



# OCEAN VIEW

MARBELLA OJÉN



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A bespoke development of 44 private sea view residences, immersed in authentic Andalusia, bordering a protected nature area and conceived by a world class team

Bringing precision craftsmanship and cutting edge technology together with a unique lifestyle management service.





# TAKE A MOMENT

*To view*







# LOCATION

Located in the hills bordering a unique and protected nature area, Ocean View occupies a privileged position just moments from charming Andalusian villages, the areas most sought after sport facilities, stunning beaches and the many attractions of Marbella.

Ocean View  
Sales Office





# Hideaway Found

PICTURE A SCENIC DRIVE UP FROM THE COAST THROUGH NATURE, THE KIND OF TRIP JUST MADE FOR AN OPEN-TOP CAR, VIEWS OF THE SEA CAST FROM DIFFERENT ANGLES AS YOU REACH THE PERFECT SETTING NESTLED AGAINST A PANORAMIC HILLSIDE ON THE EDGE OF ENDLESS HECTARES OF PROTECTED LAND.





# Dramatic Sea Views

OCEAN VIEW HAS BEEN DESIGNED  
SO THAT ALL PROPERTIES BENEFIT  
FROM DRAMATIC VIEWS OF THE SEA  
AND BEYOND.







Step into 230 hectares  
of protected nature  
on your doorstep





- 1. Entrances
- 2. Parking Spaces
- 3. Leisure Club

APPROX. 230 HECTARES OF PROTECTED NATURE AREA



# The Masterplan

Just 44 private residences are available within this gated community, providing two and three bedroom apartments, including 10 penthouses, each of which have their own private pools. Amongst the landscaped gardens, there is a beautiful heated pool, sun deck and outdoor covered kitchen for dining with family and friends.

To ensure that time in residence is as enjoyable and hassle free as possible, a comprehensive concierge service is available. For the convenience and safety of owners, there are ample underground parking spaces, private storage areas and 24hr security with guarded patrols to ensure peace of mind.





# Exceptional Space & Facilities

On the Mediterranean coast, the quality of the space outside is as important as what is on the inside, so we have taken great care, time and effort to ensure that the communal areas are well designed, spacious and secure. All apartments face onto the sea and gardens that are

beautifully landscaped. An inviting 25m heated pool sits adjacent to a well-appointed sun deck with comfortable loungers and an inviting covered terrace and kitchen area with barbeque facilities and ample seating and lounge areas.





## CHOOSE YOUR HOME

Ocean View has been designed so that all properties benefit from dramatic views of the Mediterranean and beyond to Gibraltar and Africa. Bordering a protected nature area of approx. 230 hectares, just 44 bespoke private residences are available within this gated community.

### Two-bedroom apartments:

Constructed areas: from 127m<sup>2</sup> to 132m<sup>2</sup>

Terrace constructed areas: from 64m<sup>2</sup> to 71m<sup>2</sup>

Private storage and parking space in the underground parking

### Three-bedroom apartments:

Constructed areas: from 149m<sup>2</sup> to 177m<sup>2</sup>

Terrace constructed areas: from 48m<sup>2</sup> to 110m<sup>2</sup>

Private storage and parking space in the underground parking

### Three-bedroom penthouses:

Constructed areas: from 133m<sup>2</sup> to 195m<sup>2</sup>

Terrace constructed areas: from 117m<sup>2</sup> to 230m<sup>2</sup>

Roof top solariums: from 123m<sup>2</sup> to 183m<sup>2</sup>

Private storage and two parking spaces in the underground parking

Private pool on the rooftop solarium





## QUALITIES

EACH CAREFULLY DESIGNED HOME COMES TURN-KEY READY INCLUDING, AMONGST OTHERS:

1

Bespoke made Italian ceramic floor tiles

2

Custom-designed fully fitted kitchens for Ocean View with Miele and Bosch appliances

3

All bedrooms with built in wardrobes as standard

4

Fully ducted temperature control system and under-floor heating throughout

5

LED lighting fitted in all main rooms and living spaces

6

Floor to ceiling windows with high energy efficiency, double glazing and UV protection by Schüco

7

Fully fitted bathrooms with high quality branded sanitary ware

8

State-of-the-art home automation system including flood control, open window control and smoke detection

## BESPOKE OPTIONS

Ocean View has a dedicated interior designer on the team to work directly with new homeowners to personalise the layout and design direction of their property, drawing on a wealth of local knowledge and relationships with the region's leading craftsmen, suppliers and service providers. We are committed to delivering homes that have been bespoke designed in-line with the interests and personality of our owners.



A couple is walking away from the camera on a paved path. The woman, on the left, has long brown hair and is wearing a white, backless dress with a large white bow at the waist. She is carrying a green and yellow woven bag and wearing sunglasses. The man, on the right, has grey hair and is wearing a white long-sleeved shirt and light green trousers. They are holding hands and smiling. The background features lush green trees, a stone pillar, and a white patio umbrella.

## CONCIERGE SERVICES

The concierge can arrange childcare, dinner reservations, personal chef, chauffeur drive and airport collection, so that your precious time is spent hassle free. A wide range of activities can be organized, from cultural tours to cooking classes, golf and tennis, guided hikes, boat excursions and much more.

\* These services are available at a charge



## UNIQUE ADVANTAGES & KEY POINTS

1

An exclusive gated community with only 44 private residences

2

Developed by a highly experienced team with a track record in upmarket real estate

3

Sea views from all residences, across the bay of Marbella

4

Protected nature directly in front, with direct access to walking trails

5

5-star facilities available for owners and their guests

6

Care free ownership services including property management and maintenance, cleaning and rental management

7

An integrated concierge and lifestyle management service

8

A “lock-up & leave” concept allowing for easy stays

9

Peace of mind with a 24/7 security guard, fenced-in perimeters & video surveillance

10

Modern and elegant architecture by famous architects Villarroel Torrico

11

Extensive terrace areas to fully connect with the protected natural surroundings

12

The latest technology including a home automation system

13

High-end interior design services and the option to personalise your property

14

Carefully sourced materials and technology to create a new local standard

15

Private parking and storage with each home







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