



SIROCCO

VILLAS COLLECTION

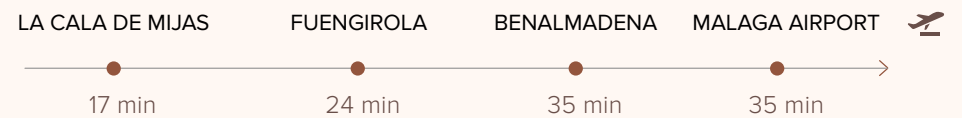
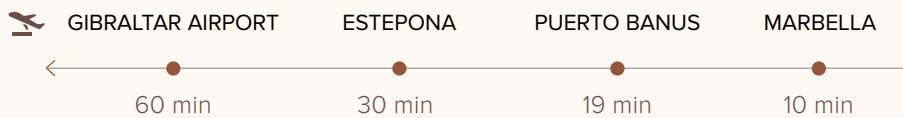


WELCOME TO NATURALLY MODERN LIVING BY THE BEACH

A new exclusive collection of villas perfectly blends the serenity of coastal living with the sophistication of modern design. Nestled close to the pristine beaches, Villas Sirocco offers a unique opportunity to experience the best of both worlds—where nature meets contemporary luxury.



LOCATION



EMBRACE THE FABULOUS BEACH LIFESTYLE

The beach is a canvas of natural beauty, from the golden sands to the calming Mediterranean Sea. Every day brings a new opportunity to enjoy the simple pleasures of beach life. For the adventurous of heart, the beach offers a wealth of activities.

Surfing, paddleboarding, and beach volleyball are just a few of the ways to stay active. If you prefer a more relaxed pace, there's nothing like a lazy afternoon spent sunbathing or reading a book under the shade of a palm tree.



ENTERTAINMENT & SHOPPING:

- Siroko Restaurant & Beach Club
- Puente Romano
- Marbella Club Hotel
- El Corte Inglés Marbella
- Miramar Centro Comercial

GOLF COURSES

- Santa Clara Golf Marbella
- Marbella Golf Country Club
- Cabopino Golf Marbella
- Calanova Golf Club
- Cerrado del Águila Golf

BEACHES

- Playa del Real de Zaragoza
- Playa del Alicate
- Cabopino Beach
- Playa del Cable
- Playa de la Fontanilla

VILLAS SIROCCO



YOUR PRIVATE PARADISE

A place where modern design meets natural beauty and a perfect location

Each villa is thoughtfully designed to maximize the stunning surroundings while offering the comforts of modern living. With open-plan layouts, expansive glass windows, and high-quality materials, these homes seamlessly blend indoor and outdoor spaces.

The architecture complements the landscape, creating a harmonious environment where you can relax, entertain, and enjoy life to the fullest.







4

BEDROOMS

4

BATHROOMS

3

TOILETS

455

M² BUILT

157

M² TERRACE

570

M² PLOT

The exclusive project is more than just a collection of luxury homes-it's a lifestyle.
Each villa is designed to offer its owners a private oasis while being close to all that Marbella has to offer.

SEA VIEW • GYM • SAUNA • BASEMENT • SOLARIUM • GARAGE • SWIMMING POOL



TOTAL
FREEDOM,
SUBLIME
LUXURY



VILLAS SIROCCO

LIVING ROOM





VILLAS SIROCCO

KITCHEN





VILLAS SIROCCO

MASTER BEDROOM





VILLAS SIROCCO

MASTER BATHROOM





VILLAS SIROCCO

BEDROOM 1





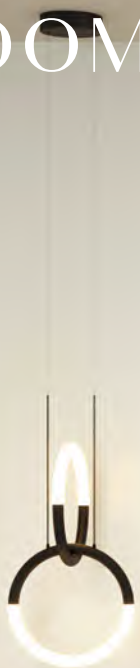




BATHROOM 1

VILLAS SIROCCO

BEDROOM 2









VILLAS SIROCCO

BEDROOM 3









VILLAS SIROCCO

BATHROOM 1

VILLAS SIROCCO

GUEST BEDROOM



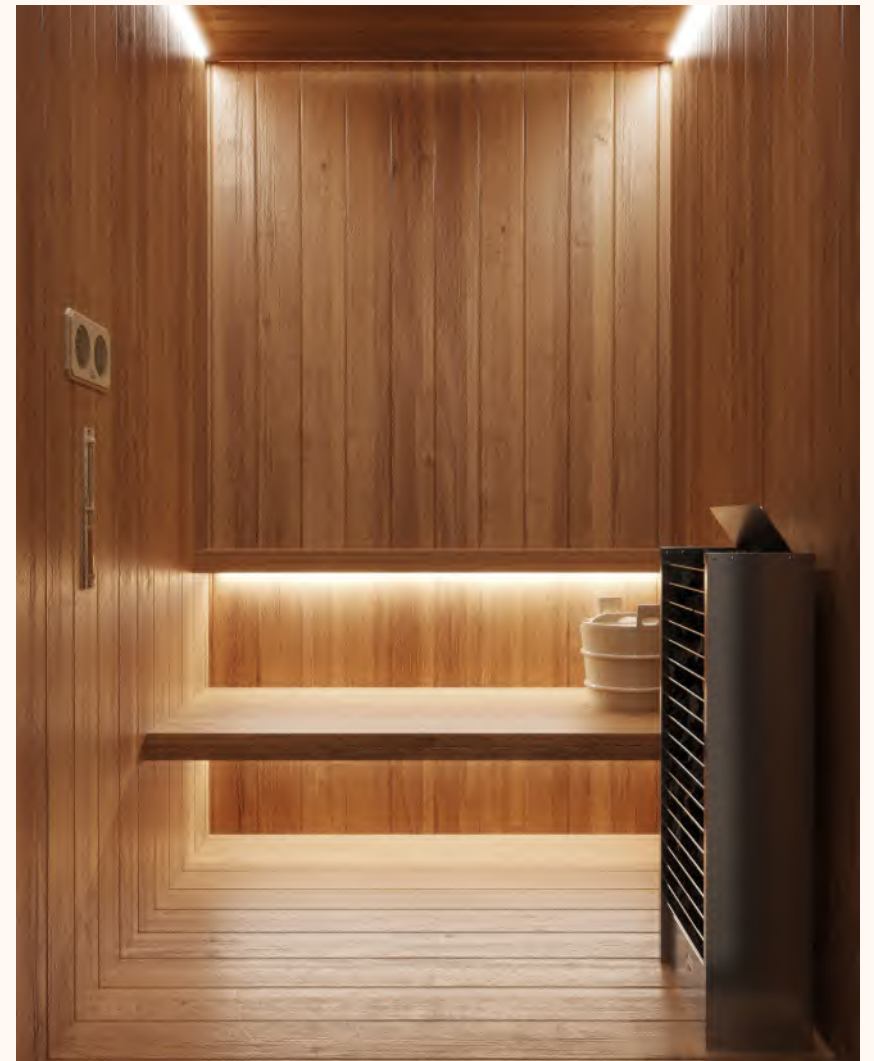


RELAXATION AND ACTIVITY









SAUNA

PARKING





A

B

C

SOLD

D

VILLAS SIROCCO



VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS
A	678 m ²	457,18 m ²	162 m ²	4	4
B	500 m ²	457,18 m ²	162 m ²	4	4

