



AIDA

FURNISHED BY BENTLEY HOME



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**RGZ Developers** was founded by Juan Manuel Reyes to respond to the growing demand for luxury real estate on the Costa del Sol, with a clear focus on excellence, architectural distinction, and long-term value creation. With a visionary leadership team and a consolidated track record in both national and international markets, RGZ Developers has positioned itself as a key player in the high-end residential sector.

In Marbella alone, the company is currently developing real estate projects valued at over €900 million, offering properties that blend sophisticated design, premium locations, and the highest standards of construction. RGZ's portfolio includes ultra-exclusive branded residences, lifestyle communities, and investment-ready developments conceived to meet the expectations of the world's most discerning buyers.

Driven by a commitment to innovation and quality, RGZ Developers continues to shape the future of luxury living on the Costa del Sol.

## BENTLEY HOME

Launched in 2013, the **Bentley Home** collection celebrates the distinctive silhouettes and shapes synonymous with Bentley and translates these into a new language of interior design.

Ranging from elegant bedroom and sumptuous lounge furniture to exquisite accessories, each contemporary design is crafted in Italy by highly-skilled artisans.

Bentley Home offers unique and recognizable products, created thanks to the mastery and manual skills of Italian excellence. Extreme attention to every little detail, to offer the customer an inimitable experience.

The combination of the typical excellence of the English brand, the knowhow of the best Italian artisans and the innovation of the most famous designers makes this collection unique in the world of furniture.



# Marbella

## Where Heritage Meets Haute Living

Marbella is more than a destination — it is a way of life. At the crossroads of Mediterranean tradition and cosmopolitan elegance, the city has earned its place as **Europe's capital of coastal luxury**. Framed by golden beaches and the Sierra Blanca mountains, Marbella offers a unique microclimate, year-round sunshine, and a lifestyle that blends effortless relaxation with refined sophistication.

At the heart of it all lies the **Golden Mile** — Marbella's most iconic stretch of coastline, home to world-class resorts, fine dining, designer boutiques, and private clubs. It is here, just steps from the **legendary Puente Romano Beach Resort**, that **AÍDA** finds its place. Surrounded by lush gardens and sea breezes, the development offers a tranquil retreat in the midst of Marbella's most vibrant setting.

From **Michelin-starred cuisine** and exclusive beach clubs to tennis academies, art galleries, and world-renowned golf courses, Marbella's offering is as diverse as it is elite. The city attracts a global community of tastemakers, creatives, and high-net-worth individuals who value its **discretion, security, and enduring charm**.

With easy access to **Puerto Banús**, **Málaga International Airport**, and the cultural capital of **Málaga**, AÍDA offers not just a home, but a **gateway to a world of international prestige**, all wrapped in the warmth and beauty of the Andalusian coast.



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1. AIDA
2. PUENTE ROMANO
3. HOTEL ALANDA
4. MARBELLA CLUB
5. PUERTO BANÚS
6. MARBELLA TOWN



## A Singular Location

### At the Heart of Marbella's Golden Mile

Nestled just **50 metres from the iconic Puente Romano Beach Resort**, AÍDA occupies a truly exceptional setting within one of the most prestigious and sought-after destinations in all of Europe — **Marbella's Golden Mile**.

Positioned in the very epicentre of this privileged enclave, AÍDA offers residents direct access to the vibrant lifestyle that defines the Costa del Sol:

- Stroll to **world-class beach clubs**, Michelin-starred restaurants, and chic designer boutiques
- Bask in the region's **320 days of sunshine a year**, with the beach quite literally on your doorstep
- Discover the cobbled streets, galleries, and charm of **Marbella's casco antiguo** just 5 minutes away
- Enjoy the glamour of **Puerto Banús** — its luxury yachts, fine dining, and upscale atmosphere — only a 10-minute drive
- Travel with ease via **Málaga International Airport**, conveniently located just 40 minutes from your residence

This unrivalled location combines **seaside serenity with city sophistication**, offering an unmatched balance of tranquility, privacy, and connection to the best of Marbella. Whether as a primary residence, a refined getaway, or a secure investment, **AÍDA's address is one that few can claim — and none can replicate.**







## An Icon of Sophisticated Living

### Where Architecture, Design, and Lifestyle Converge

**AÍDA** reimagines modern luxury through an architectural and interior concept that is both timeless and visionary. With just **eight exclusive residences**, this boutique development offers a level of privacy, serenity, and distinction rarely found on the Costa del Sol. Each home is conceived not merely as a residence, but as a **design statement** — a collectible piece of architecture that embodies the spirit of Mediterranean living, elevated by global standards of luxury.

Spanning **over 500 m<sup>2</sup> of built space**, each **duplex apartment** features **3 to 4 bedrooms**, expansive **open-plan living areas**, and **generous outdoor terraces** that blur the line between interior and exterior. Floor-to-ceiling glass invites natural light into every corner, revealing **panoramic sea views** and immersing residents in the surrounding beauty of Marbella's coastline.

Every detail has been **meticulously curated** to create an atmosphere of understated elegance. From natural materials and bespoke finishes to harmonious proportions and fluid layouts, **AÍDA's architecture embraces both aesthetic refinement and functional sophistication**. Indoor spaces extend effortlessly onto private terraces, gardens, or pool decks, offering an ambiance of calm and exclusivity that adapts to every moment of the day.

