




GOLDEN VIEW II

BAHIA DE LAS ROCAS



**IIS**

*Quiet Living*

A woman with long red hair, wearing a straw hat, a light blue sleeveless top, and a long white skirt, is walking barefoot on a sandy beach. She is walking away from the camera towards the ocean. The sky is a mix of orange and blue, suggesting sunset or sunrise. The waves are gentle and white with foam. The overall mood is peaceful and serene.

The sound of the waves caressing the shore, the feel of a lazy fresh breeze brushing your skin.

Intense blue sea merges with the African Coastline. Life in GOLDEN VIEW II is sculpted on small moments and intense sensations.



## 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 II** 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 II** 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



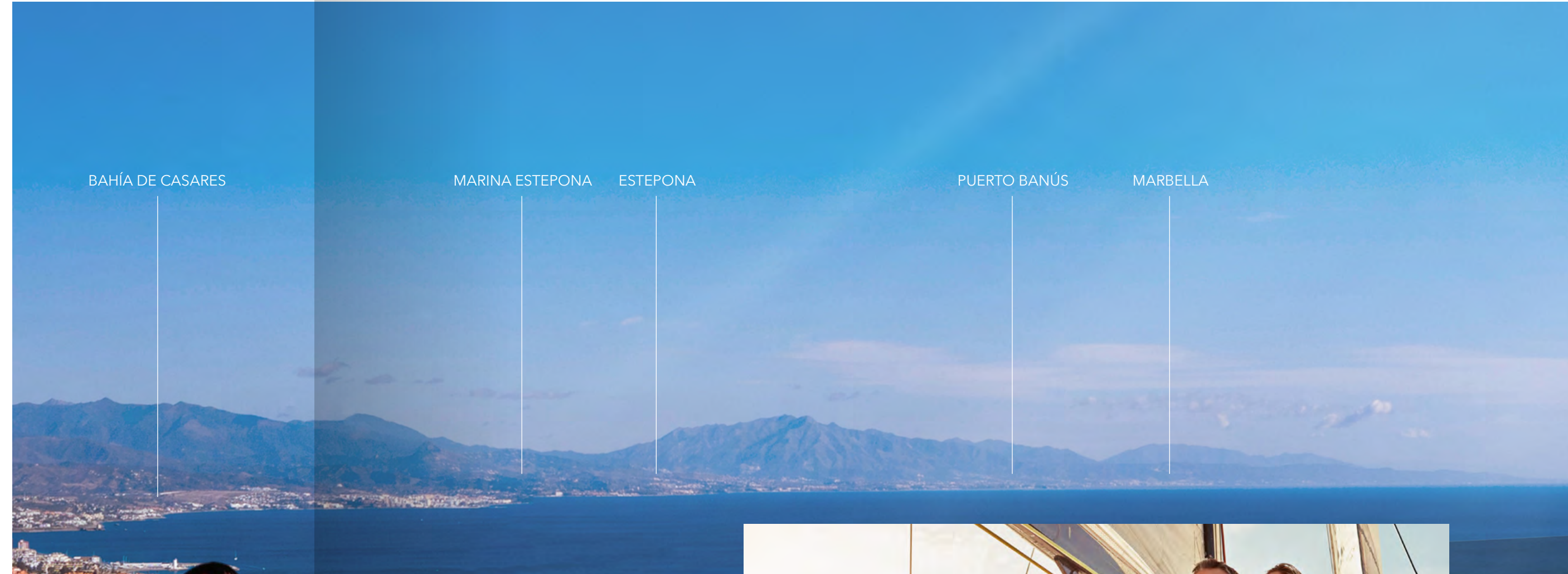
### HARBOURS

Puerto Banús  
Estepona Marina  
Duquesa Marina  
Sotogrande Marina  
Alcaidesa Marina



### AIRPORTS

Málaga  
Gibraltar  
Jerez de la Frontera





## 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 II](#). 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.





**GOLDEN VIEW II**  
BAHIA DE LAS ROCAS

GOLDEN VIEW II. 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 Estepona Bay 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 mountains skyline. Life in GOLDEN VIEW II 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 AND  
MOUNTAINS VIEWS





**GOLDEN VIEW II** is the second phase of a fabulous Residential Development by Exxacon Smart Living. It comprises 16 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 II** you will enjoy the best and most spectacular sea views, stretching to Gibraltar, the Moroccan coastline and Estepona Bay. All townhouses enjoy the best orientation south and southwest. Ideal surroundings to enjoy the authentic Mediterranean lifestyle.