VILLA	PLOT AREA	BUILT AREA	TERRACES	BEDS	BATHS
C	570 m ²	454,90 m ²	157 m ²	4	4
D	543,5 m ²	454,90 m ²	157 m ²	4	4

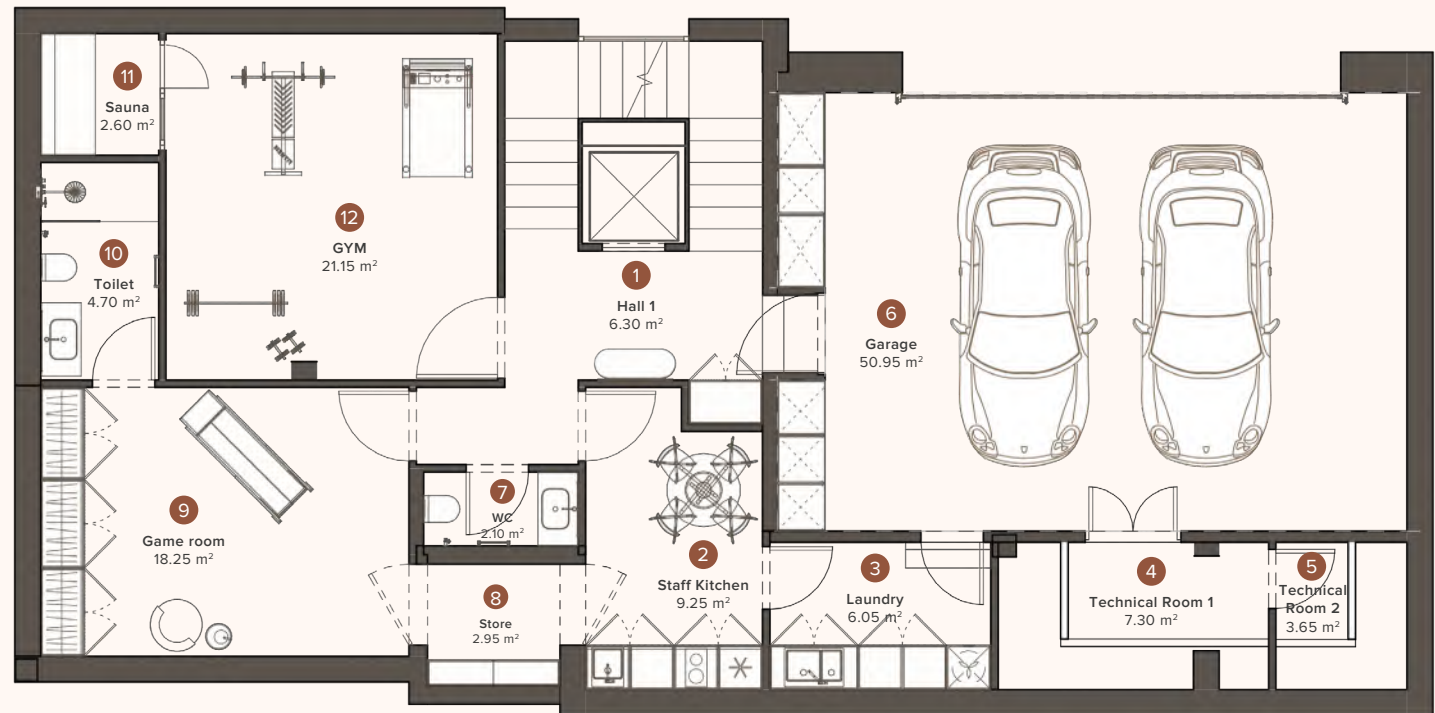
VILLA A

BASEMENT

NAME	BUILD
1 Hall 1	6.30 m ²
2 Staff Kitchen	9.25 m ²
3 Laundry	6.05 m ²
4 Technical Room 1	7.30 m ²
5 Technical Room 2	3.65 m ²
6 Garage	50.95 m ²
7 WC	2.10 m ²
8 Store	2.95 m ²
9 Game Room	18.25 m ²
10 Toilet	4.70 m ²
11 Sauna	2.60 m ²
12 GYM	21.15 m ²

TOTAL USEFUL AREA 135.25 m²

TOTAL BUILT AREA 176.25 m²

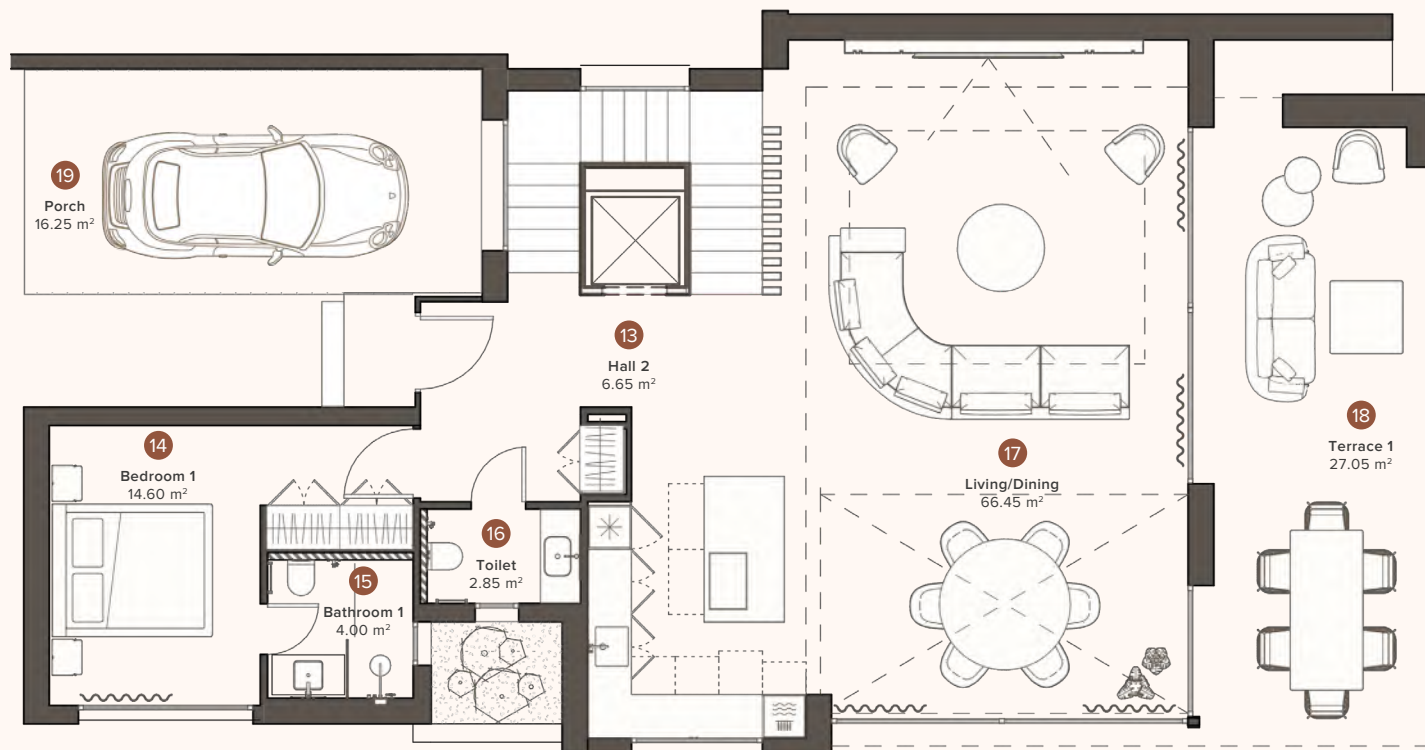


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.

VILLA A

GROUND FLOOR

NAME	BUILD
13 Hall 2	6.65 m ²
14 Bedroom 1	14.60 m ²
15 Bathroom 1	4.00 m ²
16 Toilet	2.85 m ²
17 Living/Dining	66.45 m ²
18 Terrace 1	27.05 m ²
19 Porch	16.25 m ²
TOTAL USEFUL AREA	110.80 m²
TERRACE	27.05 m²
TOTAL BUILT AREA	124.10 m²

