

CCYAN  
LUXURY VILLAS



## EXPERIENCING

the blend of architecture and  
nature is truly unforgettable.

Located in a picturesque and coveted setting amidst nature's splendour, **Ocyan Luxury Villas** comprises a collection of twelve sophisticated and exclusive villas boasting contemporary aesthetics.

Nestled amongst the **tranquil terrain**, each villa is meticulously crafted to exude its unique charm, seamlessly blending with the **natural environment**.

These exclusive residences offer a **serene and intimate existence**, elevating the standard of living to unparalleled heights.



Step into the  
unparalleled realm of

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The concept behind the development is to combine the **marine element** that surrounds the villas with the **vibrant cyan** colour that reminds us of the vast sky.

This perfect blend captures the essence of our vision, where the peaceful **charm of the ocean** meets the infinite expanse of the sky and the **boundless heavens**.



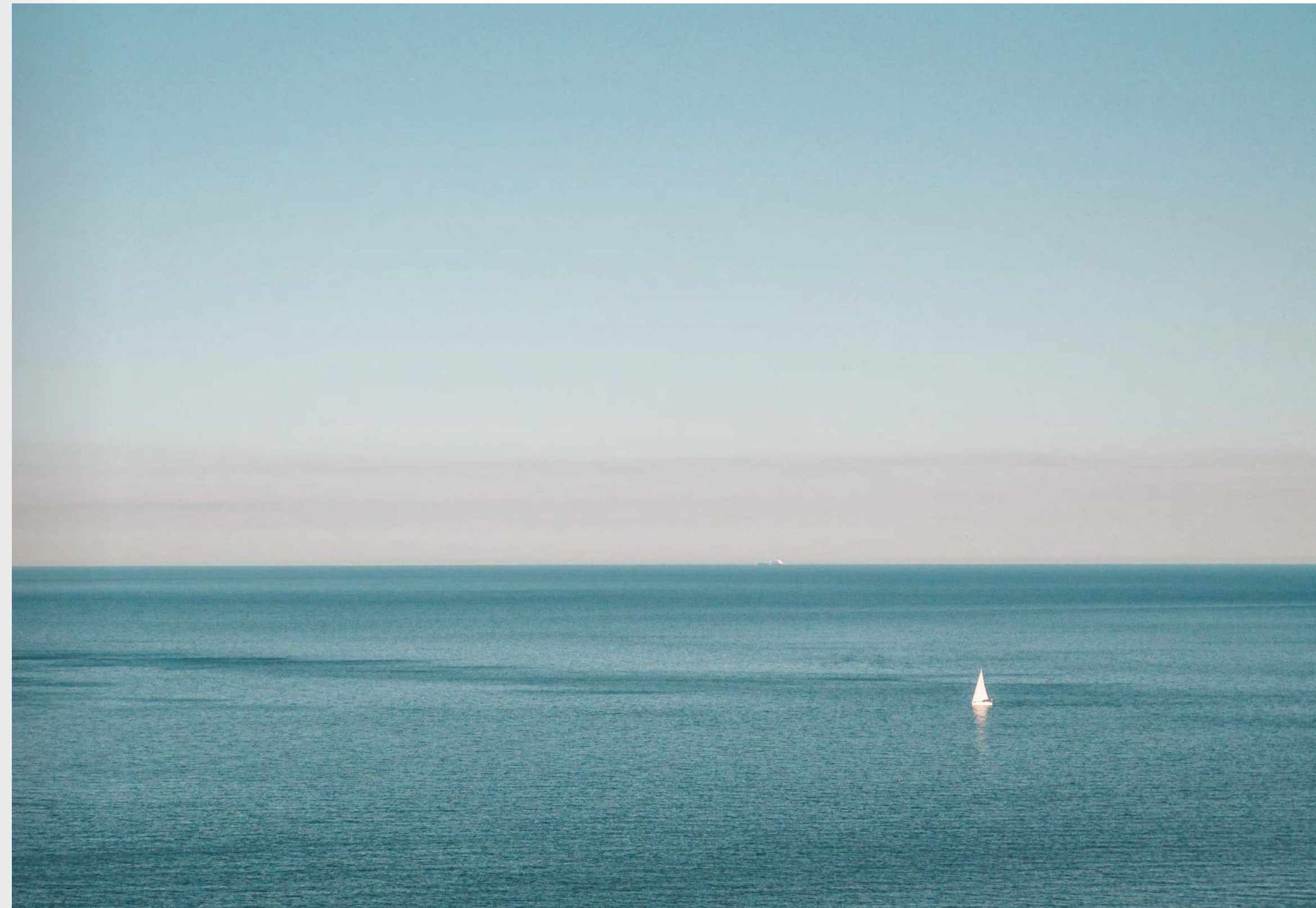


# LOCATION

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Situated in an enviable location **between Estepona and Marbella**, where panoramic vistas adorn the horizon, our exclusive collection of villas is conveniently located near major roadways yet surrounded by the tranquillity of nature.