**AÍDA is not just a place to live — it is a way of living**, designed for those who appreciate artful design, exceptional comfort, and the quiet power of thoughtful luxury.











## The Project

### Limited. Luxurious. Legendary.

AÍDA is a rare jewel on Marbella's Golden Mile — a **gated enclave of just eight private residences**, each crafted to meet the highest standards of design, comfort, and exclusivity. Every detail of the project has been thoughtfully curated to deliver a living experience that is both effortless and exceptional.

- **Only 8 residences**, ensuring absolute privacy and a boutique residential feel
- **Duplex layouts** featuring either **private gardens** or **panoramic rooftop solariums**
- Expansive **open-plan interiors** seamlessly connected to large **sun-drenched terraces**
- Each home includes a **private pool, underground garage, and dedicated storage**
- **Secure access** and controlled entry for total peace of mind
- **Fully furnished by Bentley Home**, curated by Luxury Living Group
- Just **steps from Puente Romano**, the beach, and the Golden Mile's most exclusive offerings
- **Walking distance** to Michelin-starred restaurants, world-class **tennis clubs**, and **luxury wellness facilities**

AÍDA combines the best of Marbella's natural beauty with unmatched design pedigree — a project destined to become a **landmark of sophisticated coastal living**.





## Design, Architecture & Floor Plans

### Where Form, Function, and Beauty Align

At **AÍDA**, design and architecture converge to deliver an immersive and elevated living experience — one that speaks the language of both innovation and timeless sophistication. Each residence is a product of **visionary architectural thinking**, where spatial harmony, natural light, and flowing proportions are meticulously orchestrated to enhance everyday life.

#### **Strategic Composition:**

The project's unique layout and limited scale — only **eight duplex residences** — ensures maximum privacy, optimal orientation, and a sense of individuality for each home. Whether on the garden level or crowned by a panoramic rooftop solarium, each unit has been positioned to capture the **best natural light, open sea views**, and the calm elegance of its surroundings.

#### **Thoughtful Interior Planning:**

The **open-concept floor plans** have been carefully designed to create seamless transitions between interior and exterior spaces. From expansive living rooms to sunlit terraces and private pools, each environment invites relaxation and connection while preserving intimacy and privacy.

#### **Bespoke Interior Architecture:**

Fully furnished by **Bentley Home**, every residence is an architectural canvas enriched with custom detailing, noble materials, and refined textures. The interiors reflect a mastery of proportion and craft, elevating each space with a **quiet sense of luxury** that is at once contemporary and enduring.

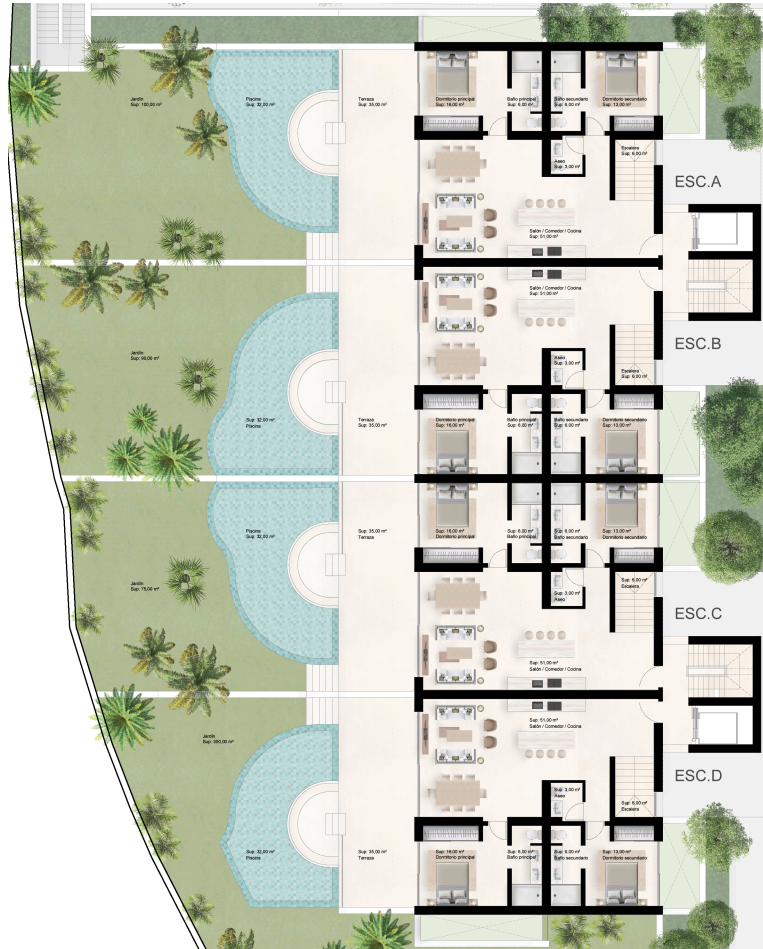
At **AÍDA**, every floor plan is more than a layout — it is a **carefully crafted expression of elevated living**, designed to engage the senses, honour its surroundings, and offer its owners a space that is both practical and poetic.