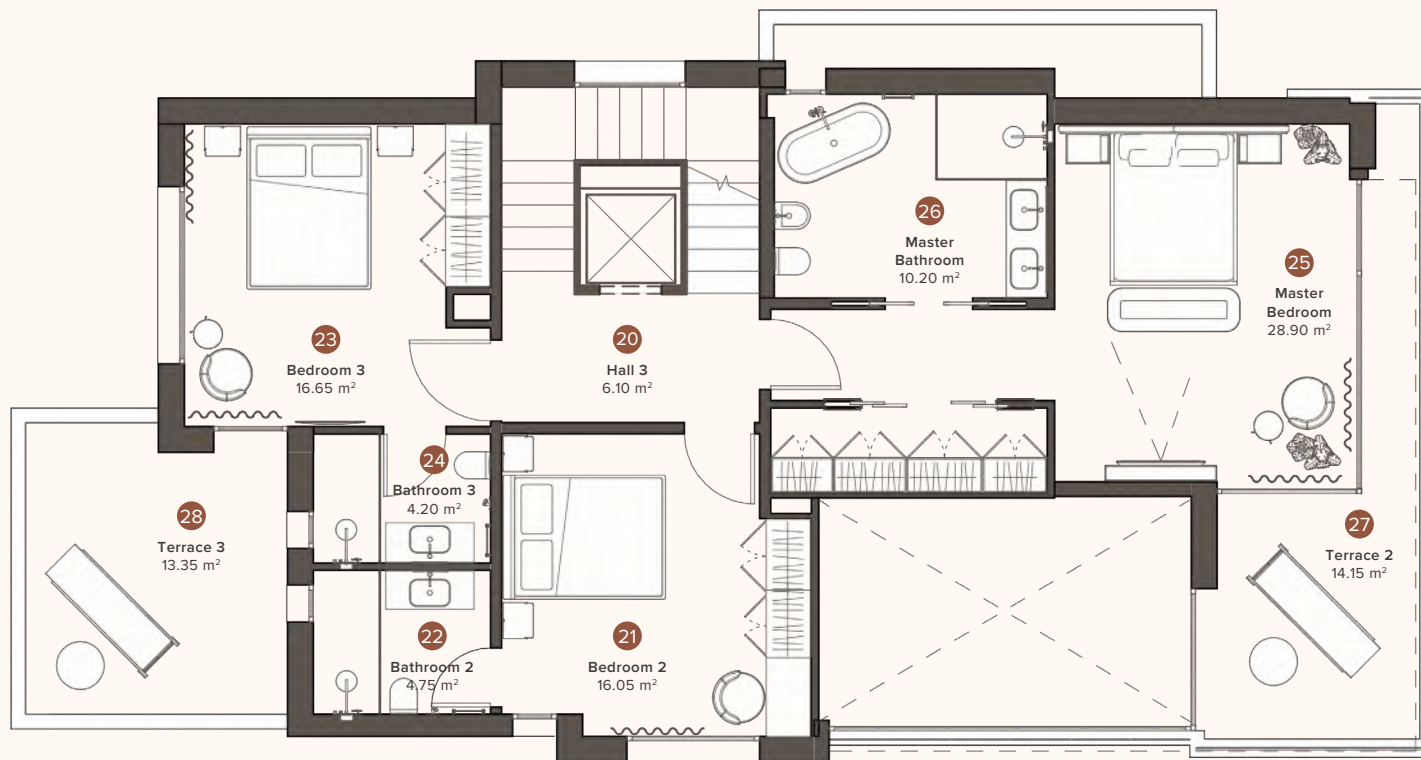


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VILLA A

FIRST FLOOR

NAME	BUILD
20 Hall 3	6.10 m ²
21 Bedroom 2	16.05 m ²
22 Bathroom 2	4.75 m ²
23 Bedroom 3	16.65 m ²
24 Bathroom 3	4.20 m ²
25 Master Bedroom	28.90 m ²
26 Master Bathroom	10.20 m ²
27 Terrace 2	14.15 m ²
28 Terrace 3	13.35 m ²
TOTAL USEFUL AREA	86.85 m²
TERRACE	27.50 m²
TOTAL BUILT AREA	116.60 m²

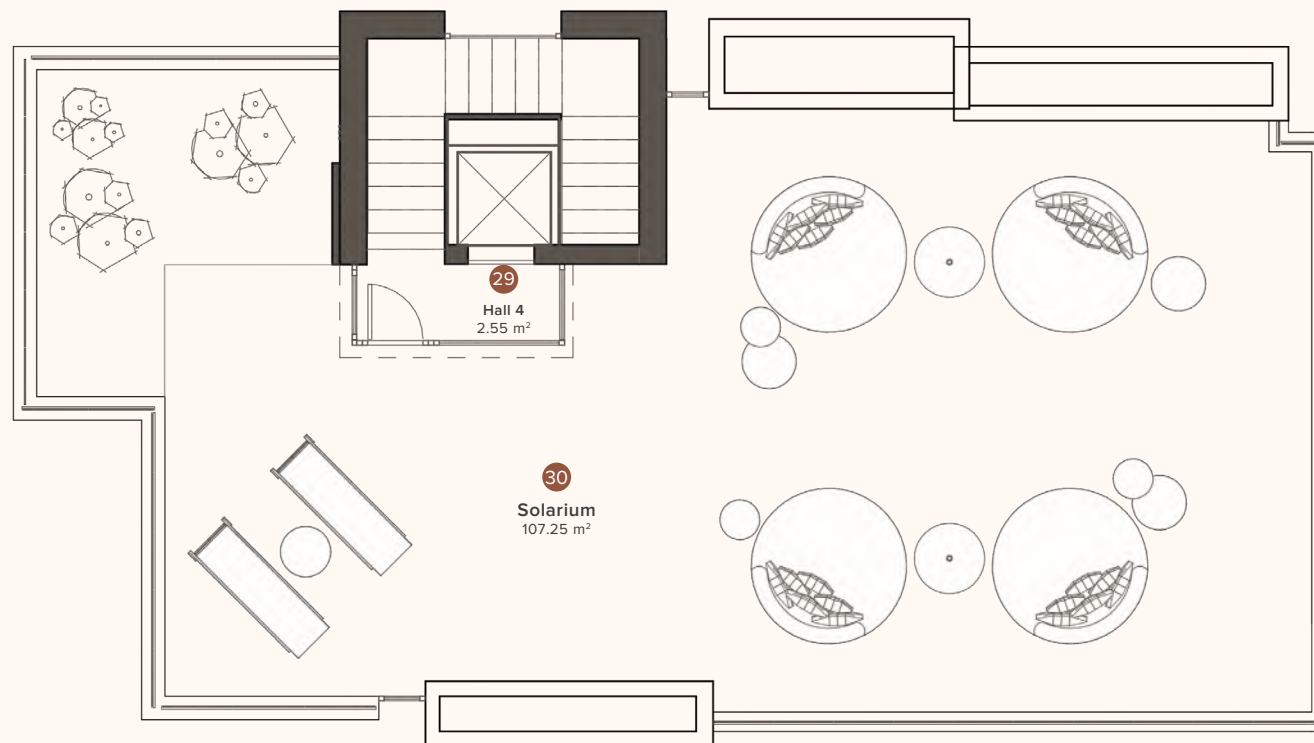


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VILLA A

SOLARIUM

NAME	BUILD
29 Hall 4	2.55 m ²
30 Solarium	107.25 m ²
TOTAL BUILT AREA	109.80 m²



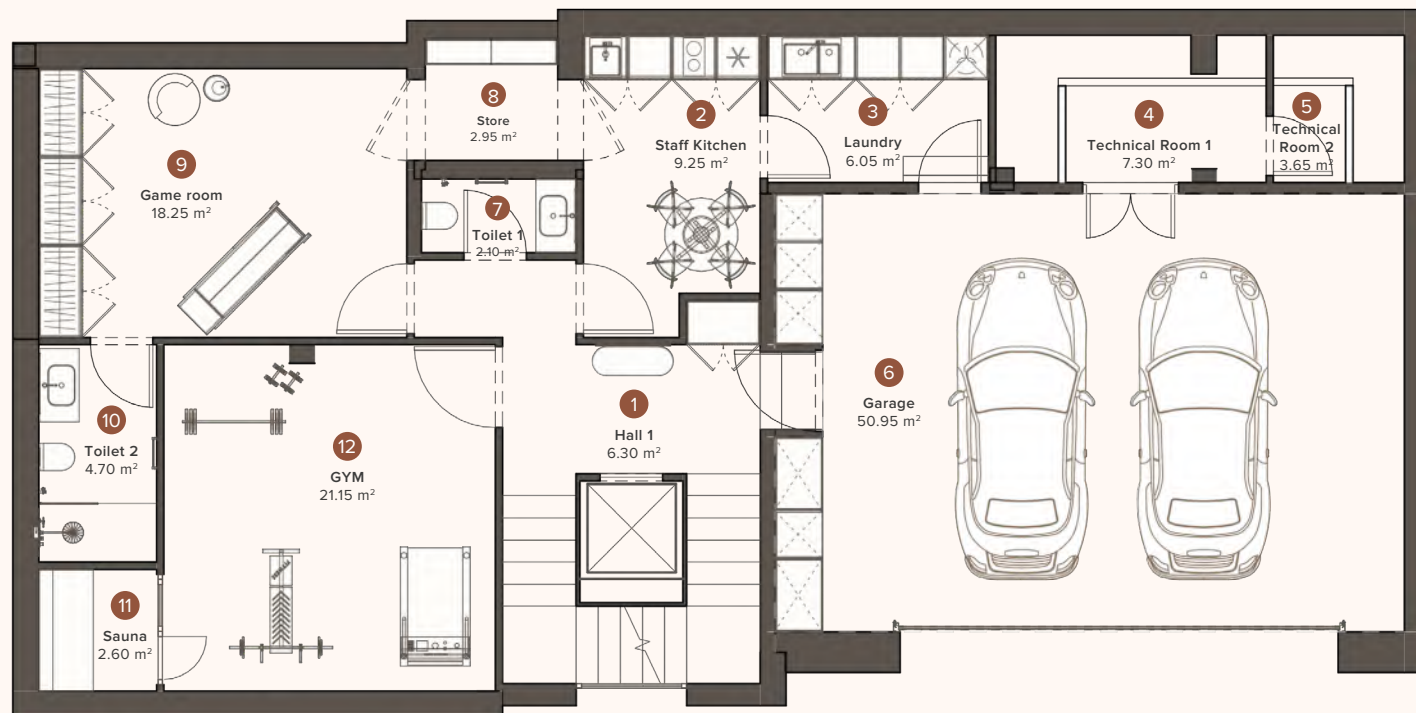
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VILLA B

