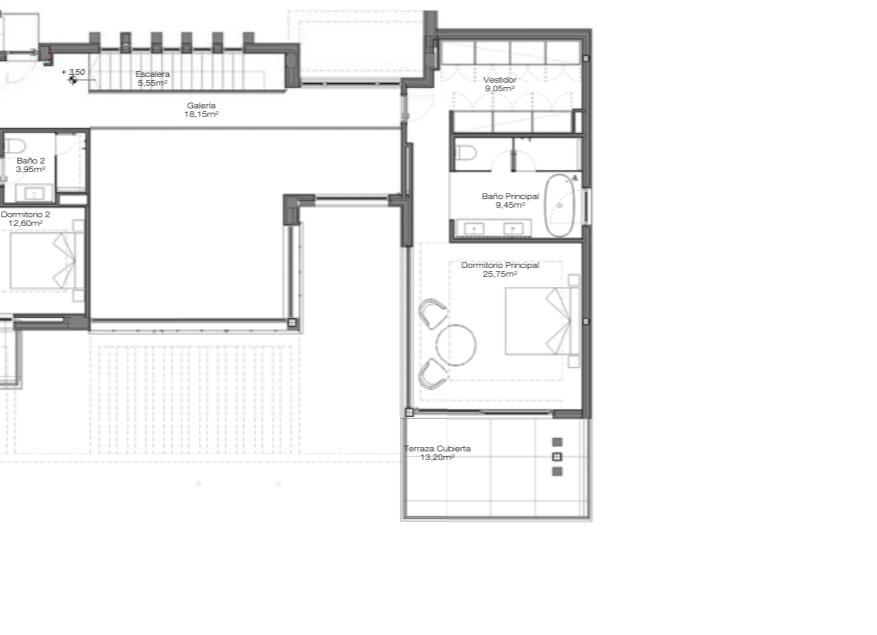




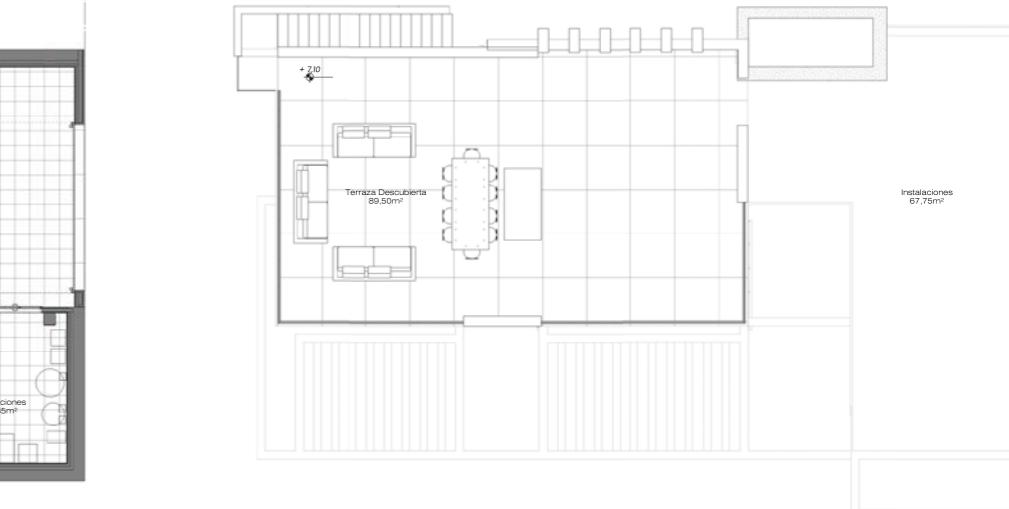
## Typology A - Floor Plans



## AIN LEVEL



## VER LEVEL





The Typology B villas, classified as medium-sized residences, showcase incredible interior design crafted by the renowned designer J. A. Flores. This category comprises four distinct subtypes: B1, B2, B3 and B4.

