



CaboRoyale

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MIJAS – MARBELLA

## About CaboRoyale

CaboRoyale is a stunning new development of villas, located between Mijas and Marbella. This prime land neighbours an 18-hole golf course and is within easy walking distance of Cabopino's beautiful golden sands and marina.

The 21 independent contemporary villas are southerly facing, bordering an area of protected greenery. All provide sea views that are maximised by an arrangement that follows the natural flow and topography of the land.





CaboRoyale provides spacious villas built to the highest of standards.

- 3-4 Bedrooms
- 3-4 Bathrooms
- 300 m<sup>2</sup> average build areas
- 510 m<sup>2</sup> average plots
- Private integrated parking for at least 2 cars
- Private swimming pools
- Landscaped gardens



## Form & Function

The CaboRoyale villas feature a clean design that allows focus on the key architectural elements. The straightforward simplicity of the open-plan layouts mean that the internal areas are spacious with an abundance of light.

In addition, the basements are finished with the same high qualities. The full-depth *patio inglés* provides additional exterior space and increases the amount of natural light that flows throughout this level. The rooms have been specifically designed with a flexibility of usage, to be personalised to the buyers' individual preferences. There is also an integrated parking area located in the basement of each villa, with enough space for at least 2 cars.













## Features

Excellent qualities have been selected for every detail of the CaboRoyale villas, including:

- Underfloor heating by water throughout including bathrooms (except basement) via Daikin Altherma system
- Heating and air-conditioning throughout including 2 larger rooms in basement
- Large Cortizo thin profile window frames with security glass
- Fully fitted kitchens with Silestone work surfaces and Siemens appliances
- Villeroy & Boch sanitaryware with Grohe mixers
- Pre-installation of home automation systems
- Private swimming pool with saline purification
- Fully landscaped gardens with automatic irrigation systems





CaboRoyale Villas, TYPE A





**TYPE A: 4 Bedroom/ 4 Bathroom**

This is a 2 storey villa plus basement.

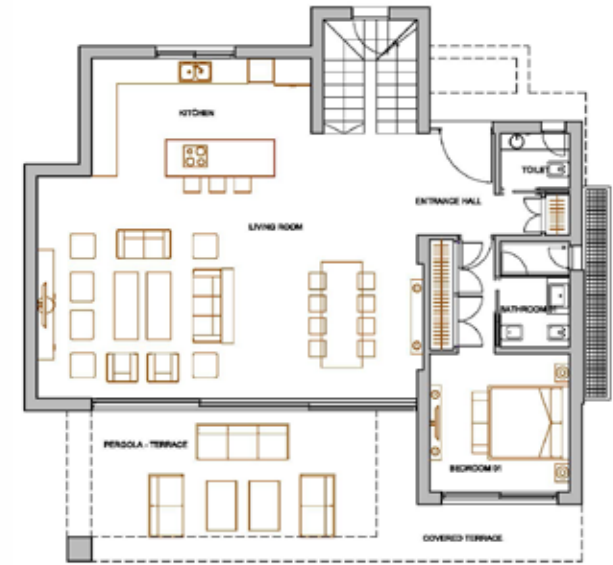
**First Floor:** 3 Bedrooms and 3 Bathrooms plus large terrace and superb sea views.

**Ground Floor:** Open plan living area with dining and kitchen zones, master bedroom suite with adjoining spacious terrace.

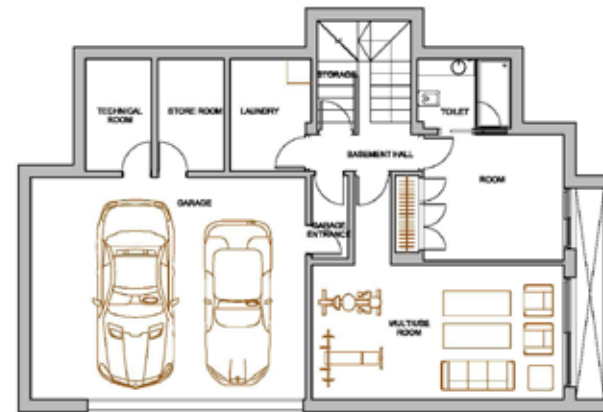
**Basement:** Large and filled with natural light, parking for 2 cars, gym, storage, laundry, additional multi-purpose room with en-suite shower.