BASEMENT

NAME	BUILD
1 Hall 1	6.30 m ²
2 Staff Kitchen	9.25 m ²
3 Laundry	6.05 m ²
4 Technical Room 1	7.30 m ²
5 Technical Room 2	3.65 m ²
6 Garage	50.95 m ²
7 WC	2.10 m ²
8 Store	2.95 m ²
9 Game Room	18.25 m ²
10 Toilet	4.70 m ²
11 Sauna	2.60 m ²
12 GYM	21.15 m ²

TOTAL USEFUL AREA	135.25 m²
TOTAL BUILT AREA	176.25 m²

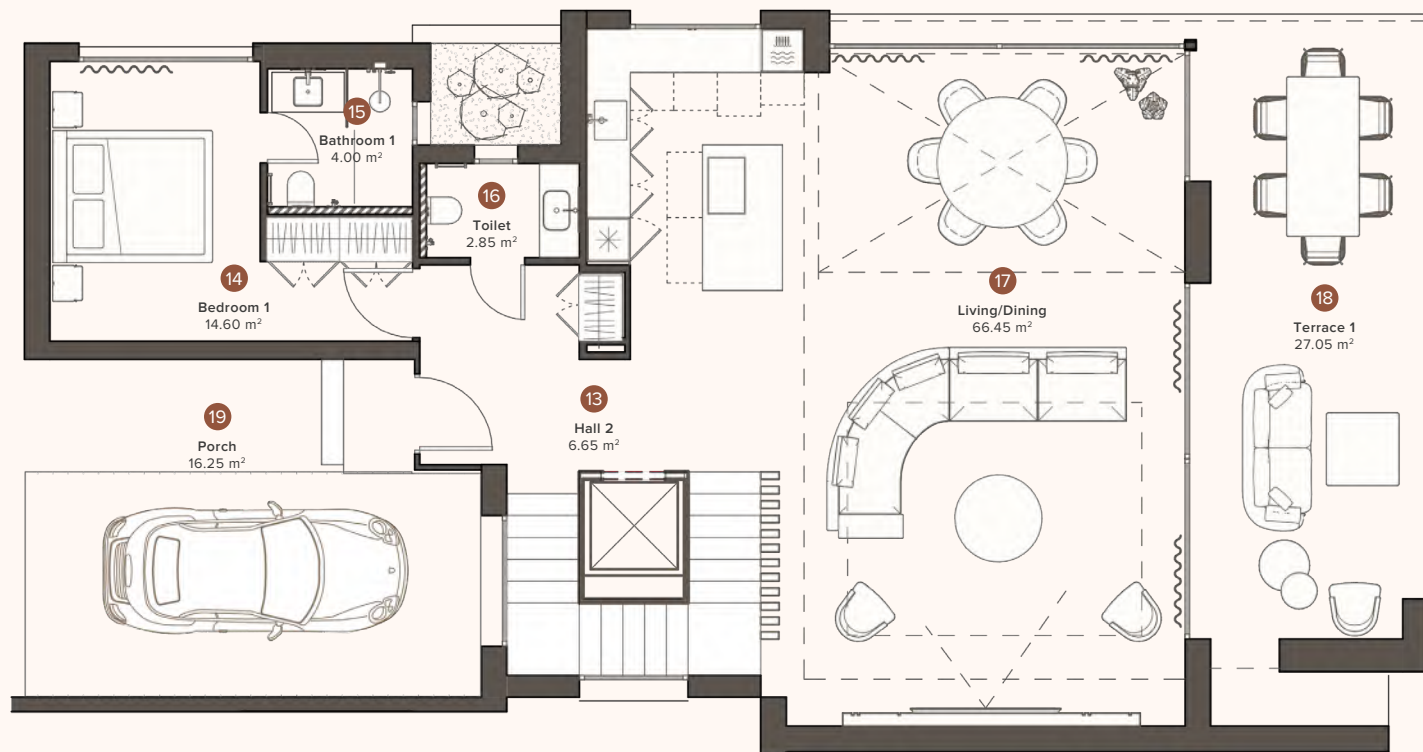


- The furniture is shown conditionally.
- Dimensions and heights can be adjusted during construction.
- All dimensions are given taking into account finishing materials.

VILLA B

GROUND FLOOR

NAME	BUILD
13 Hall 2	6.65 m ²
14 Bedroom 1	14.60 m ²
15 Bathroom 1	4.00 m ²
16 Toilet	2.85 m ²
17 Living/Dining	66.45 m ²
18 Terrace 1	27.05 m ²
19 Porch	16.25 m ²
TOTAL USEFUL AREA	110.80 m²
TERRACE	27.05 m²
TOTAL BUILT AREA	124.10 m²

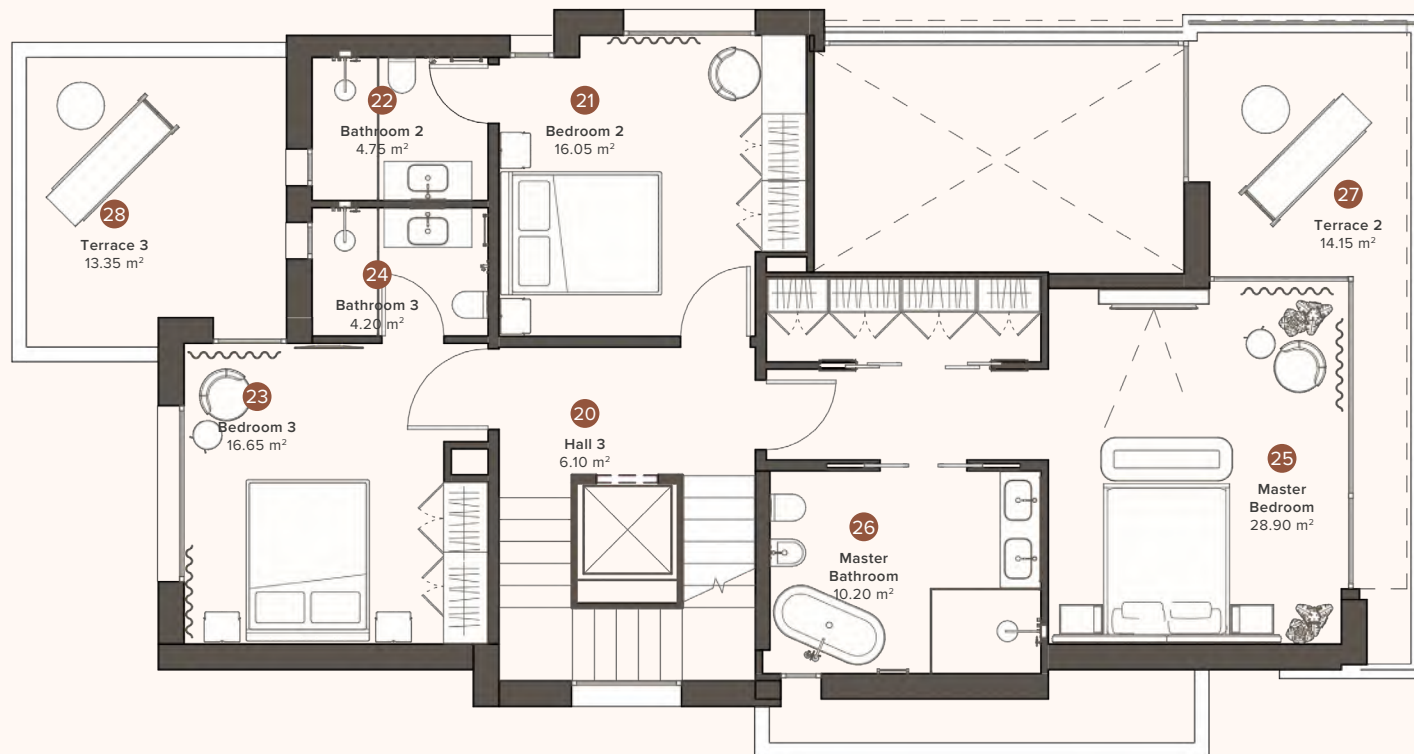


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- All dimensions are given taking into account finishing materials.