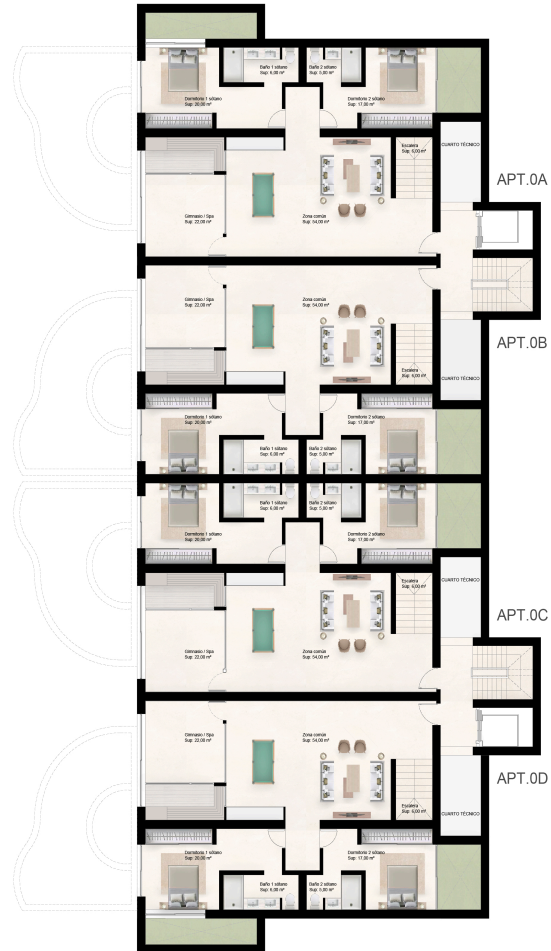
## MASTER PLAN



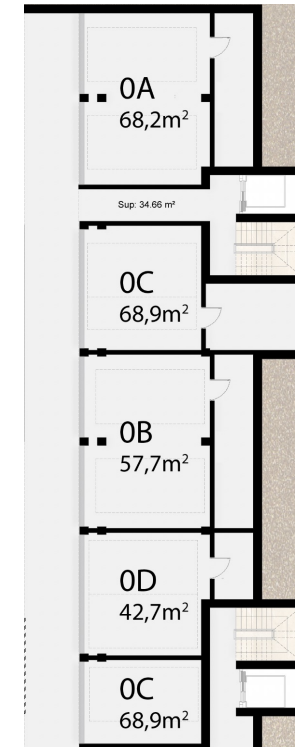
## GENERAL PLAN GARDEN-LEVEL DUPLEX RESIDENCES



GARDEN FLOOR

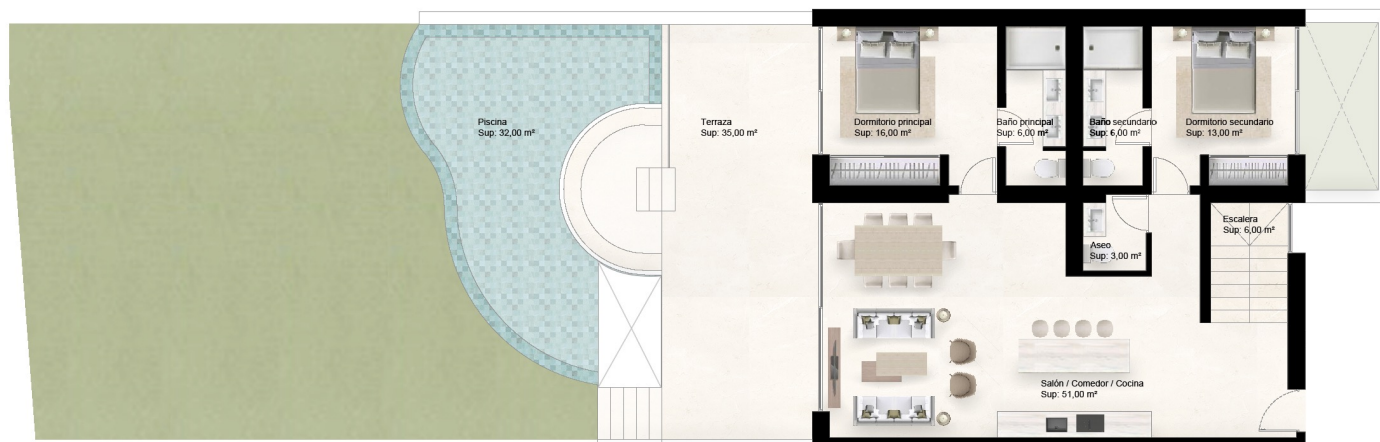


SEMI-BASEMENT



UNDER GROUND

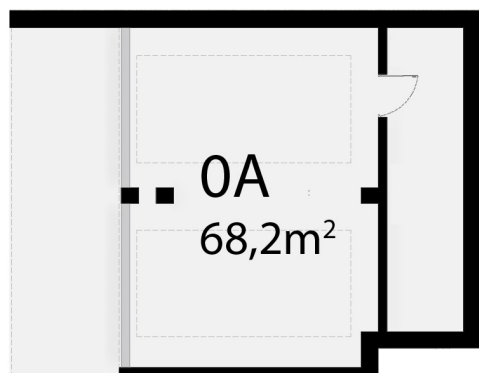
## GARDEN-LEVEL DUPLEX RESIDENCE 0A



GARDEN FLOOR



SEMI-BASEMENT



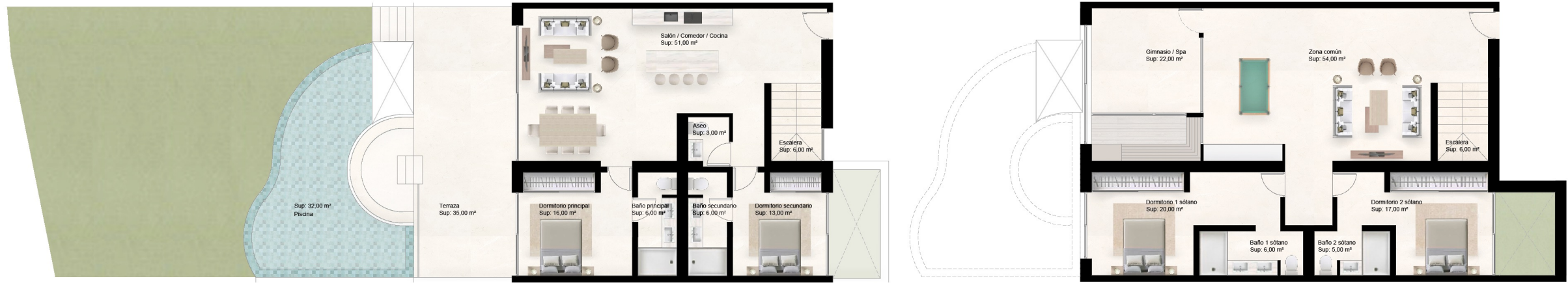
UNDER GROUND

0A	Built Areas in sqm
Above Ground	117,2
Semi-basement	157
Garden	96,1
Under Ground	68,2
