



GOLDEN VIEW I
BAHIA DE LAS ROCAS

Quiet Living

NOLL SOTOGRADE
INMOBILIARIA | REAL ESTATE

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COMMUNICATIONS

Road communication is excellent, the main road connects directly with the CN 340 at km 150. The development is also well connected by motorway with Málaga International Airport just 1 hour away, a similar distance to the High-Speed AVE train Station and 25 minutes from Gibraltar Airport.



THE PERFECT LOCATION

Whether it be a first or second residence, a holiday or a permanent address to start a new life in Southern Spain, **GOLDEN VIEW I** offers a multitude of exciting places to visit in a short distance from the project. Located in Manilva at the heart of the Costa del Sol and a short drive to the best beaches of Tarifa and the surrounding areas in the neighbouring province of Cádiz.

It is the perfect location to establish **GOLDEN VIEW I** as a base to explore some of the most beautiful corners of Andalusia.

Puerto Banús: 20 minutes. - Marbella: 30 minutes.

Jerez de la Frontera: 1,5 hours - Ronda: 1 hour.

Málaga: 1 hour. - Tangier: 2 hours.

LEISURE & SPORTS



GOLF

Finca Cortesin
Estepona Golf
Real Club de Golf Sotogrande
Real Club de Golf Valderrama
San Roque Club
Alcaidesa



HEALTH CENTRES

Sabinillas Health Center
Estepona Health Center
Estepona Hospital
Quirón Palmones Hospital
Human Line Sotogrande Clinic



COMMERCIAL CENTRES

Carrefour Estepona
Marina Sotogrande
Hipercor Sotogrande
C. C. Panyagua
C. C. Marisol
Área Palmones



LEISURE AND SPORTS

Polo Santa María
Hípica Sotogrande
Water sports
Los Alcornocales Natural Park
Casares & Estepona Beaches



HARBOURS

Puerto Banús
Estepona Marina
Duquesa Marina
Sotogrande Marina
Alcaidesa Marina



AIRPORTS

Málaga
Gibraltar
Jerez de la Frontera

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Ronda

TRADITIONAL VILLAGES

Traditional Andalusian villages are to be discovered just a few kilometres away, whitewashed houses bursting with history which reflect the traditional architecture of blanched walls and narrow meandering cobbled streets. Corners of Andalusia worth visiting and spending the day going back in time and perhaps enjoy typical cuisine with a variety of dishes. Casares, Ronda, Benahavis are some examples where a visitor will always be welcomed with a smile.

THE MARINA AT SOTOGRANDE

Sotogrande is a great leisure area and the centre for high standing sports. In the marina, International Sailing Championships are often held, or if you prefer, you can enjoy the warm winds from the straights on a relaxed sailing day.

La marina is dotted with restaurants and many shops and businesses, art galleries, fashion boutiques.... etc. The day and evening markets are worthy of mention and worth visiting.



BEACHES

Punta Chullera is very close by with spectacular beaches considered to be the best in the area. Tubalitas stands out with 4 km. in length and where parts of the beach are still untouched, even in summer. There is a selection of local beach bars “chiringuitos” to visit, sitting right on the beach and where you can enjoy the famous sardines “espeto de sardinas”.

POLO

Sotogrande is the international epicentre of Polo. International competitions are often held in the Sotogrande Polo fields and count with the presence of the top figures in this sport. It is a social event where the installations help you to spend a fabulous day immersed in the ceremony of Polo.



VERY CLOSE TO GOLF

Some of the best Golf Courses in Europe are just 10 minutes away from **GOLDEN VIEW I**. The acclaimed course of Valderrama with its impeccable greens, home to the prestigious International Tournaments such as the Ryder Cup, Volvo Masters and the Andalusia Masters. Finca Cortesin is one of the courses included in this magnificent resort classified as one of the best in Europe by the most prestigious media.



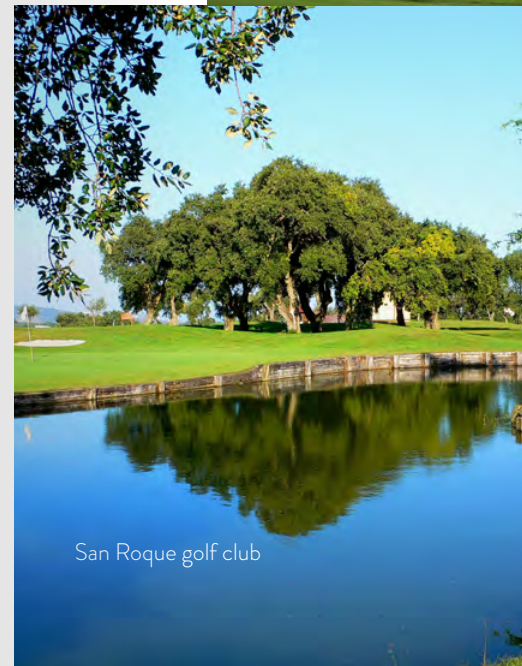
Alcaidesa golf club



Real club de golf Valderrama



La Reserva golf club



San Roque golf club

La Reserva Club in Sotogrande is just 5 minutes away and has many facilities on offer including the Golf Course, Horse Riding and the original 'The Beach', a fantastic resort beside the Golf Course which includes a restaurant, white sandy beach and lagoon for sports activities etc.