VILLA B

FIRST FLOOR

NAME	BUILD
20 Hall 3	6.10 m ²
21 Bedroom 2	16.05 m ²
22 Bathroom 2	4.75 m ²
23 Bedroom 3	16.65 m ²
24 Bathroom 3	4.20 m ²
25 Master Bedroom	28.90 m ²
26 Master Bathroom	10.20 m ²
27 Terrace 2	14.15 m ²
28 Terrace 3	13.35 m ²
TOTAL USEFUL AREA	86.85 m²
TERRACE	27.50 m²
TOTAL BUILT AREA	116.60 m²

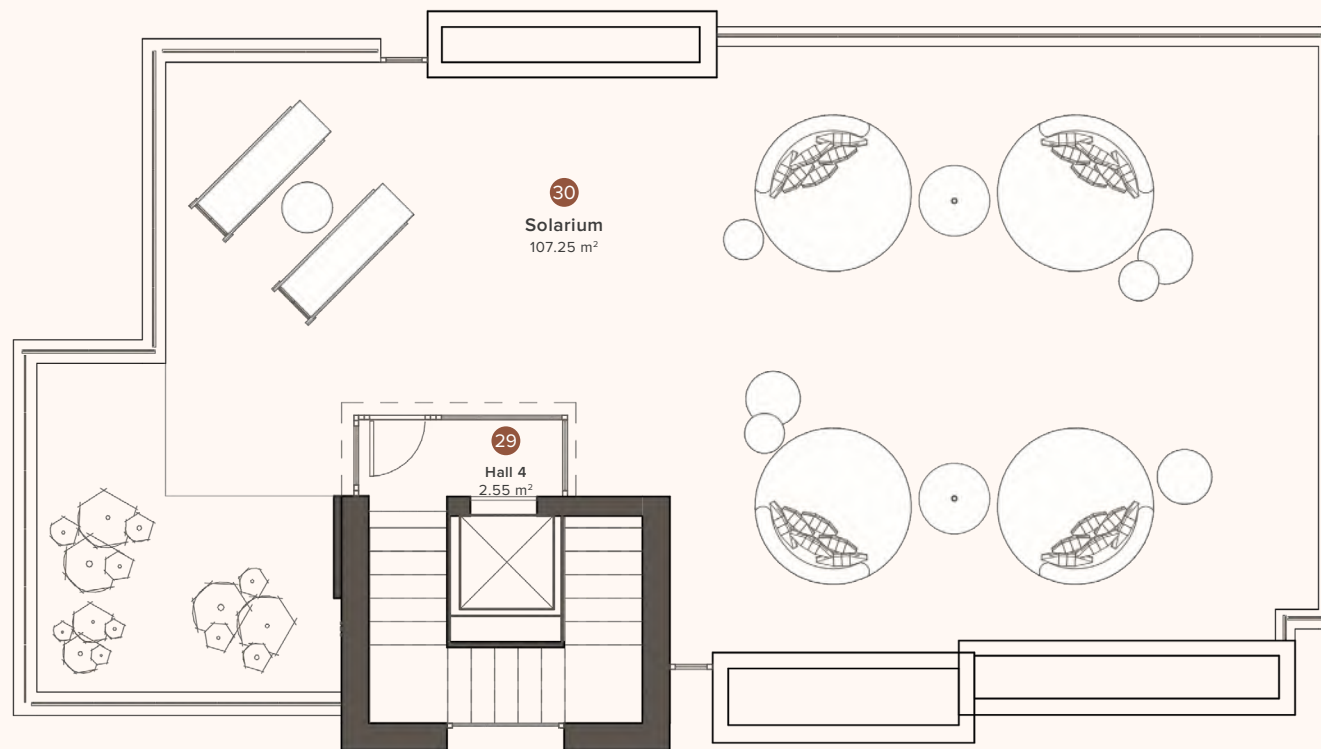


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VILLA B

SOLARIUM

NAME	BUILD
29 Hall 4	2.55 m ²
30 Solarium	107.25 m ²
TOTAL BUILT AREA	109.80 m²



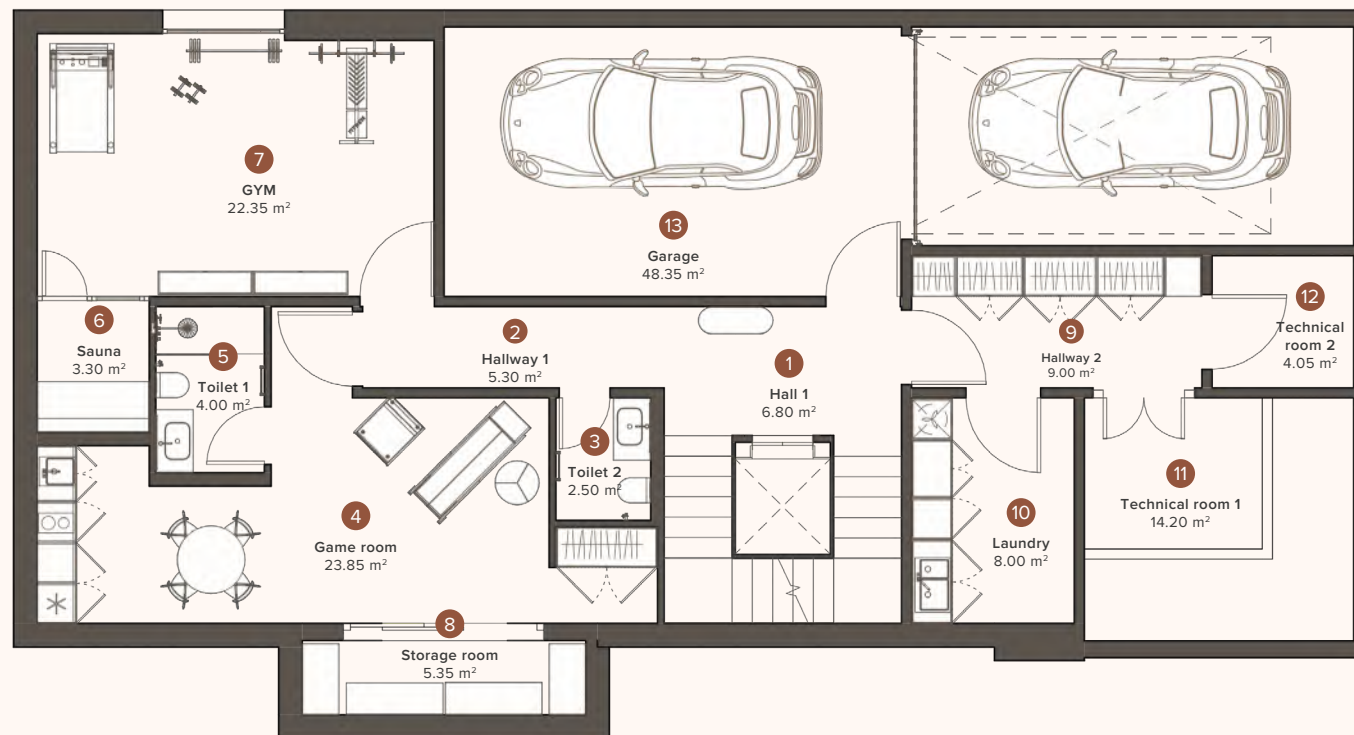
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VILLA C

BASEMENT

NAME	BUILD
1 Hall 1	6.80 m ²
2 Hallway 1	5.30 m ²
3 Toilet 2	2.50 m ²
4 Game room	23.85 m ²
5 Toilet 1	4.00 m ²
6 Sauna	3.30 m ²
7 GYM	22.35 m ²
8 Storage room	5.35 m ²
9 Hallway 2	9.00 m ²
10 Laundry	8.00 m ²
11 Technical room 1	14.20 m ²
12 Technical room 2	4.05 m ²
13 Garage	48.35 m ²