Covered Terraces	29,5
Uncovered Terraces	25,1
Common Areas	77,37
Pool	32,4
<b>TOTAL</b>	<b>602,84</b>



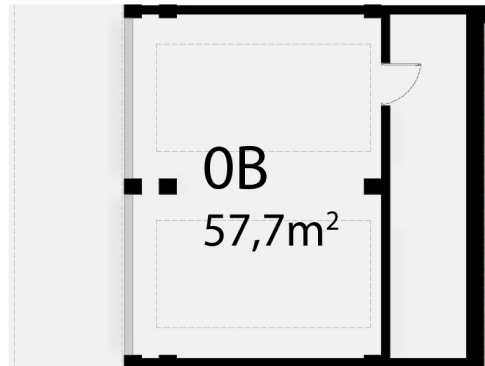


## GARDEN-LEVEL DUPLEX RESIDENCE 0B



GARDEN FLOOR

SEMI-BASEMENT

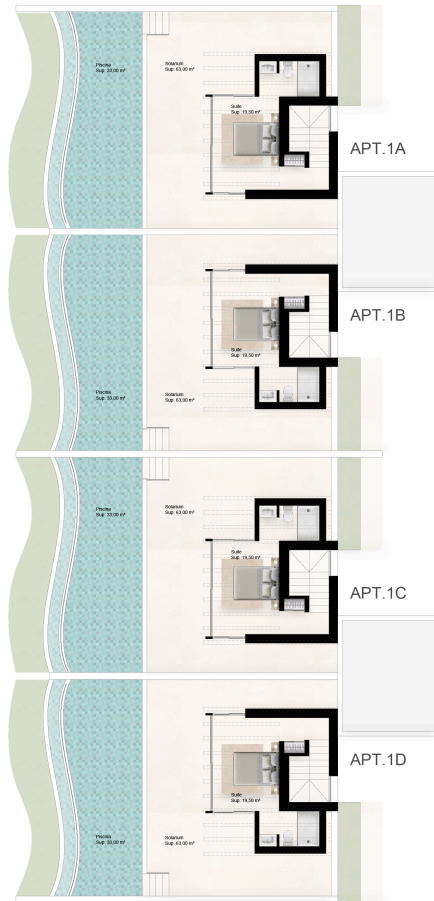


UNDER GROUND

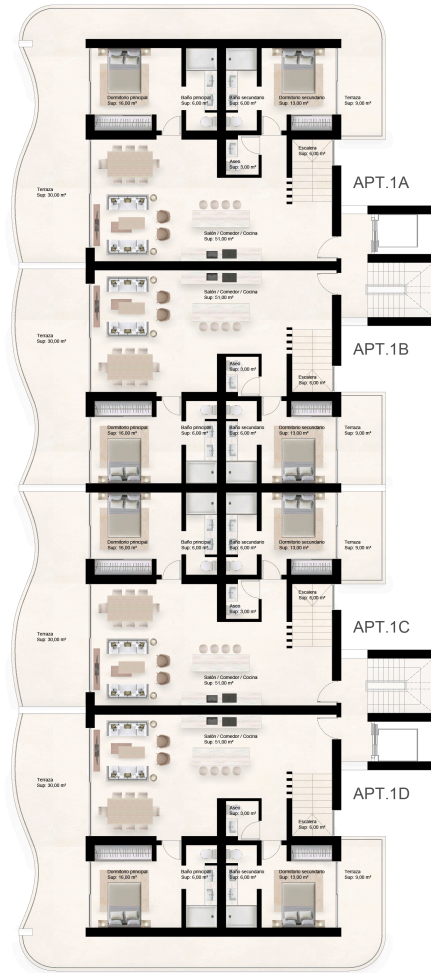
0B Built Areas in sqm	
Above Ground	115
Semi-basement	155
Garden	88,3
Under Ground	57,7
Covered Terraces	28,8
Uncovered Terraces	15,3
Common Areas	77,37
Pool	32,5
<b>TOTAL</b>	<b>569,82</b>



