



SALVIA²

by Λ3U

SALVIA²

by ABU

NVOGA
MARBELLA REALTY

ABU

Dossier without contractual relationship subject to modifications due to the need for work or due to technical decisions imposed administratively or by the facultative management. The houses may undergo slight modifications depending on the final dimensions and the final architectural project. The furniture, grass, trees, plants, etc., as well as all ornamental elements appear exclusively for decoration, and are not included in the sale prices, nor are they contractually reflected by the parties.

”At the beach, life is different.”



*Where Mediterranean
Dreams Are Realised*

THE MAGIC OF LIVING

Welcome to [SALVIA2](#), a new and exclusive apartment complex situated just minutes from the Mediterranean shoreline. The stunning new development promises the best of all worlds with its enviable location next to the palm-lined beachside promenade yet within walking distance to the charming Spanish town of San Pedro de Alcántara and its comprehensive range of amenities.

Live by the Sea



*Enjoy the
Mediterranean lifestyle*

Live by the Sea

YOUR DREAM LOCATION

Imagine waking up in the morning and taking a leisurely stroll to watch the sunrise over the Mediterranean. The promenade that is just a few minutes' walk from your luxury [SALVIA2](#) apartment connects to the east with Marbella and to the west with Estepona. The coastal highway is easily accessible, connecting to Puerto Banús 5km away and Marbella via the Golden Mile, just a few minutes more.

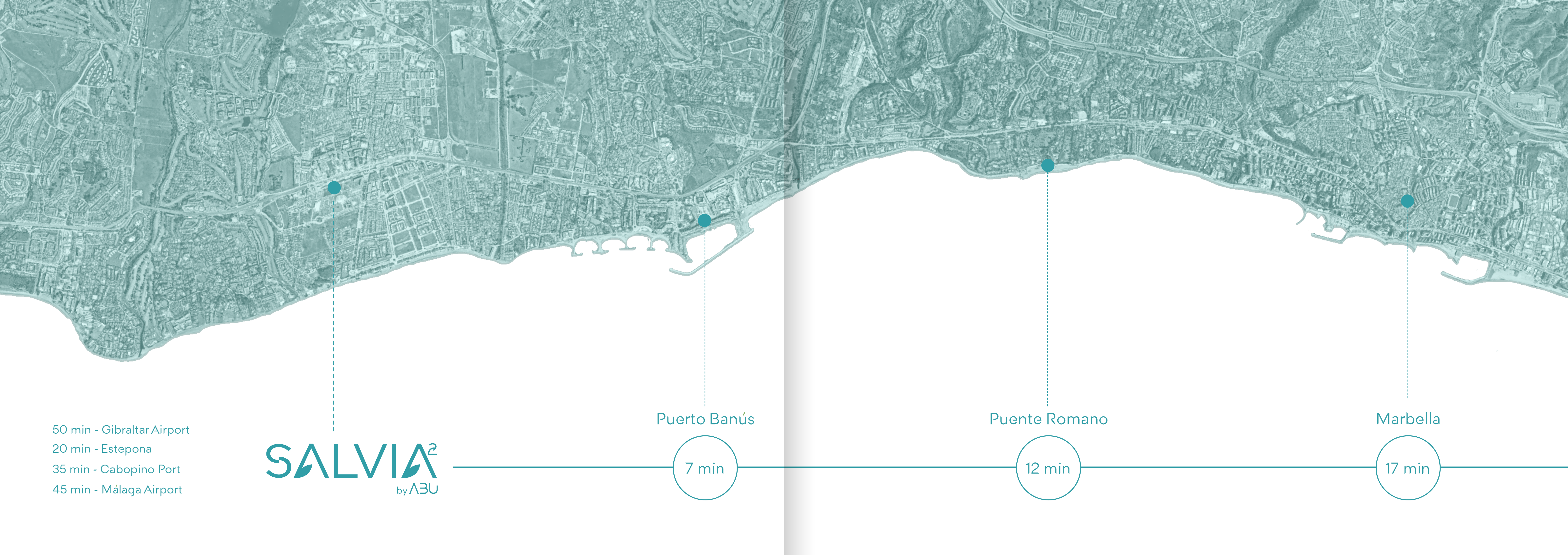
Enviably Beach Location

Located at the heart of the most coveted luxury destination in the world, experience the year-round allure of Europe's finest climate, boasting an average temperature of 20°C and over 300 sun-kissed days annually. Wake up to the warm Mediterranean sun almost every day of the year...