Type A First Floor



Type A Ground Floor



Type A Basement



CaboRoyale Villas, TYPE B



## TYPE B: 3 Bedroom/ 3 Bathroom

This is a 1,5 storey villa plus basement.

**First Floor:** Master bedroom suite with adjoining large terrace and sea views.

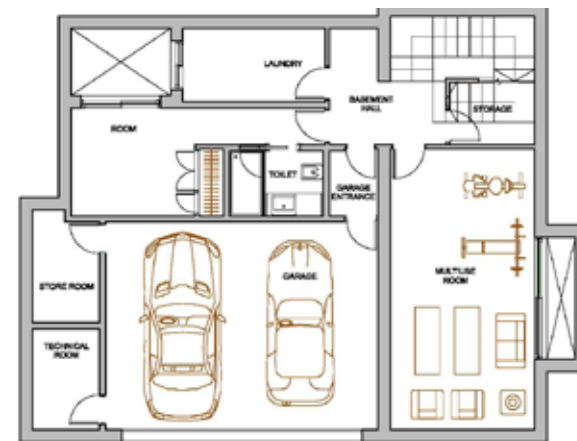
**Ground Floor:** Open plan living area with dining and kitchen zones plus 2 en-suite bedrooms.

**Basement:** Large and filled with natural light, parking for 2 cars, gym, storage, laundry, additional multi-purpose room with en-suite shower.



Type B First Floor

Type B Ground Floor



Type B Basement





CaboRoyale Villas, TYPE C



### TYPE C: 3 Bedroom/ 3 Bathroom

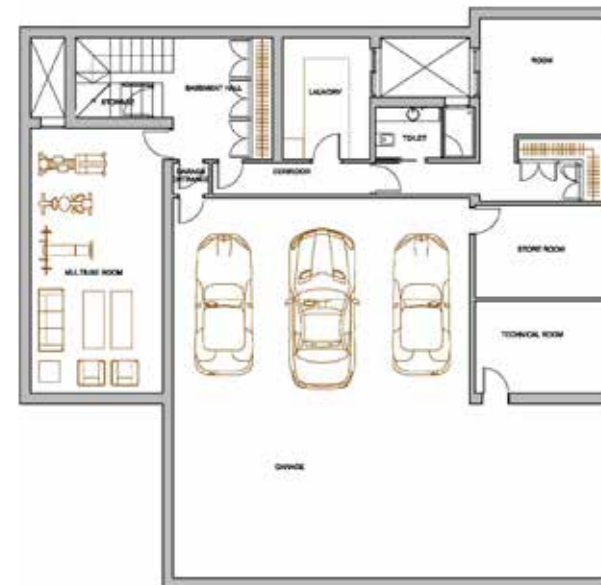
This is a single storey villa plus basement.

**Ground Floor:** Open plan living area with dining and kitchen zones, 3 en-suite bedrooms with adjoining spacious terrace and sea views.

**Basement:** Large and filled with natural light, parking for 3 or 4 cars, gym, storage, laundry, additional multi-purpose room with en-suite shower.



Type C Ground Floor



Type C Basement











## The Living Experience

The CaboRoyale villas are distributed into small communities with personalised access and private underground parking.

The overall ambience of the development is inviting with soft, landscaped borders featuring native Mediterranean trees and flora.

Each of the villas is positioned for increased privacy, yet CCTV cameras are installed for onsite security.