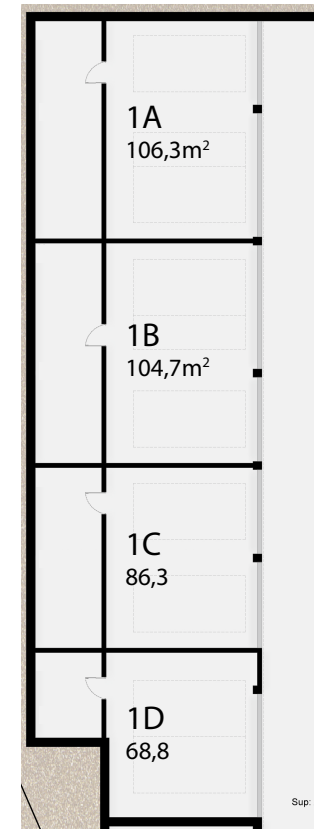
## GENERAL PLAN SKYLINE DUPLEX RESIDENCES



2nd FLOOR & SOLARIUM

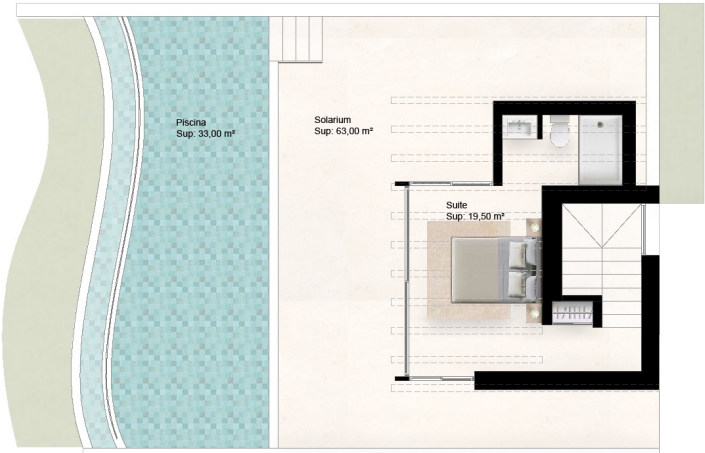


1st FLOOR

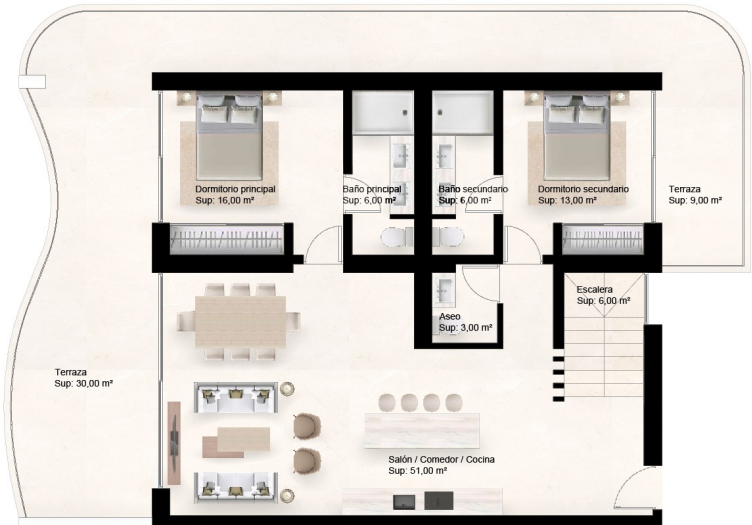


UNDER GROUND

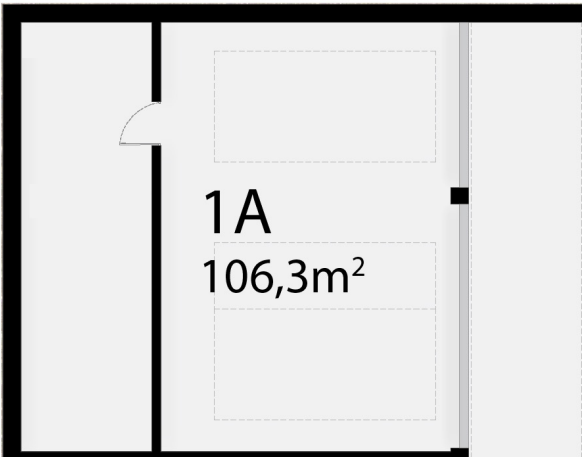
# SKYLINE DUPLEX RESIDENCE 1A



SOLARIUM

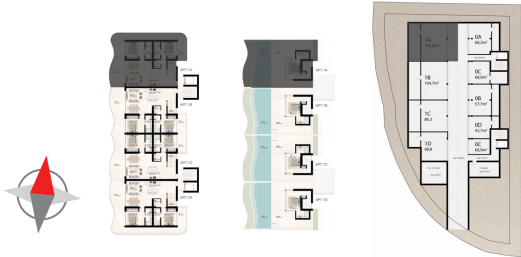


1ST FLOOR

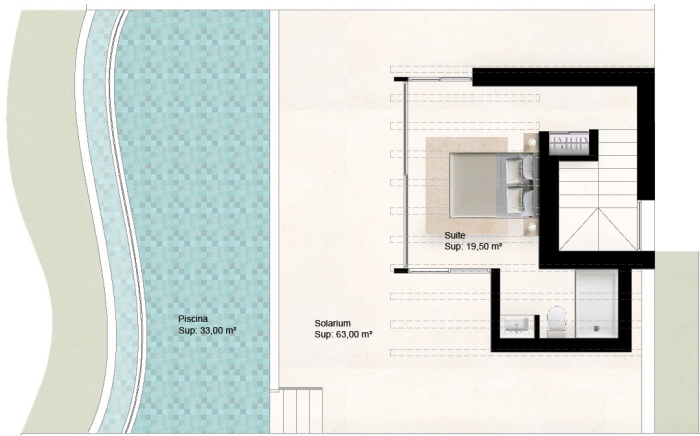


FLOOR -2

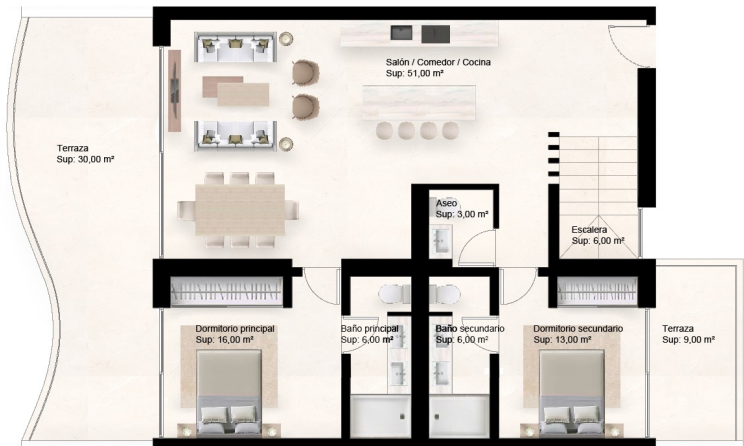
1A	Built Areas in sqm