Explore the captivating region of Andalucía:

- A sweeping 185 km of pristine coastline
- 124 sun-drenched beaches
- 15 yachting and boating marinas
- An impressive collection of over 70 golf courses
- San Pedro Alcántara – a typically Spanish welcome





50 min - Gibraltar Airport
20 min - Estepona
35 min - Cabopino Port
45 min - Málaga Airport

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Puerto Banús

7 min

Puente Romano

12 min

Marbella

17 min



SAN PEDRO ALCÁNTARA

SALVIA PHASE II is located in San Pedro de Alcántara, a charming town blending history and modern luxury. Nearby is Puerto Banús and Marbella's Golden Mile, with Michelin-starred restaurants and global names like Nobu and Cipriani. Our project is in the heart of San Pedro, with easy access to supermarkets, shops, pharmacies, medical services, tennis, golf, restaurants, and beach clubs. Enjoy a sophisticated mix of contemporary amenities and coastal town living.

Live

A short walk to...

2 min	3 min	4 min
Restaurants and Bars	City Centre	San Pedro Beach
5 min	4 min	5 min
NAC - Nueva Alcántara Club de Pádel	Paseo Marítimo	THE I/O Gym
7 min	8 min	15 min
Guadalmina Golf Course	Barbillón Beach Club	Los Tres Jardines Park



THE MEDITERRANEAN SHORE AT YOUR FEET

The concept of [SALVIA2](#) was to create an exclusive haven within steps of the Costa del Sol shoreline, representing a modern evolution in luxury apartment living in an unparalleled location.

Salvia redefines luxury apartment living in an unmatched locale. Envisioned for holistic well-being and crafted by renowned architects T10, this GRUPO ABU development stands as an architectural marvel in the region. Its modern design, abundant greenery with native plants, and sustainable facilities blend seamlessly, setting a gold standard in luxury and tranquillity.



Inspirational image without contractual relationship



Inspirational image without contractual relationship



2 - 4
Bedrooms



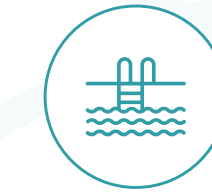
2 - 3
Bathrooms



91 - 194m²
Built



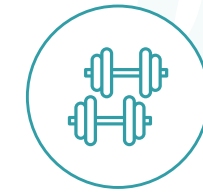
12 - 189m²
Terrace



Communal
Pool



Communal
Gardens



Communal
Gym



Indoor Pool
and SPA



Co-working
Area



Private
Parking

Our exclusive apartment complex boasts sophisticated amenities tailored for the discerning individual. Ranging from 2 to 4 bedrooms, apartments and penthouses, with spacious interiors of up to 195 m2 and fabulous terraces of up to 189 m2, each apartment is a testament to contemporary design and elegance. Moreover, every residence can be tailored to match the requirements of individual buyers. All the properties will have at least one parking space and store room included in the price.

Our communal areas are no less impressive, immerse yourself in state-of-the-art facilities such as a dedicated coworking space for the modern professional, EV charging points for the environmentally conscious, indoor heated swimming pool and a fully equipped gym and spa. The complex will be completely gated, with a security entrance and a control gate.



Inspirational image without contractual relationship



LIVE BY THE SEA CONCEPT

[SALVIA2](#) exemplifies design excellence and architectural precision. Embracing both form and function, our contemporary style is accentuated by the use of premium natural materials and meticulous attention to detail. The lush plantings harmoniously intertwine with the design, adding a serene touch of nature. With spacious terraces, we prioritise both style and space. At [SALVIA2](#), our design philosophy goes beyond aesthetics; it's about creating homes that are not only stylish and luxurious but also crafted for utmost comfort and easy living.