Play golf beside the sea in the Real Club of Sotogrande and in Alcaidesa Golf Course, surrounded by the most impressive golf views in the world to be seen from a Golf Course. Also worthy of mention are the San Roque Golf Club and La Cañada Golf, the best municipal Golf Course in the world.





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GOLDEN VIEW I. QUIET LIVING LIVING WITH OPEN HORIZONS

Quiet Living, relish in spectacular sunsets where golden tones and turquoise tints of the sea blend into the horizon and highlight the silhouette of the Rock of Gibraltar and Moroccan coastline in the distance; all within a privileged setting.

The gentle sound of the waves caressing the shore, the feel of a fresh breeze brushing gently your skin. See the intense blue sea merge with the African coastline. Life in GOLDEN VIEW I is sculpted on many small moments and intense sensations. A holiday residence or somewhere to call home in privileged and welcoming surroundings.

The development is located in one of the best places in Europe to live due to the climate, magnificent panoramic sea and mountain views and an abundance of things to see and do. A perfect enclave for a relaxed lifestyle.

THE DEVELOPMENT
EXCLUSIVITY AND TRANQUILLITY
WITH SEA VIEWS

GOLDEN VIEW I is the first phase of a fabulous Residential Development by Exxacon Smart Living. It comprises 33 townhouses of 3 and 4 bedrooms and is located in Bahía de Las Rocas urbanization, Manilva, on the Costa del Sol, Málaga.

At **GOLDEN VIEW I** you will enjoy the best and most spectacular sea views, stretching to Gibraltar and the Moroccan coastline. All townhouses enjoy the best orientation south and southwest. Ideal surroundings to enjoy the authentic Mediterranean lifestyle.