Above Ground	145,19
Under Ground	106,30
Uncovered Terraces	112,50
Common Areas	77,37
Pool	38,00
Covered Terraces	14,10
TOTAL	493,46



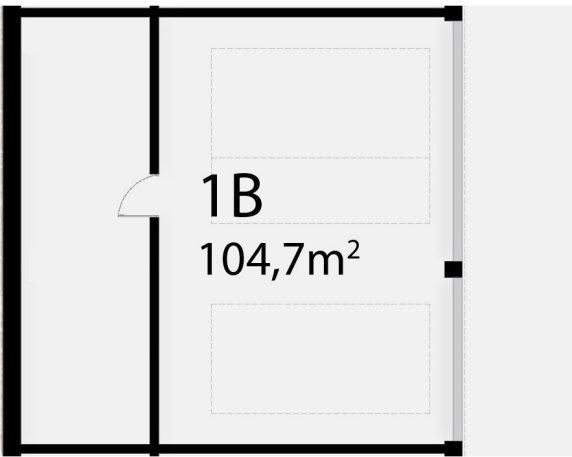
# SKYLINE DUPLEX RESIDENCE 1B



SOLARIUM

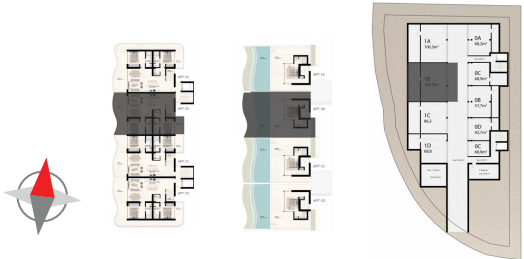


1ST FLOOR



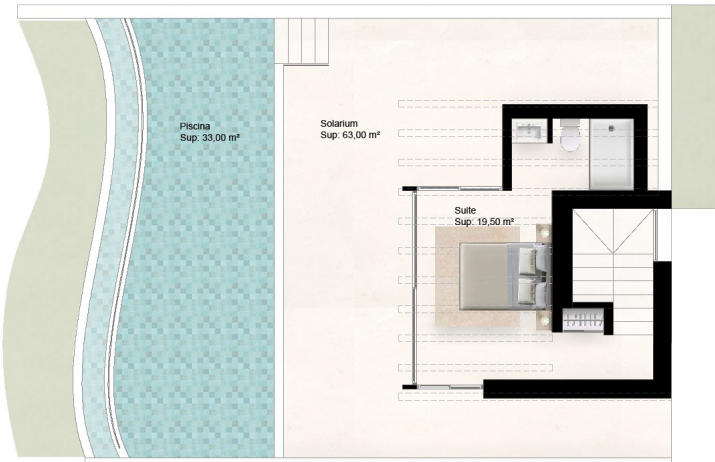
FLOOR -2

1B	Built Areas in sqm
Above Ground	143
Under Ground	104,7
Uncovered Terraces	84,7
Common Areas	77,37
Pool	37
Covered Terraces	13,8
TOTAL	493,46