Inspirational image without contractual relationship

PRIME QUALITY

MINAMI
INTERIORISMO

SALVIA 2 homes have a centralised ducted air-conditioning system, which uses a heat pump to regulate the temperature in different areas of the home, differentiating between the day and night areas. In addition, domestic hot water will be generated through a geothermal system, taking advantage of the natural heat of the earth. All this is complemented by high quality interior design, including modern kitchens and elegant materials, creating a truly welcoming atmosphere.

But what truly distinguishes **SALVIA 2**, as well as the other Grupo ABU developments, is the personalised attention given to its clients. For this reason, MINAMI by Grupo ABU offers the opportunity to personalise each and every corner of the home. Homeowners can design their home with the advice of the MINAMI team, made up of architects and interior designers. This is undoubtedly one of the most most attractive, valued and distinctive aspects of **SALVIA 2**

MORE THAN A PROPERTY

We want you to be part of a welcoming community. Shared spaces are an important part of this philosophy, from our modern coworking areas to the refreshing pool area, lush gardens, spa with sauna and fully equipped gym, all designed to foster connections between residents, wellbeing and a sense of belonging.



Inspirational image without contractual relationship

An architectural rendering of a modern, multi-story building with a focus on green spaces. The building features multiple levels of balconies, each adorned with lush green plants and small trees. The ground floor has large glass windows and doors, revealing an interior with wooden paneling. Outside, there is a well-maintained lawn area. On the left, a covered outdoor gym is visible, equipped with various exercise machines like treadmills and ellipticals. To the right, there is an outdoor bar and seating area with a long wooden bar counter, stools, and several tables with chairs. A large white patio umbrella provides shade over the seating area. In the background, a swimming pool is visible, surrounded by more greenery and palm trees. The sky is clear and blue, with a few birds flying in the distance.

GREEN OASIS SHARED SPACES

The communal areas of **SALVIA 2** have been carefully designed to offer a lifestyle where the well-being and comfort of the residents are the top priority. The complex has two swimming pools in its communal areas: one dedicated to children and one for adults, providing a perfect place to enjoy the warm Mediterranean climate and cool off during the summer months.

In addition, owners will be able to relax in a beautiful garden area, ideal for unwinding and recharging their batteries. This space is also perfect for socialising or simply relaxing with a refreshing drink, thanks to the snack bar that forms part of the **SALVIA 2** facilities.

THE TEAM

SALVIA2 is the latest culmination of architectural excellence by Grupo ABU, a real estate developer based in Seville, standing out for its innovative constructions in emblematic locations. Each home at **SALVIA2** reflects its philosophy of design, elegance and personalisation, making them unique. Grupo ABU's success is based on their constant search for innovation and passion for detail, which has allowed them to achieve a leading position in the sector. They offer integral solutions from the project phase to delivery, including customisation in design and interior design.

SALVIA's visionary architectural concept comes to life through the expertise of T10 architects. With offices in Seville, Marbella, Cadiz, Madrid, and Gibraltar, T10 embodies excellence, quality, and sustainability in each project. Their versatility shines through in luxury hotels, heritage building rehabilitation, and cutting-edge leisure projects. T10's involvement enriches **SALVIA2** with visionary architectural prowess, creating another sustainable masterpiece.





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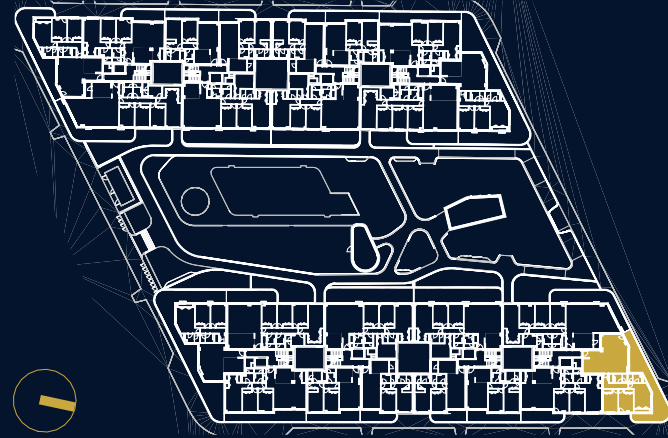
FLOORPLANS