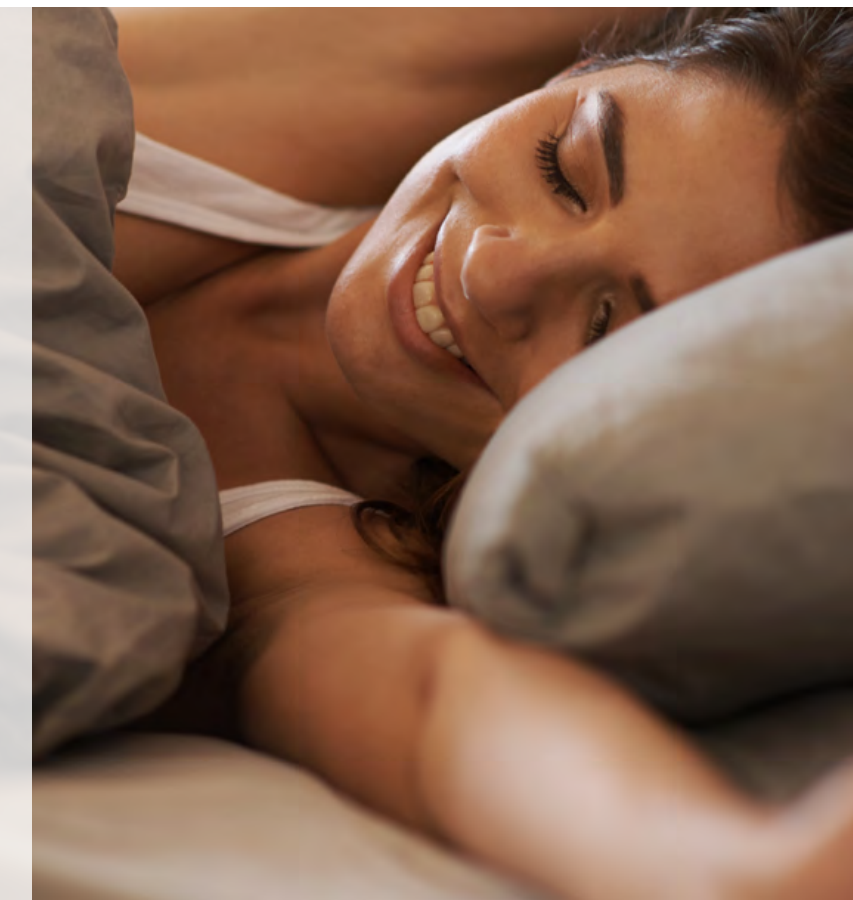
## LIVING ROOM

The townhouses will include a total built area ranging from 139,34 m<sup>2</sup> to 144,94 m<sup>2</sup> with basements of 59.40 m<sup>2</sup>. Terraces range from 46,68 m<sup>2</sup> to 115,44 m<sup>2</sup>, solariums range from 46,35 m<sup>2</sup> to 51,11 m<sup>2</sup> and there are also private gardens ranging from 18,85 m<sup>2</sup> to 328,79 m<sup>2</sup>.





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 4<sup>th</sup> 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.



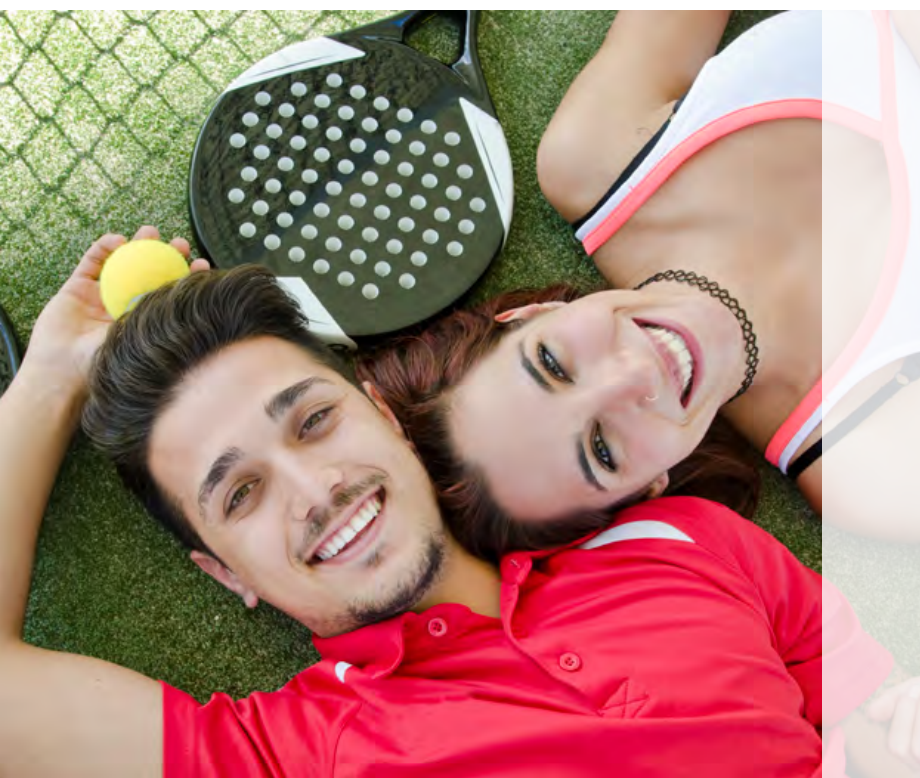
## DRESSING ROOM EN SUITE

Excellent qualities and an exquisite palette of materials, so that the contact with the different rooms is friendly, warm and suggestive.



## 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. LED lighting in all communal areas for maximum energy efficiency. You can enjoy also a paddle tennis court, and a children's area.



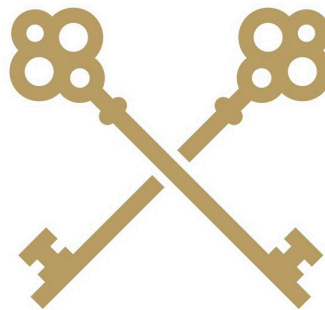


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