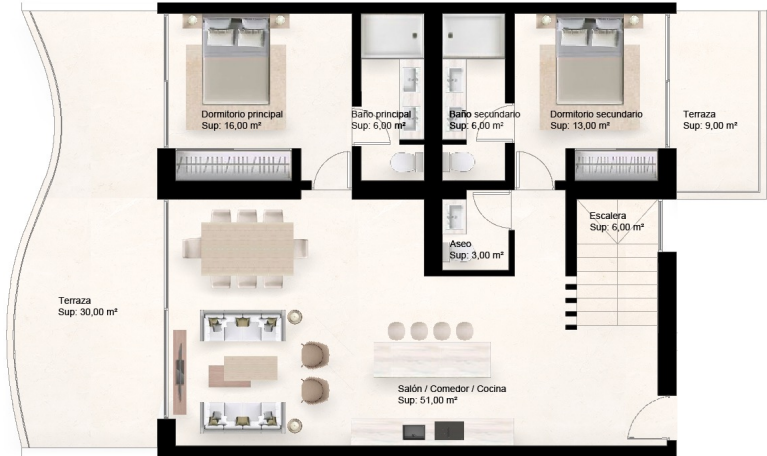




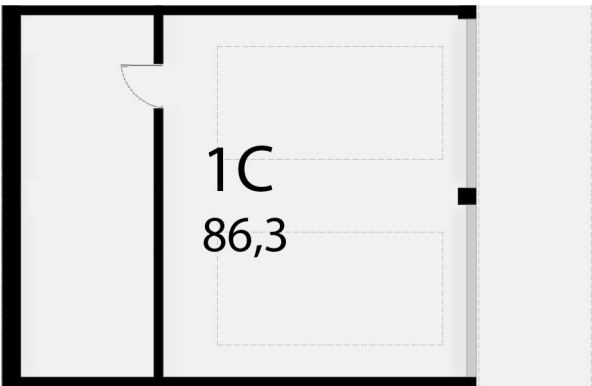
# SKYLINE DUPLEX RESIDENCE 1C



SOLARIUM

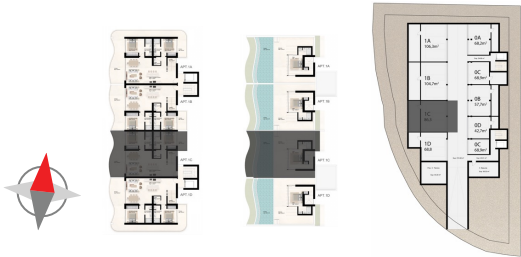


1ST FLOOR



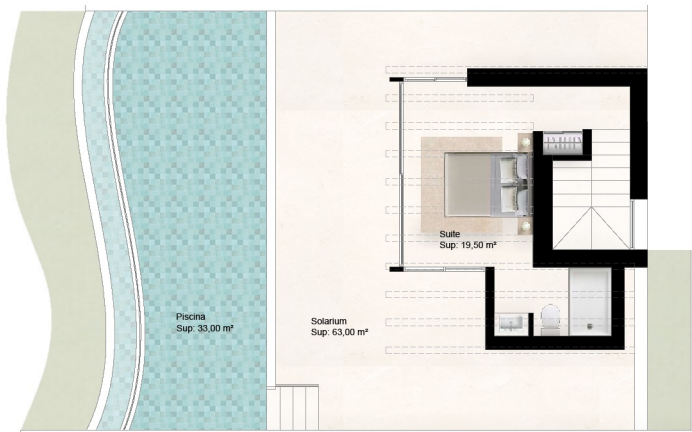
FLOOR -2

1C	Built Areas in sqm
Above Ground	143
Under Ground	104,7
Uncovered Terraces	84,7
Common Areas	77,37
Pool	38
Covered Terraces	13,8
TOTAL	442,17