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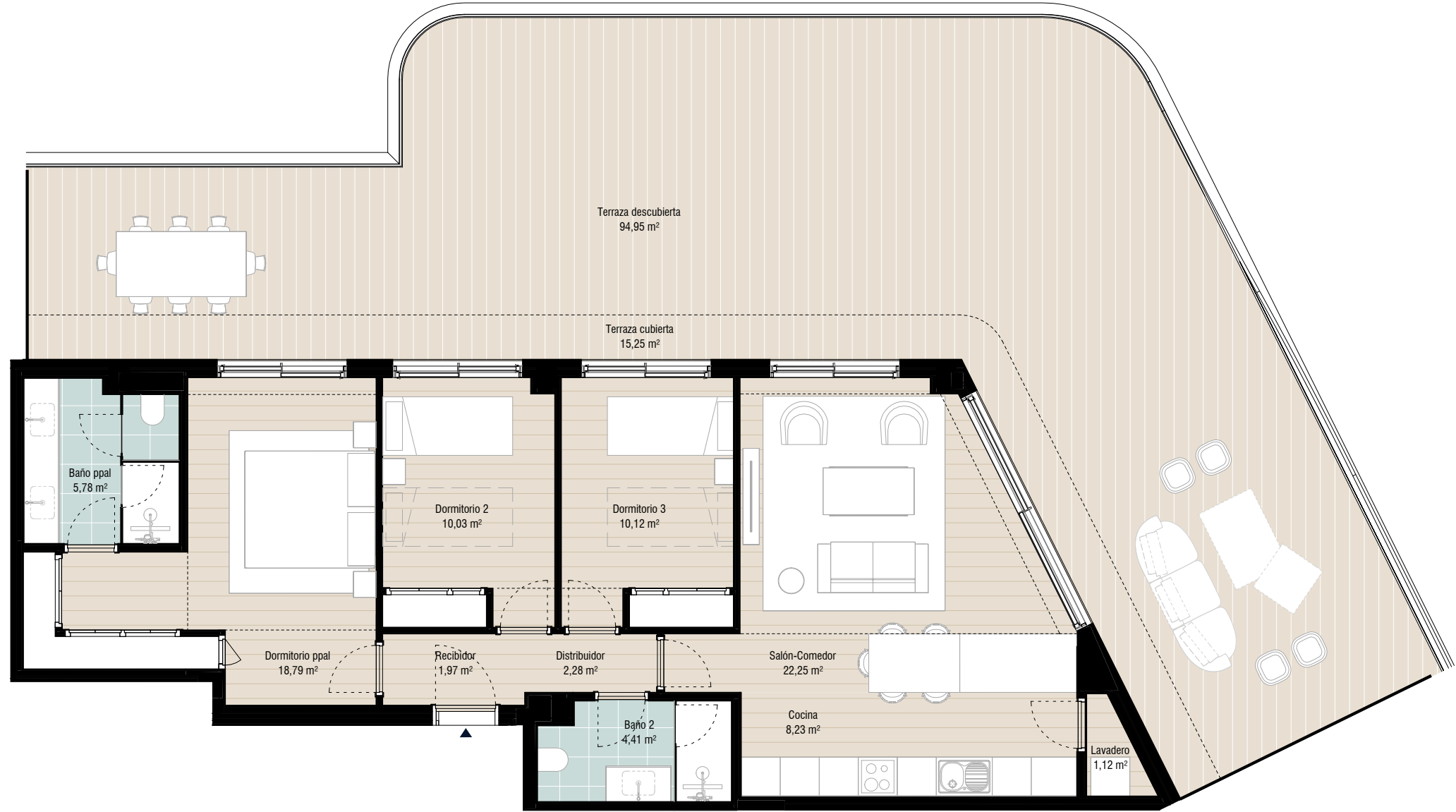
BLOQUE 1 - PORTAL 1 - VIVIENDA 1A 2A 3A