In the desirable area, **near La Resina Golf Club on the New Golden Mile**, our peaceful retreat offers a chance to enjoy the tranquillity and natural surroundings while still having easy access to the lively attractions of the Costa del Sol.





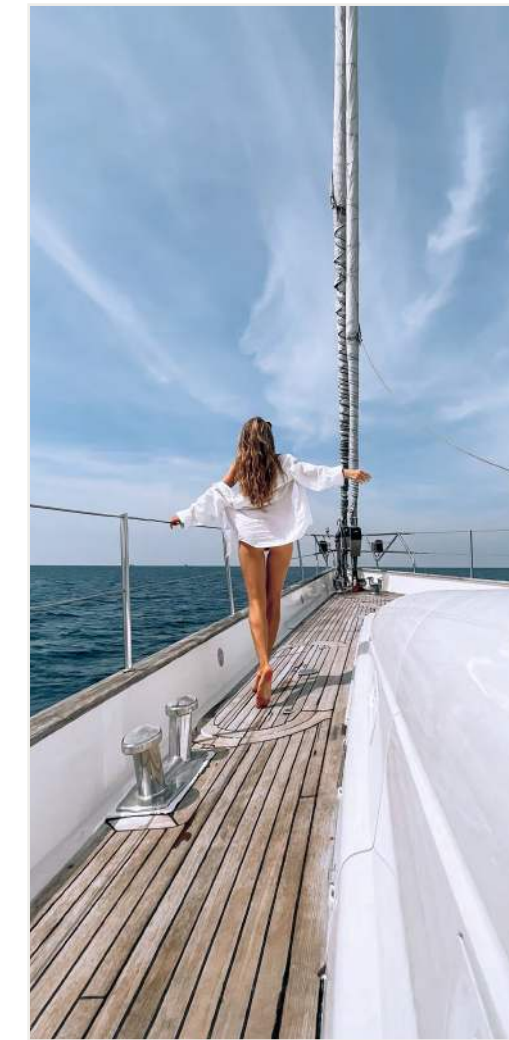
Welcome to a life where the  
extraordinary is simply the norm



For those fortunate enough to call these villas home, every sunrise will paint the canvas of your day with hues of **Mediterranean bliss.**

Living on Spain's sun-soaked Costa del Sol, means basking in a lifestyle drenched in **luxury, rich history, and natural beauty.** Beaches, golf courses, water activities and a vast leisure offer make this enchanting area a favoured destination for expats around the world.

The Selwo / La Resina area offers a **high standard of living**, with excellent healthcare facilities, international schools, and a robust infrastructure in a mere 30-minute radius.





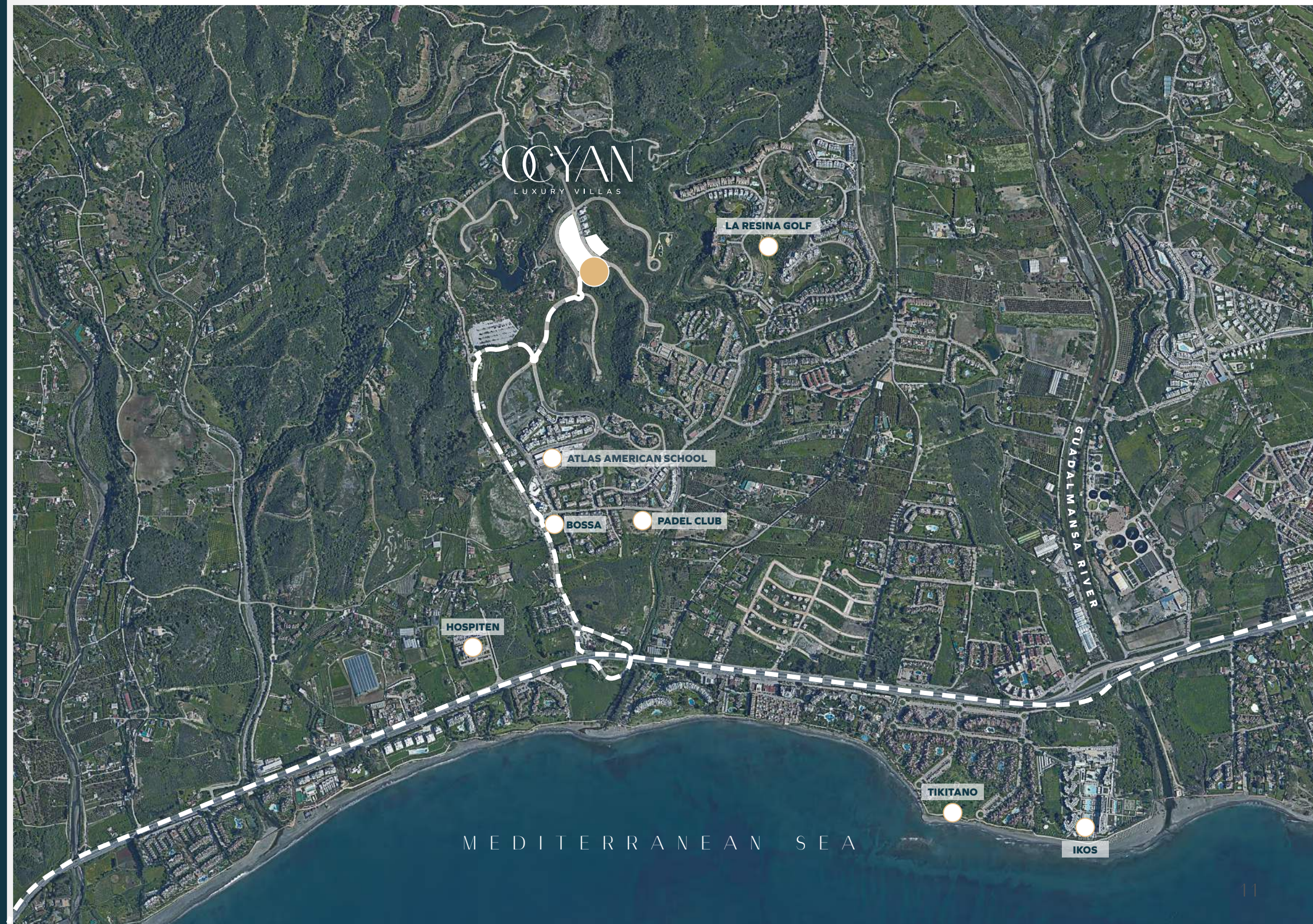
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MEDITERRANEAN SEA