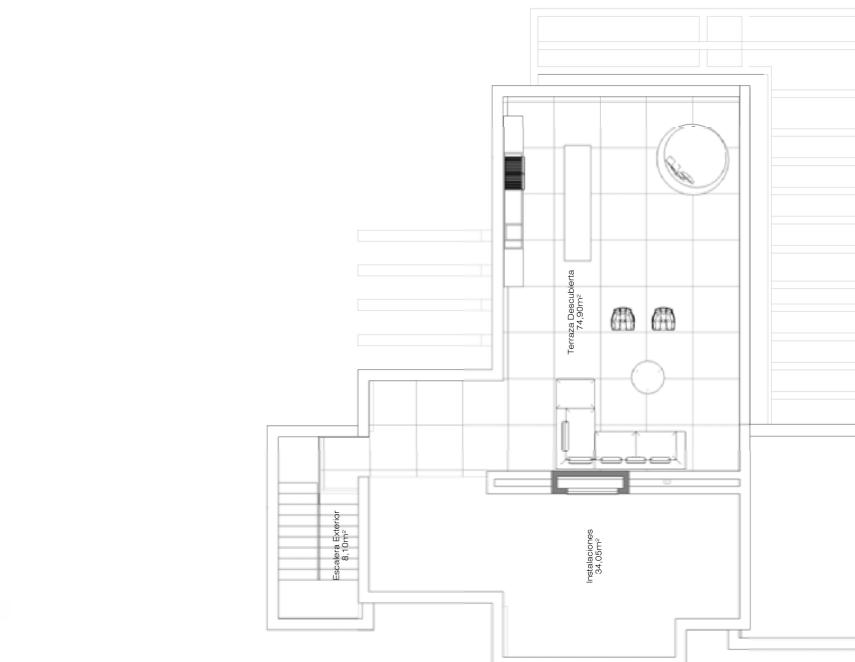
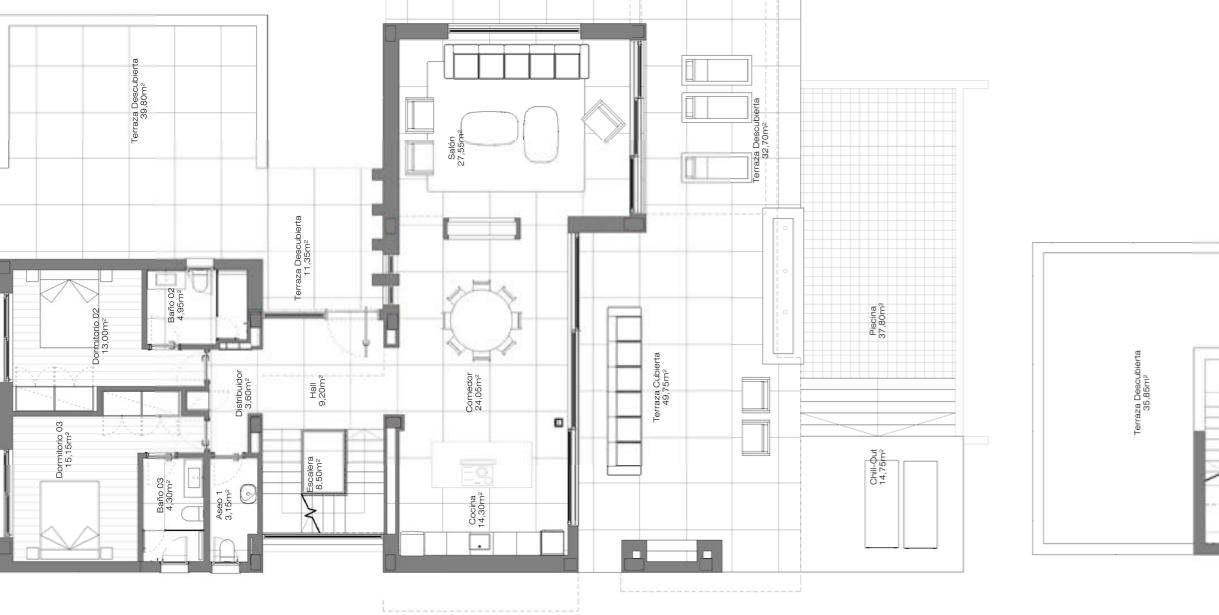
Similar to Typology A, the primary differentiators among them are orientation, bedroom distribution per level and the option of a private carport or garage. Specifically, B1 and B3 subtypes provide residents with access to a private carport, while B2 and B4 subtypes grant access to a private garage.

All Typology B villas boast stunning exteriors featuring manicured gardens and private infinity pools. Enhancing the overall lifestyle experience, these residences are equipped with amenities such as a home gym, a home cinema and an entertainment level. Exclusivity is elevated in each villa through the incredible solarium, offering residents a private space to entertain, relax and spectacular views.





## Typology B - Floor Plans





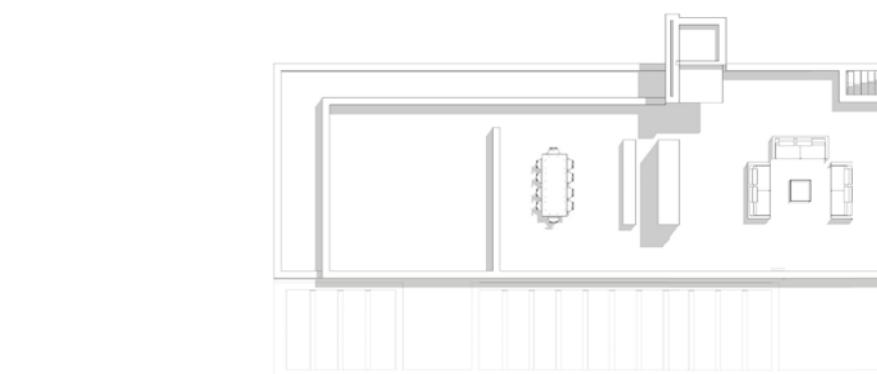
Typology C comprises three distinct Signature Villas, representing the epitome of luxury as the largest residences available. Crafted with stunning interiors by the renowned design studio Pedro Peña, Typology C villas each feature a private garage, accessible via a private tunnel. The distribution of bedrooms is designed with four on the top level and one on the lower level, while the ground level is dedicated to expansive living spaces and a kitchen. Two of these grand villas boast a southeast orientation, with the third enjoying an eastern orientation.