SUPERFICIES ÚTILES	
- Sup. Útil interior	97,38 m²
- Sup. Útil exterior	42,90 m²
- Sup. Útil total	140,28 m²

SUPERFICIES CONSTRUIDAS	
- Sup. Construida Int. Vivienda + zzcc	140,70 m²
- Sup. Construida computable*	126,55 m²
- Sup. Construida total**	188,56 m²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2003

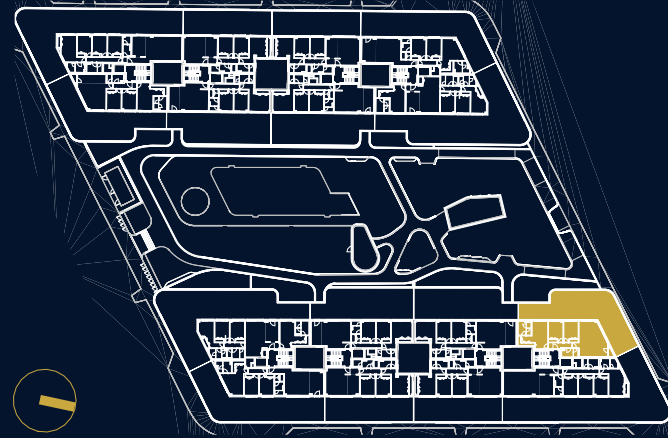
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BLOQUE 1 - PORTAL 1 - VIVIENDA ÁTICO A

SUPERFICIES ÚTILES	
- Sup. Útil interior	84,97 m²
- Sup. Útil exterior	110,20 m²
- Sup. Útil total	195,17 m²

SUPERFICIES CONSTRUIDAS	
- Sup. Construida Int. Vivienda + zzcc	123,09 m²
- Sup. Construida computable*	110,35 m²
- Sup. Construida total**	239,34 m²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2003

(**) 100% sup. interior + 100% sup. exterior + sup. común correspondiente

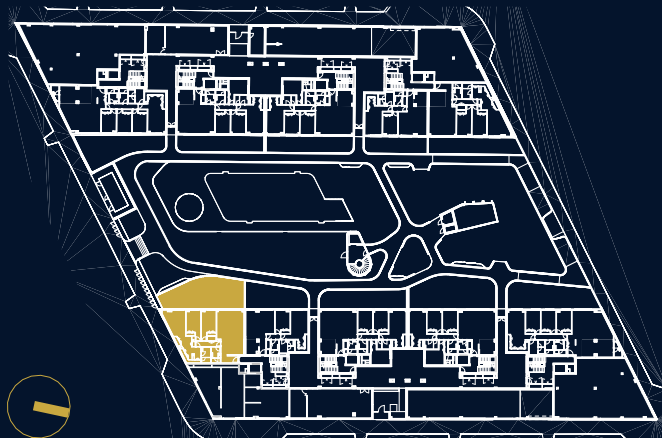




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0 1 2 3 4 5 m

BLOQUE 1 - PORTAL 4 - VIVIENDA 08

SUPERFICIES ÚTILES

- Sup. Útil interior	111,42 m ²
- Sup. Útil exterior	75,64 m ²
- Sup. Útil total	187,06 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	159,22 m ²
- Sup. Construida computable*	143,35 m ²
- Sup. Construida total**	240,88 m ²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente).
Según Decreto 218/2005

