

NUEVA ANDALUCÍA · MARBELLA

1-4 Bedroom Apartments in Marbella

One hundred and fourteen apartments stepped down towards the sea,
six minutes from Puerto Banús, with Gibraltar on the horizon at sunset.

HOMES

1 – 4 bedrooms

PRICES

€820,000 – €2.45M

COMPLETION

Q1 2028



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WHY WE ARE SHOWING YOU THIS ONE

Six minutes from Puerto Banús, and still quiet.

Nueva Andalucía is where people end up once they have stopped wanting to be in the middle of Marbella. This one has its massing stepped down the slope, so the terraces look over the valley rather than into each other.

It is under construction with the licence granted — completion Q1 2028 — which means you can still choose orientation and finish rather than take what is left.

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— THE BUILDING

It steps, so nothing looks into anything

The massing descends the slope in terraces rather than standing as one block, which is the whole reason the upper homes keep their view and the lower ones keep their privacy. Vertical timber screens shade the terraces without closing them in.

Warm stucco, deep reveals, and glazing sized for the orientation it faces — this is a building designed around where the sun actually is, not around a render.

Ask which floor, not just which unit.



THE GARDENS

Held inside the gate

Outdoor pool and gardens, with the indoor pool, spa, gym, cinema and sky bar all inside the same closed perimeter.

— INSIDE

Light, and what it falls on

Siemens kitchens, Porcelanosa and Noken in the bathrooms, Schneider WISER running the house. A Dekton façade outside, which matters more than it sounds: it is what keeps the building looking new in ten years of salt air.

Every apartment has a terrace. The penthouses take the roof.



— SHARED

The parts you do not pay for twice



INDOOR POOL



GYM

Puerto Banús is six minutes away. You will not hear it from the terrace.

Marbella centre ten minutes, Málaga airport forty-five. The golf valley starts at the end of the road.



What comes with it

Location	Nueva Andalucía, Marbella
Development	114 apartments, gated
Homes	1, 2, 3 and 4 bedrooms
Prices	€820,000 – €2.45M in the published sample
Completion	Q1 2028
First occupation	Estimated Q4 2028
Licence	Granted, under construction
Puerto Banús	6 minutes
Marbella centre	10 minutes
Málaga airport	45 minutes

Prices are from the developer's infosheets and are a published sample, not a live availability list — ask us for that. Specification subject to the final execution project.

- Dekton façade
- Porcelanosa and Noken bathrooms
- Indoor and outdoor pools
- Cinema room
- Sky bar
- Siemens kitchens
- Schneider WISER automation
- Gym and spa
- Golf simulator
- Timber-slat shading screens



OUR READING

Licensed, started, and still choosable

One hundred and fourteen apartments stepping down the slope behind timber screens in Marbella's golf valley, six minutes from Puerto Banús. The building licence is granted and construction has started, which is exactly why the choice of floor and orientation is still yours.

The specification is unusually specific for this stage — a ventilated Dekton façade, Porcelanosa and Noken throughout, underfloor heating in every home — and the amenity list is genuinely deep.

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WHAT THE DEVELOPER DOES NOT PUBLISH

- Only four homes are priced in the published sample; there is no full price list.
- The sheet does not say whether its square metres include the terrace.
- The bank-guarantee account is shown as pending.
- No community fee is stated.
- Every interior image is captioned by the developer as a referential proposal, not the delivered design.

WHAT WE WOULD ASK BEFORE YOU RESERVE

- The live availability list, not the four-row sample.
- Whether the quoted area includes the terrace.
- Confirmation that the guarantee account is open before paying anything beyond the reservation.
- Which floors hold the Gibraltar view at sunset.

BEFORE YOU GO

Most of what matters here is decided before completion.

Orientation, floor and finish are still open while the building goes up, and they are the three things that cannot be changed afterwards. That is the entire reason to talk to someone now rather than in 2028.

We will tell you which floors hold the Gibraltar view, which terraces take the evening sun, and what is genuinely unsold.



YOUR NEXT STEP

Choose the orientation while you still can.

It completes in 2028, which is exactly why now is the useful moment — the floors that hold the Gibraltar view go first, and we know which ones they are.

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ABOUT TRIPLE L

We have helped buyers on the Costa del Sol since 2001.

Our advisors visit every development we recommend. We guide you from the first viewing to the handover of the keys, in your own language, and work alongside the independent lawyer of your choice.

2001

YEAR FOUNDED

600+

FAMILIES HELPED

9

LANGUAGES SPOKEN

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