Exclusivity is paramount in Typology C, as these villas offer a range of amenities, including an incredible entertainment level and a dedicated home gym. The outdoor spaces are equally exceptional, featuring immaculately manicured gardens and private infinity pools. The crowning jewel is the remarkable solarium, providing residents with a unique retreat to unwind and relax while enjoying sweeping views of the mountains, sea and the surrounding area.





## Typology C - Floor Plans



SOLARIUM

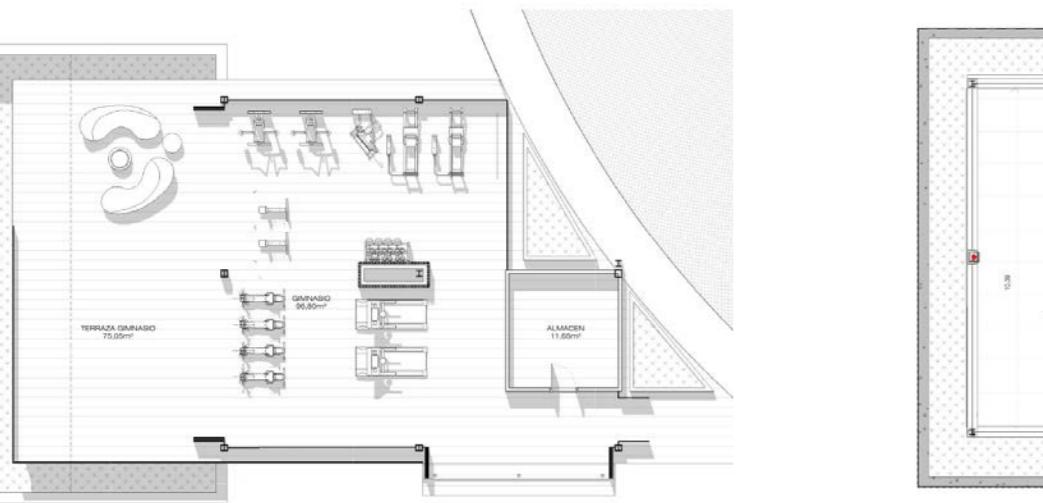


The community's shared spaces are a testament to its commitment to wellness and indulgence. A lavish SPA and state-of-the-art gymnasium cater to the physical well-being of residents, while meticulously manicured gardens provide a haven for relaxation. The SPA boasts luxurious amenities such as an indoor pool, hammam, sauna and ice bath, all thoughtfully curated to enhance residents' lifestyle. The communal gardens are immaculately manicured, offering residents verdant areas ideal for relaxation.

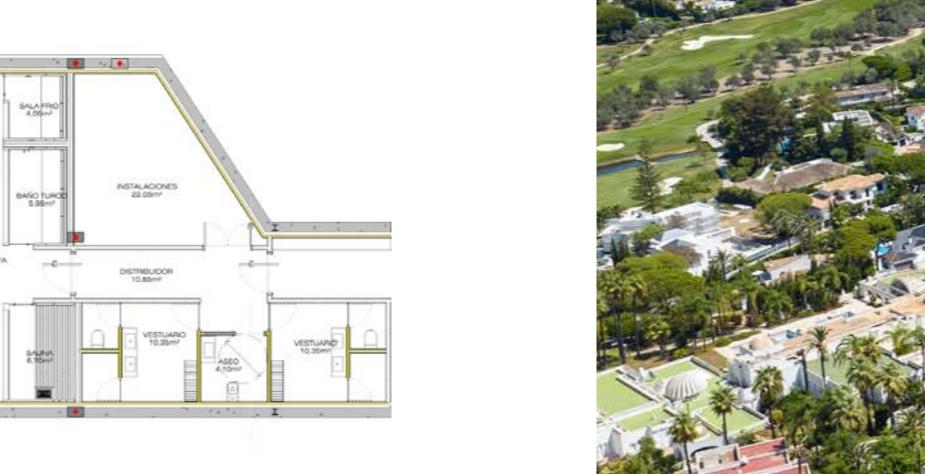




## Communal Areas - Floor Plans



GYM



SPA



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