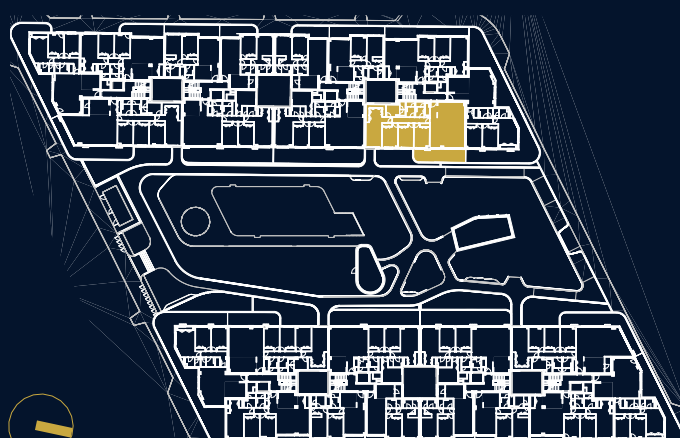
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0 1 2 3 4 5 m

BLOQUE 2 - PORTAL 1 - VIVIENDA 18 2B 3B

SUPERFICIES ÚTILES

- Sup. Útil interior	128,64 m ²
- Sup. Útil exterior	20,62 m ²
- Sup. Útil total	149,26 m ²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	180,49 m ²
- Sup. Construida computable*	159,19 m ²
- Sup. Construida total**	203,21 m ²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente).
Según Decreto 218/2005