Malaga Airport	60'
Gibraltar Airport	55'
Marbella	25'
Puerto Banús	15'
Estepona	15'



MEDITERRANEAN SEA



# MASTER PLAN

VILLA	M² PLOT	BUILT AREA	TERRACES
1	1042.00	596.11	287.43
2	1057.05	578.88	285.37
3	1006.40	508.43	297.80
4	1054.21	570.01	292.50
5	1001.61	565.86	300.42
6	1000.16	548.23	288.34
7	1001.40	568.00	306.34
8	1038.63	549.09	294.24
9	1031.63	561.82	212.36
10	2020.87	885.99	522.54
11	2010.60	924.84	411.37
12	2033.49	742.42	302.15





# LIGHTING LUXURY

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In the design, **light reins** as both the protagonist and an essential element. The strategic placement of expansive windows and double-height spaces is meticulously crafted to harness the power of **natural light**.

The alignment of each villa allows for the seamless integration of **sunlight throughout the day**, illuminating every corner with a soft, ethereal glow.

This thoughtful approach not only enhances the aesthetic appeal but also creates an **ambience of warmth, openness, and serenity**.





A peaceful coexistence of  
the land and the sea



With meticulous attention to the natural contours  
of the terrain, every residence offers **unobstructed  
vistas** of the boundless Mediterranean expanse.

These vistas offer a sanctuary where the soul finds  
solace in the **infinite beauty of the scenery.**











Experience the epitome of contemporary design with our **open-plan spaces, seamlessly integrating kitchens as architectural masterpieces**, adorned with the finest materials and state-of-the-art appliances. Elevating the concept of both indoor and outdoor kitchens, the designs will be meticulously crafted **by Modulnova**, a distinguished industry leader celebrated for its artistry, elegance, and expert handling of materials.

**MODULNOVA**  
Marbella





# DOUBLE HEIGHT DELIGHT

Be captivated by the grandeur of **soaring double-high ceilings** and breathtaking views that are sure to take your breath away. Indulge in the ultimate **architectural masterpiece** that will leave you in awe from the moment you enter.



# PRIVATE AREAS

At Ocyan Luxury Villas, all bedrooms are designed to offer **maximum comfort** and embrace the Mediterranean. They draw inspiration from 6-star resorts.







# LEISURE SPACES

Indulge in a world where **luxury knows no bounds**. Our villas offer you ample space that can be configured to your liking to elevate your lifestyle. Create a space that caters to your desire for **endless entertainment**.









# WHERE EVERY VILLA IS UNIQUE, YET EXCELLENCE UNITES THEM ALL

Each of the 12 villas comprising Ocyan boasts its own **distinct personality**, ensuring a unique experience for every resident. Despite their individuality, all villas maintain an **unparalleled level of finishes and amenities**, guaranteeing an exceptional standard of living across the board.

















# ARCHITECTURE & DESIGN BY

## MAIN ARCHITECTURAL DESIGN

In the Post-Covid Era, with the increasing prevalence of remote work from home, a growing number of Europeans desire to embrace a permanent residence in southern Spain. This trend is driven by a preference for a modern and contemporary lifestyle, aligning with the evolving dynamics of remote professional endeavours.

Ocyan Luxury Villas stands out as the optimal destination to make this aspiration a reality! Modern living and panoramic sea views close to all social and health amenities!

**A dream place to call home!**

*villarroeltorricon.com*







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This dossier, as well as the infographics and plans, are merely indicative, and the developer reserves the right to make any modifications that, for technical or legal reasons, are indicated by the architect or the project management as necessary or convenient for the correct execution of the building, or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractual in nature.