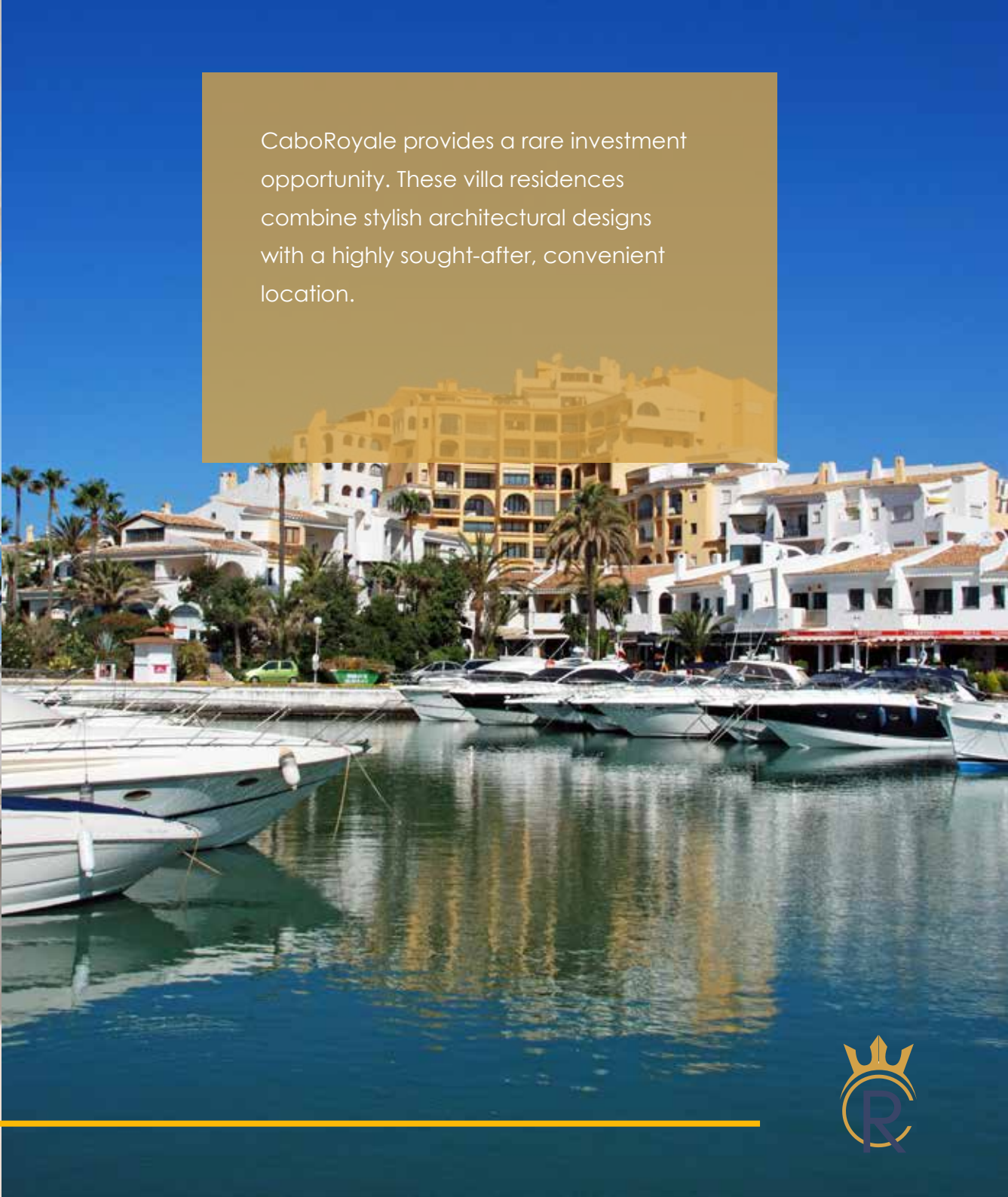








CaboRoyale provides a rare investment opportunity. These villa residences combine stylish architectural designs with a highly sought-after, convenient location.