(**) 100% sup. interior + 100% sup. exterior + sup. común correspondiente

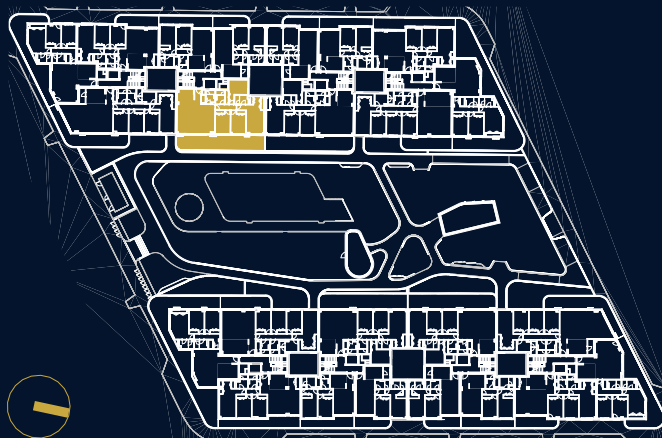




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0 1 2 3 4 5 m

BLOQUE 2 - PORTAL 3 - VIVIENDA 1C 2C 3C

SUPERFICIES ÚTILES

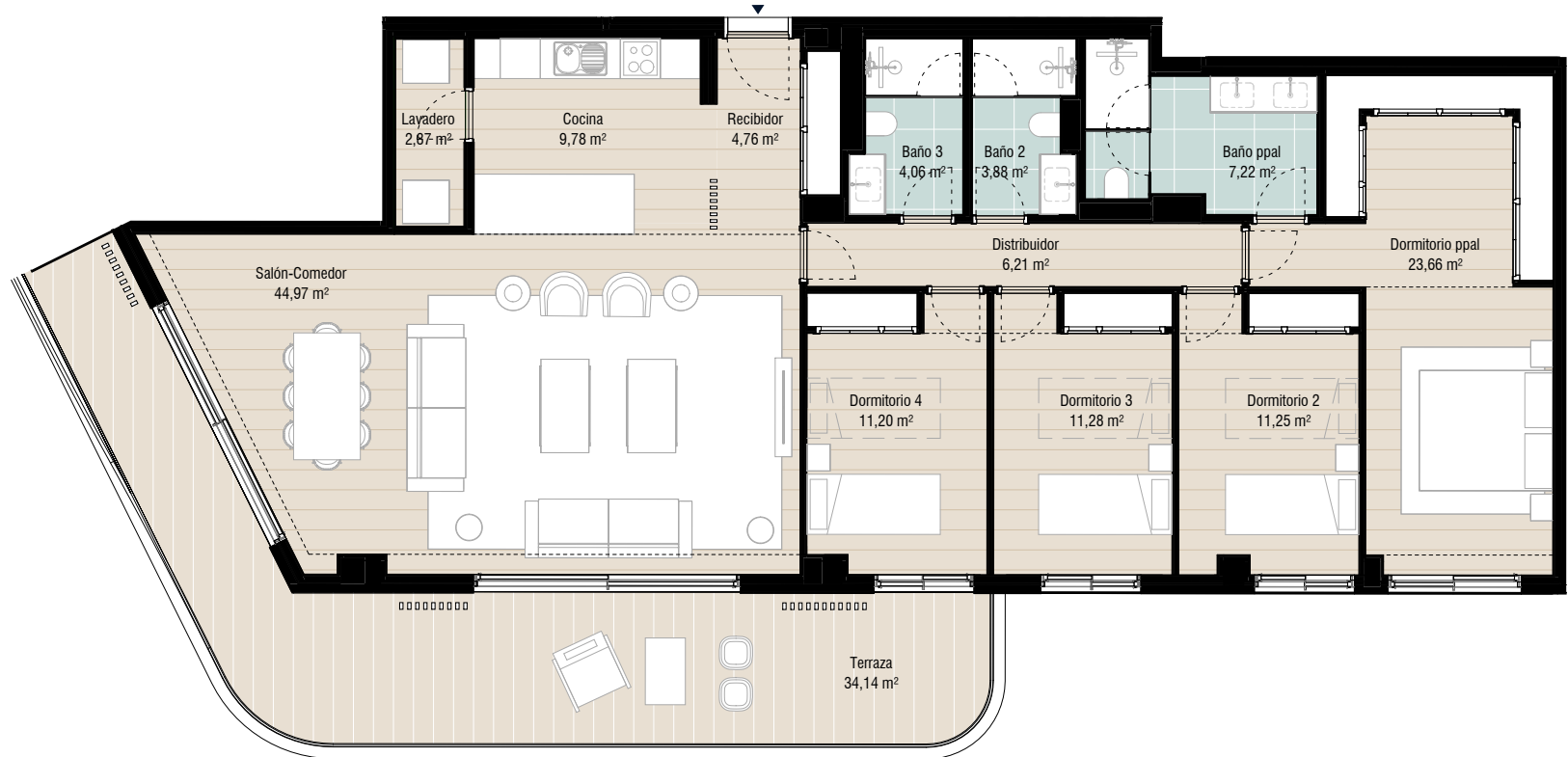
- Sup. Útil interior	119,71 m²
- Sup. Útil exterior	42,66 m²
- Sup. Útil total	162,37 m²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	170,01 m²
- Sup. Construida computable*	152,78 m²
- Sup. Construida total**	218,50 m²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2005

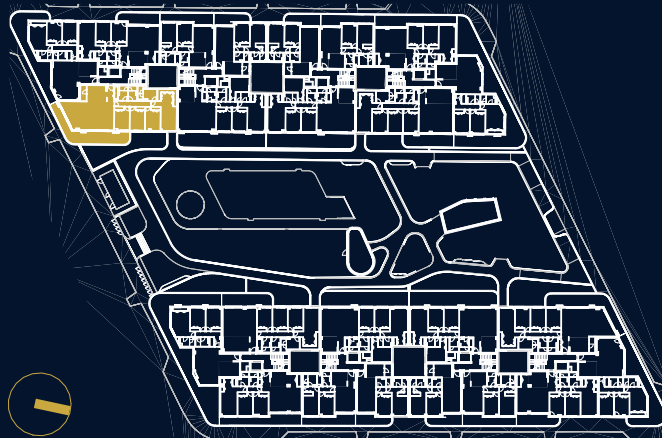
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0 1 2 3 4 5 m

BLOQUE 2 - PORTAL 4 - VIVIENDA 1B 2B 3B

SUPERFICIES ÚTILES

- Sup. Útil interior	141,14 m²
- Sup. Útil exterior	34,14 m²
- Sup. Útil total	175,28 m²

SUPERFICIES CONSTRUIDAS

- Sup. Construida Int. Vivienda + zccc	199,06 m²
- Sup. Construida computable*	179,22 m²
- Sup. Construida total**	237,59 m²

(*) Superficie construida computable a efecto de normativa urbanística (100% sup. interior + 50% sup. Porche (máx. 10% útil interior) + sup. común correspondiente). Según Decreto 218/2005

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