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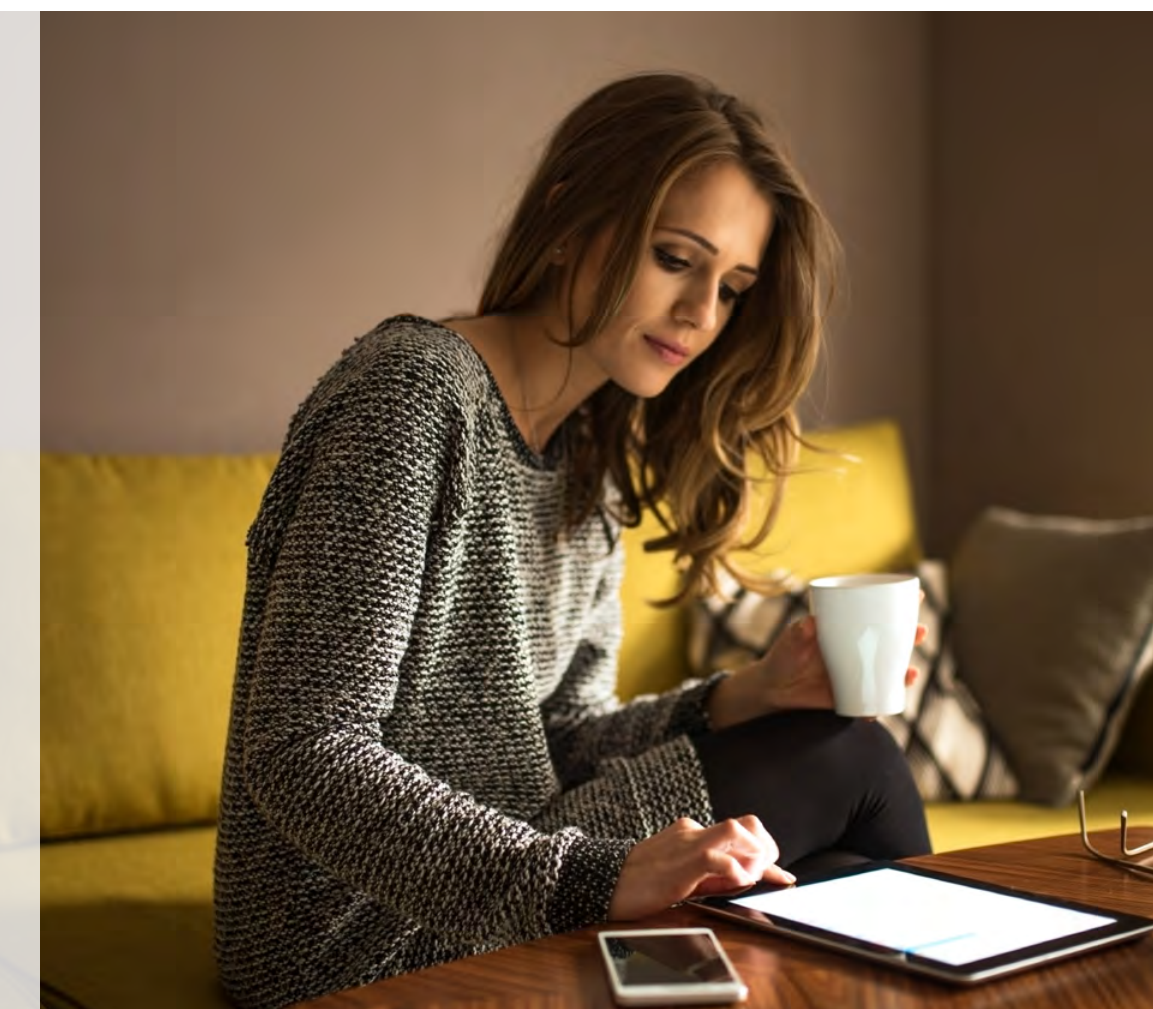
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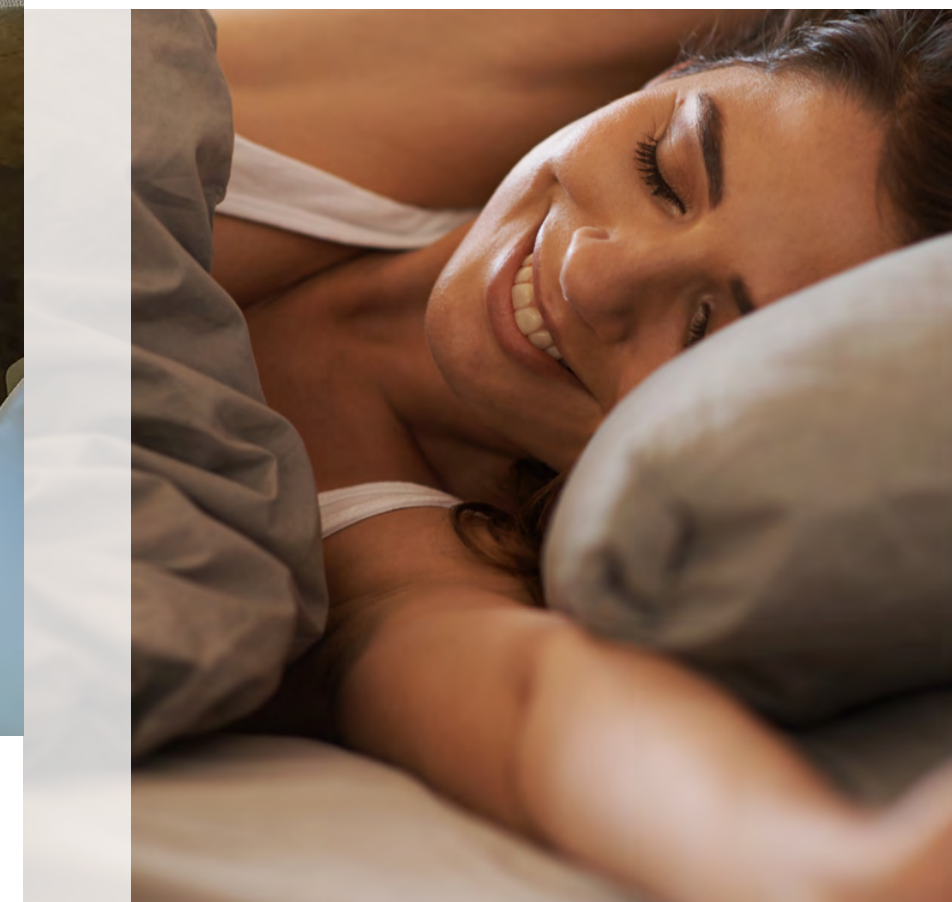
LIVING ROOM

The townhouses will include a total built area ranging from 139 m² to 145 m² with basements of 59.20 m². Terraces range from 45 m² to 79 m², solariums of 46 m² and there are also private gardens.





The common denominator is the view and an architectural design of pure lines which acts as a frame for nature to invade every corner of your home and to connect you with the environment. Carefully considered finishes and qualities with a palette of exquisite materials characterize each room to become friendly, warm and symbolic.





CUSTOMIZE YOUR DREAM HOME

A dream home tailor made for you with an extensive range of “extra options” among others the following are on offer:

- A 4th bedroom with en suite bathroom.
- Private pool in the garden.
- Installation of a swimming pool or Jacuzzi on the solarium.
- Installation of a barbecue on the solarium.
- Panoramic lift.
- Automatic door to the garage.





COMMON AREAS

The private garage is spacious enough to park two cars, gardens will have a carefully considered landscaped design, large swimming pools will incorporate modern latest generation technology, eg. neolysis system to achieve much healthier water. There will also be a paddle tennis court, children's area, LED lighting in all communal areas for maximum energy efficiency.







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Information and graphic material used in this document are purely indicative and do not have any contractual value. They can be subject to changes due to technical or legal reasons or by initiative of the Project Management team. Gardening, interior furniture design are a mere indication and are non-binding. The rest of the information referred to in the regulation 218/2005 from the Andalusian Government is at your disposal for consultation in our offices.



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