TOTAL USEFUL AREA	157.05 m²
TOTAL BUILT AREA	195.65 m²

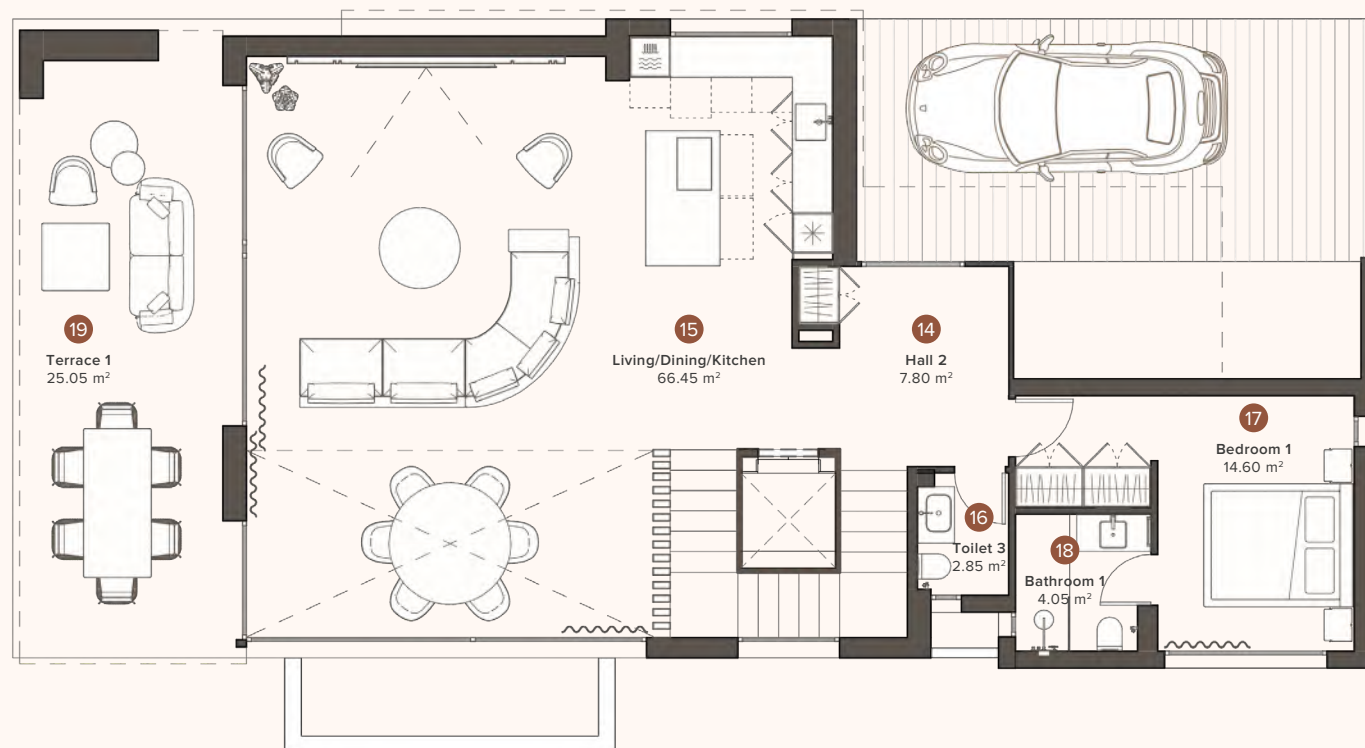


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VILLA C

GROUND FLOOR

NAME	BUILD
14 Hall 2	7.80 m ²
15 Living/Dining/ Kitchen	66.45 m ²
16 Toilet 3	2.85 m ²
17 Bedroom 1	14.60 m ²
18 Bathroom 1	4.05 m ²
19 Terrace 1	25.05 m ²
TOTAL USEFUL AREA	95.75 m²
TERRACE	25.05 m²
TOTAL BUILT AREA	124.10 m²

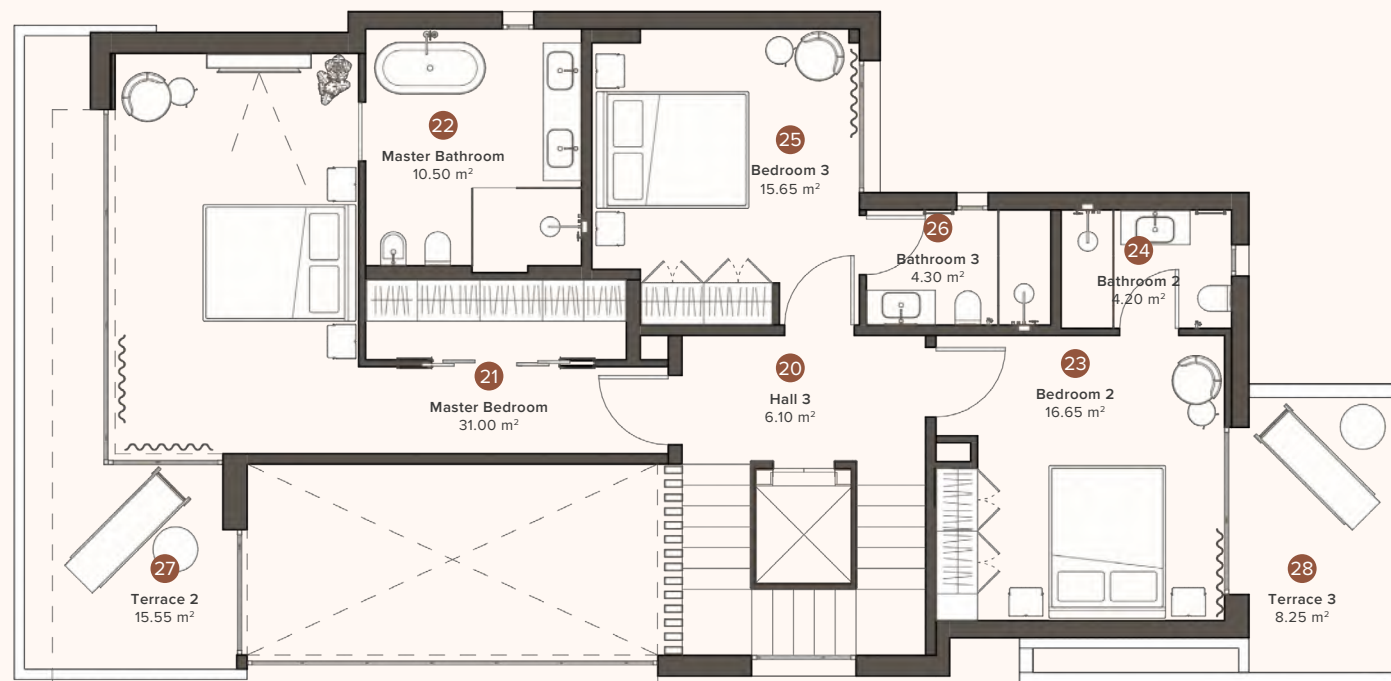


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VILLA C

FIRST FLOOR

NAME	BUILD
20 Hall 3	6.10 m ²
21 Master Bedroom	31.00 m ²
22 Master Bathroom	10.50 m ²
23 Bedroom 2	16.65 m ²
24 Bathroom 2	4.20 m ²
25 Bedroom 3	15.65 m ²
26 Bathroom 3	4.30 m ²
27 Terrace 2	15.55 m ²
28 Terrace 3	8.25 m ²
TOTAL USEFUL AREA	88.40 m²
TERRACE	23.80 m²
TOTAL BUILT AREA	117.50 m²