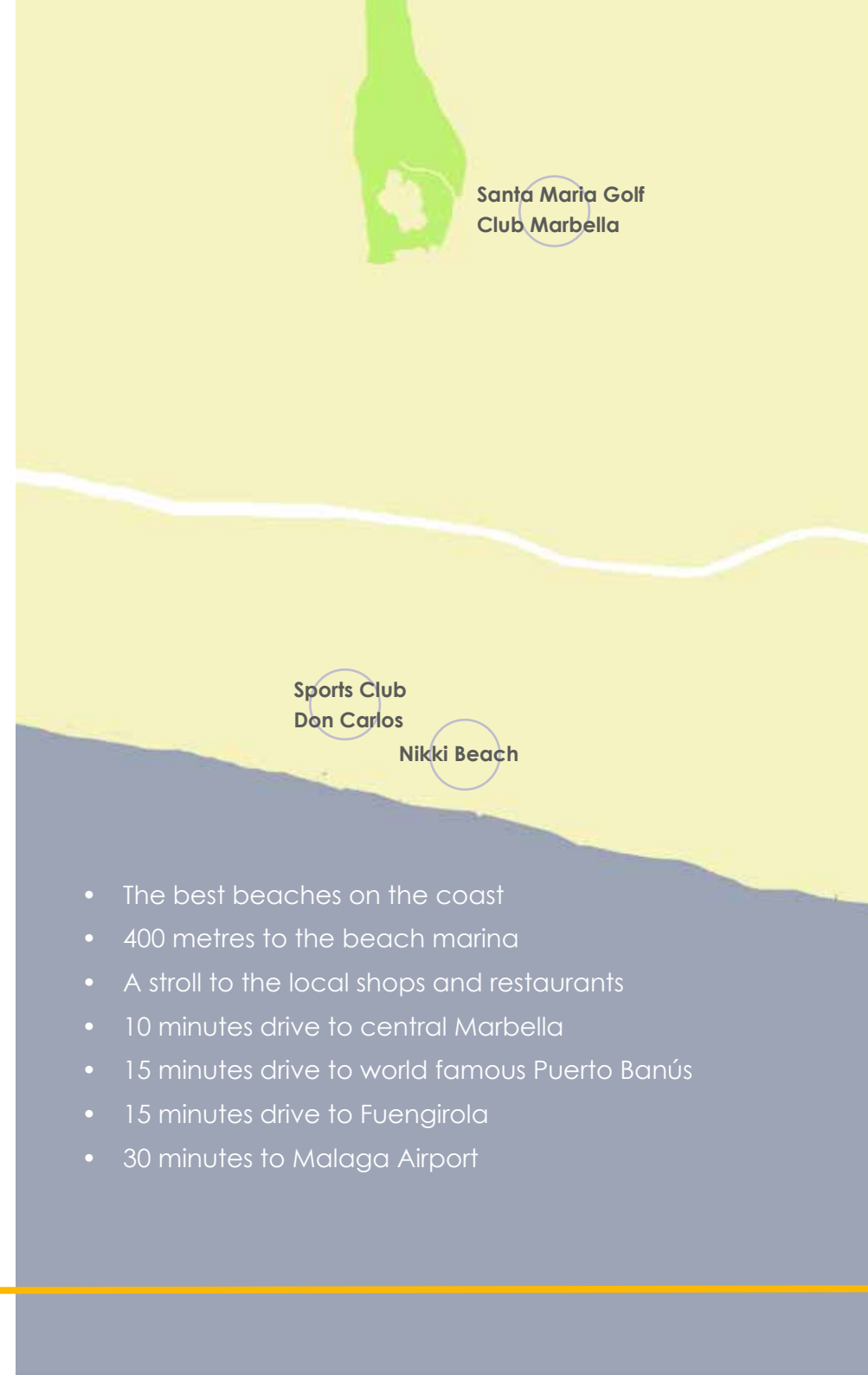
## Destination Cabopino

This really is an unrivalled location, less than 400m from the beautiful golden sands and protected dunes of Cabopino beach. It is just a 10 minute walk to the charming marina of Puerto Cabopino.

Puerto Cabopino, though smaller than its neighbour Puerto Banús, has an intimate atmosphere that welcomes visitors year-round. Water sports are a-plenty in Cabopino where you can hire kayaks, enjoy paddle surfing, kite surfing or even go dolphin and whale watching.

Restaurants and bars are in abundance in this area with a small selection of shops. Local beach clubs include Max Beach Sun Club, the world famous Nikki Beach and El Oceano.

Golf is also a huge attraction in the area, with Cabopino, Calanova, Miraflores, Santa Maria and Siesta courses within 10 minutes of the Cabo Royale villas.



Santa Maria Golf  
Club Marbella

Sports Club  
Don Carlos

Nikki Beach

- The best beaches on the coast
- 400 metres to the beach marina
- A stroll to the local shops and restaurants
- 10 minutes drive to central Marbella
- 15 minutes drive to world famous Puerto Banús
- 15 minutes drive to Fuengirola
- 30 minutes to Malaga Airport



CaboRoyale is located halfway between the popular towns of Mijas (to the east) and Marbella (to the west). It is absolutely equidistant between the bustling town of Fuengirola and the charming Old Town of Marbella. There are few locations as convenient with such easy access to these 2 differing lifestyle options.







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