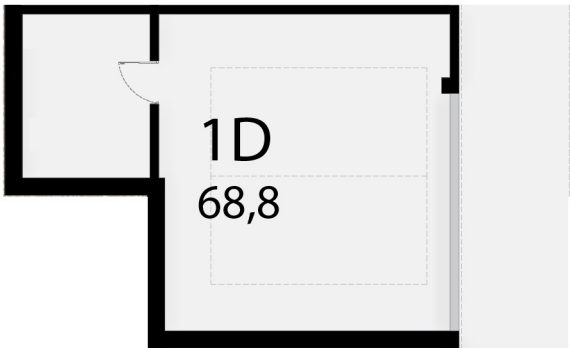
**SKYLINE DUPLEX  
RESIDENCE 1D**



SOLARIUM

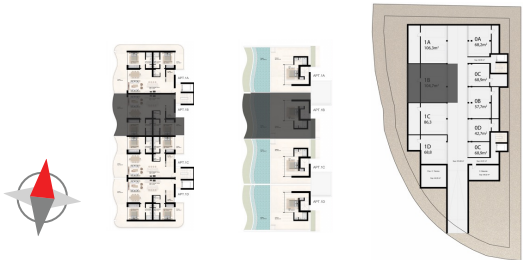


1ST FLOOR

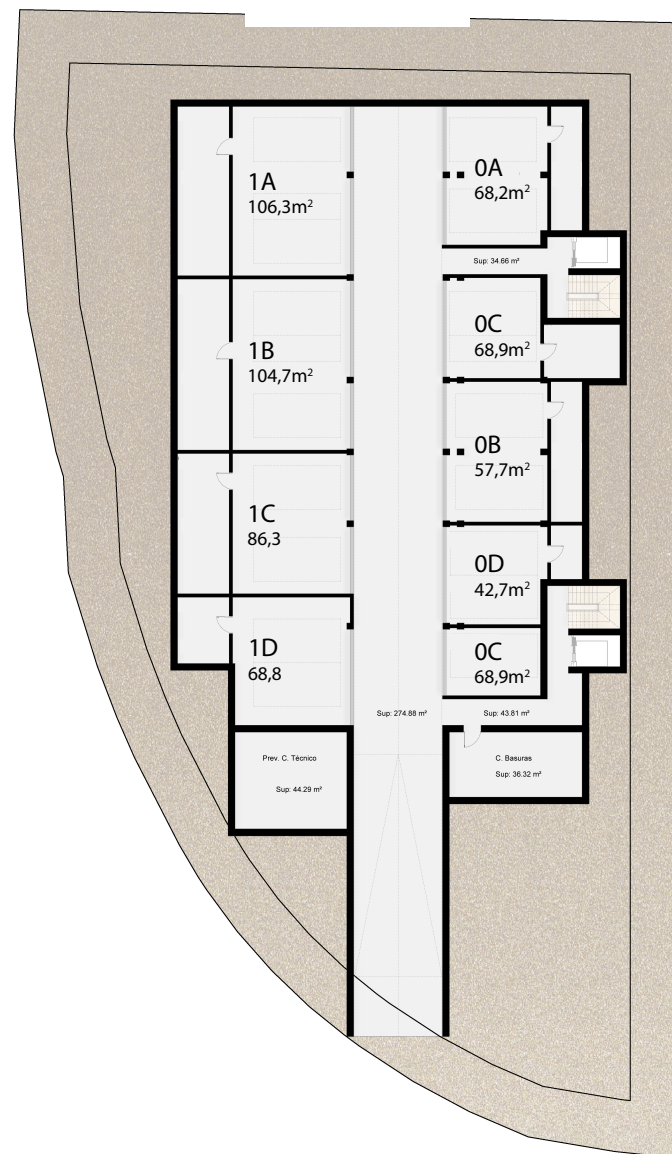


FLOOR -2

	1D Built Areas in sqm
Above Ground	145,2
Under Ground	68,8
Uncovered Terraces	112,5
Common Areas	77,37
Pool	38
Covered Terraces	14,1
TOTAL	455,99



**UNDER GROUND  
GENERAL PLAN**





## Investment Potential

### A Legacy of Value, Rarity, and Prestige

The partnership between **RGZ Developers** and **Bentley Home**, through **Luxury Living Group**, ensures a standard of design and craftsmanship that is not only globally recognized but also enduring in its value. Each residence at **AÍDA** represents a fusion of architectural excellence, iconic interior design, and an address that ranks among the most desirable in all of Europe.

Marbella continues to demonstrate remarkable resilience and growth within the global luxury real estate market. Its reputation for **security, lifestyle quality, and international appeal** makes it one of the most **stable and rewarding property markets** in the world — particularly within the rarefied enclave of the **Golden Mile**.

To invest in AÍDA is to secure a **limited-edition residence** in a location that will never be replicated. With only **eight units**, each fully furnished by one of the world's most prestigious luxury brands, AÍDA offers more than a home — it offers an **asset of cultural and real estate significance**, poised for long-term appreciation.

This is **an opportunity to acquire a legacy**: a property that transcends time, blends lifestyle with investment, and reflects the values of those who seek the exceptional.



## AIDA - FURNISHED BY BENTLEY HOME

Description (all surfaces in sqm)	Total Built Habitable	Covered	Total Built	Total Built	Uncovered	Common Areas	Garden	TOTAL	PRICE
	A/G	Terraces	U/G -1	U/G -2	Terraces Pool / Gym				
<b>0A</b> Garden-Level Duplex Residences (2D + 2D)									<i>RESERVED</i>
<b>0B</b> Garden-Level Duplex Residences (2D + 2D)	115,0	28,8	155,0	57,7	15,3	32,5	77,4	88,3	569,8 3.450.000 €
<b>0C</b> Garden-Level Duplex Residences (2D + 2D)									<i>RESERVED</i>
<b>0D</b> Garden-Level Duplex Residences (2D + 2D)									<i>RESERVED</i>
<b>1A</b> Skyline Duplex Residences with Solarium (2D + 1D)	145,2	14,1		106,3	112,5	38,0	77,4	493,5	4.150.000 €
<b>1B</b> Skyline Duplex Residences with Solarium (2D + 1D)	143,0	13,8		104,7	84,7	37,0	77,4	460,6	3.950.000 €
<b>1C</b> Skyline Duplex Residences with Solarium (2D + 1D)	143,0	13,8		86,3	84,7	37,0	77,4	442,2	3.950.000 €
<b>1D</b> Skyline Duplex Residences with Solarium (2D + 1D)									<i>RESERVED</i>

### Payment Terms

Reservation: 100.000€ + VAT (10%)

PPC: 40% minus reservation plus VAT. All funds are bank-guaranteed

Deed: Remaining 60% plus VAT

**Buyers are required to purchase a furniture package from the brand (Bentley Home) valued at €500,000 + VAT at a price of €300,000+VAT**



## For Those Who Seek the Exceptional An Address Beyond Compare

**AÍDA** is more than a residence — it is a statement of identity. A sanctuary of elegance and calm in the heart of Marbella's most coveted location, it speaks to those who value **refined design**, **impeccable detail**, and the quiet confidence that comes with owning something truly rare.

Set just steps from the Mediterranean, yet shielded in privacy, AÍDA merges the soul of the **Golden Mile** with the craftsmanship and distinction of **global luxury design**. It is a place for those who understand that **true luxury is never loud — it's timeless**.

With just **eight residences available**, ownership at AÍDA is not only exclusive — it is **reserved for the discerning few** who seek something extraordinary, enduring, and entirely their own.



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DEVELOPERS

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