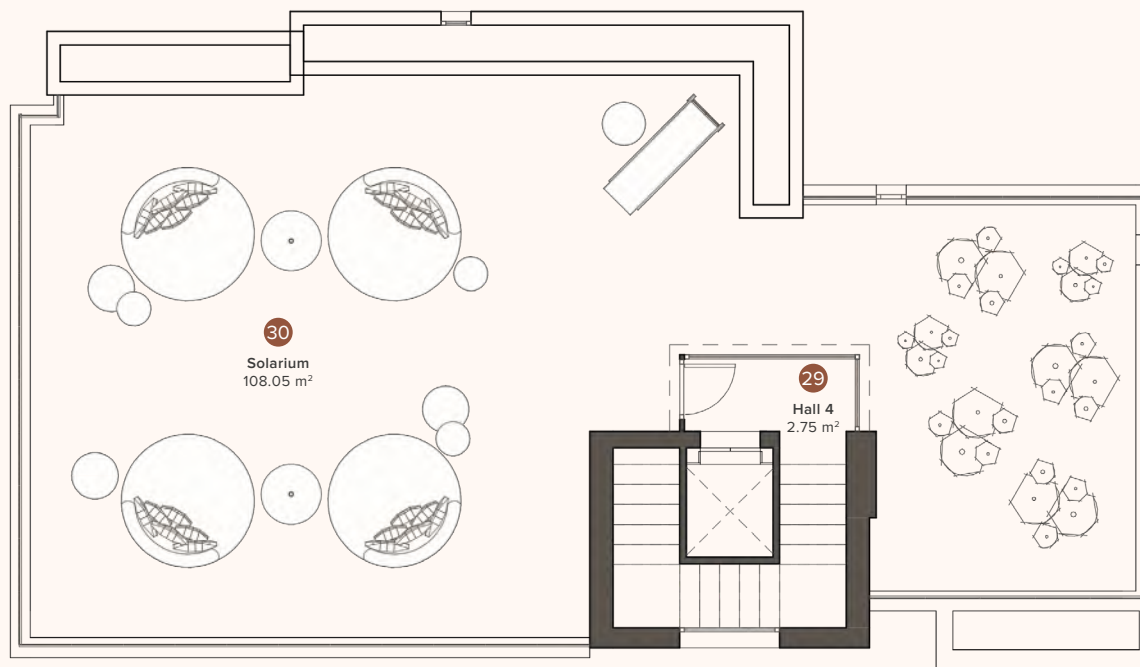


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VILLA C

SOLARIUM

NAME	BUILD
29 Hall 4	2.75 m ²
30 Solarium	108.05 m ²
TOTAL BUILT AREA	110.80 m²



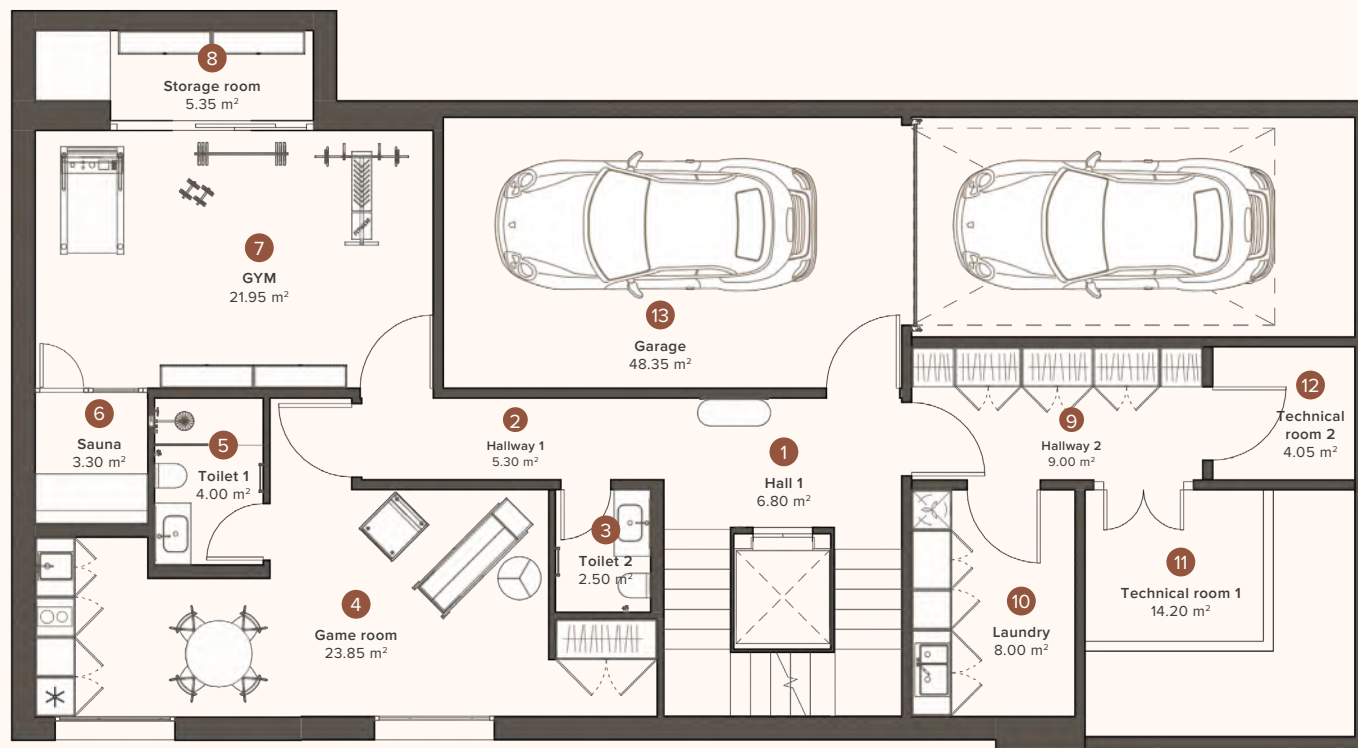
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VILLA D

BASEMENT

NAME	BUILD
1 Hall 1	6.80 m ²
2 Hallway 1	5.30 m ²
3 Toilet 2	2.50 m ²
4 Game room	23.85 m ²
5 Toilet 1	4.00 m ²
6 Sauna	3.30 m ²
7 GYM	21.95 m ²
8 Storage room	5.35 m ²
9 Hallway 2	9.00 m ²
10 Laundry	8.00 m ²
11 Technical room 1	14.20 m ²
12 Technical room 2	4.05 m ²
13 Garage	48.35 m ²

TOTAL USEFUL AREA	157.05 m²
TOTAL BUILT AREA	195.65 m²

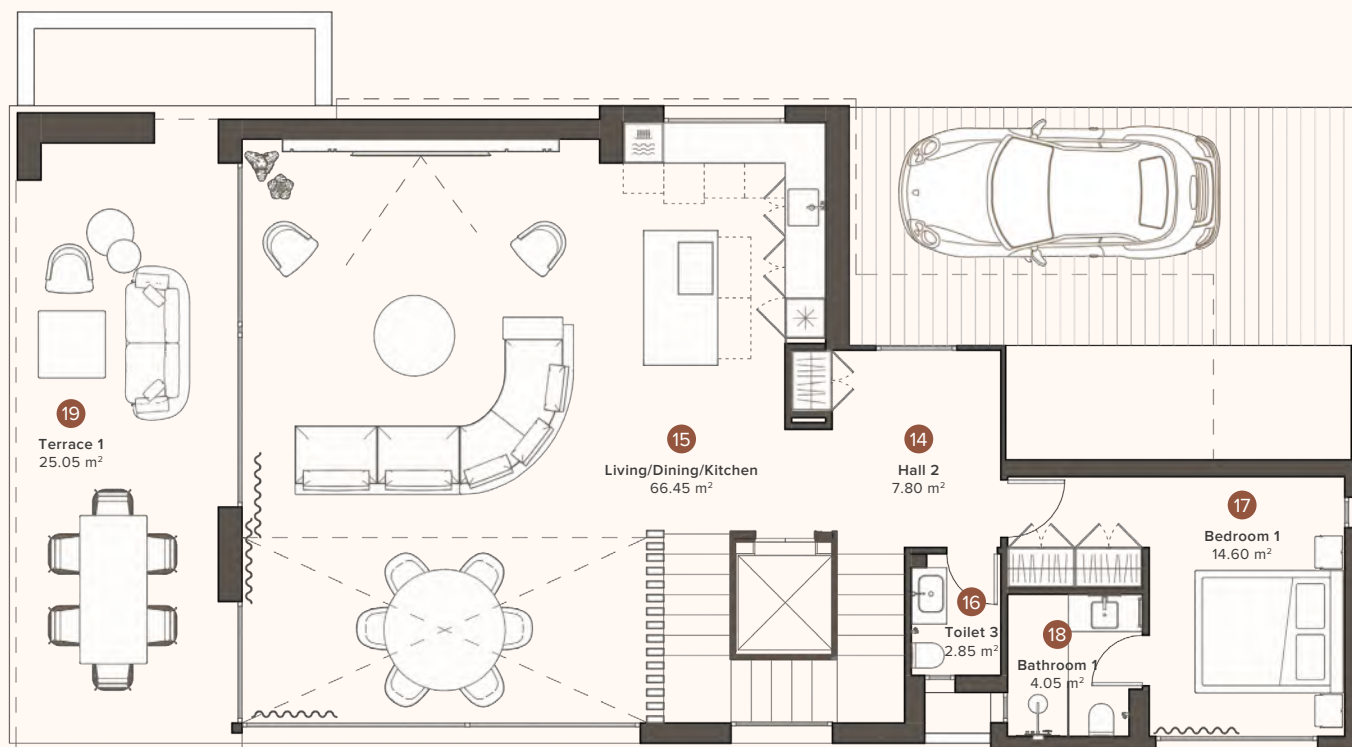


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- All dimensions are given taking into account finishing materials.

VILLA D

GROUND FLOOR

NAME	BUILD
14 Hall 2	7.80 m ²
15 Living/Dining/ Kitchen	66.45 m ²
16 Toilet 3	2.85 m ²
17 Bedroom 1	14.60 m ²
18 Bathroom 1	4.05 m ²
19 Terrace 1	25.05 m ²
TOTAL USEFUL AREA	95.75 m²
TERRACE	25.05 m²
TOTAL BUILT AREA	124.10 m²



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- Dimensions and heights can be adjusted during construction.
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VILLA D

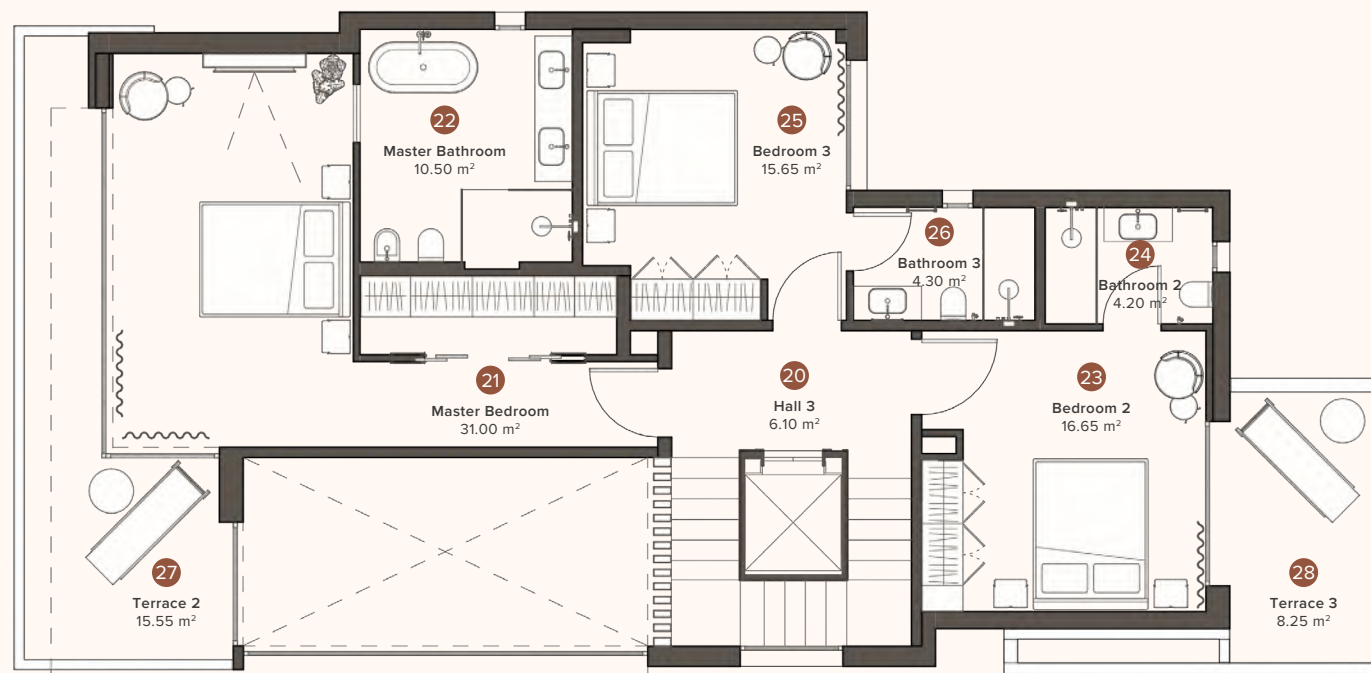
FIRST FLOOR

NAME	BUILD
20 Hall 3	6.10 m ²
21 Master Bedroom	31.00 m ²
22 Master Bathroom	10.50 m ²
23 Bedroom 2	16.65 m ²
24 Bathroom 2	4.20 m ²
25 Bedroom 3	15.65 m ²
26 Bathroom 3	4.30 m ²
27 Terrace 2	15.55 m ²
28 Terrace 3	8.25 m ²

TOTAL USEFUL AREA 88.40 m²

TERRACE 23.80 m²

TOTAL BUILT AREA 117.50 m²

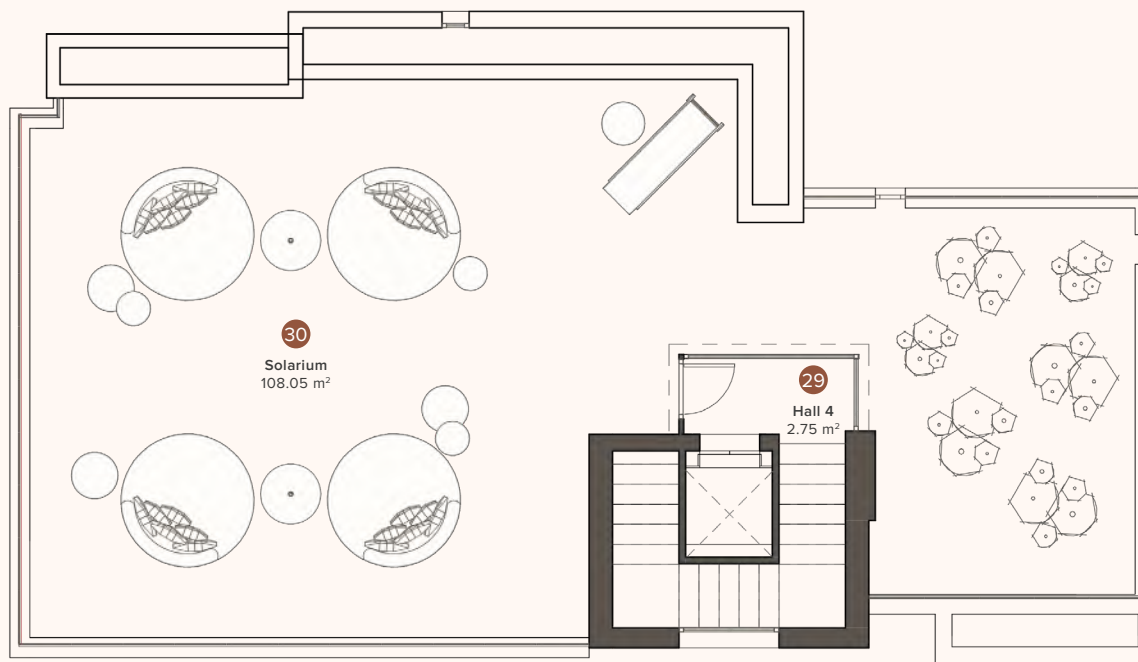


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VILLA D

SOLARIUM

NAME	BUILD
29 Hall 4	2.75 m ²
30 Solarium	108.05 m ²
TOTAL BUILT AREA	110.80 m²



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- All dimensions are given taking into account finishing materials.

SPECIFICATION / ESPECIFICACIÓN

EXTERIOR FINISHINGS

ACABADOS EXTERIORES

WINDOWS AND DOORS:

Gray aluminum windows and glass doors.

Exterior glass railings

POOL

Pool approximately 3.3 m x 8.6 m.

GARDEN

Private garden

GARAGE

Private garage & parking

VENTANAS Y PUERTAS:

Aberturas exteriores de aluminio color gris. Barandillas de vidrios en exterior

PISCINA

Piscina aproximadamente 3.3 m x 8.6 m.

JARDÍN

Jardín privado

GARAJE

Garaje y parking privados

INTERIOR FINISHINGS

ACABADOS INTERIORES

GENERAL FLOORING

Porcelain floor in large format (neutral color)

HEATING

Underfloor heating throughout the house and independent air conditioning for each space.

Domestic hot water: aerothermal.

BEDROOMS

• En-suite bathrooms • Built-in wardrobes

The master suite is elegantly designed and offers the perfect place to relax at the end of a busy day on the private terrace

BATHROOMS

- Roca wall-hung toilets
- Shower tray in every bathroom

DOORS

Interior doors of 2.40 m height

KITCHEN

SIEMENS or similar appliances included:

- Dishwasher • Oven • Induction plate
- Fridge • Extractor hood • Sink • Microwave

ELEVATOR

Elevator in villas 5, 6,7

SECURITY

Video intercom

PISOS GENERALES

Suelo porcelánico de color neutro en gran formato

CALEFACCIÓN

Suelo radiante en toda la casa y climatización independiente por cada espacio.

Agua caliente sanitaria: aerotermia.

DORMITORIOS

• Baños en suite • Armarios empotrados

La suite principal está elegantemente diseñada y ofrece el lugar perfecto para relajarse al final de un día ajetreado en la terraza privada

BAÑOS:

- Sanitarios suspendidos Roca
- Plato de ducha en todos sus baños

PUERTAS

Puertas interiores de 2.40 m.

COCINA

Electrodomésticos SIEMENS o similar incluidos:

- Lavavajillas • Horno • Placa inducción
- Frigorífico • Campana extractora
- Fregadero • Microondas

ASCENSOR

Ascensor en villas 5, 6,7

SEGURIDAD

Videoportero



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