



OCEAN VIEW

MARBELLA OJÉN



A bespoke development of 44 private sea view residences, immersed in authentic Andalusia, bordering a protected nature area and conceived by a world class team

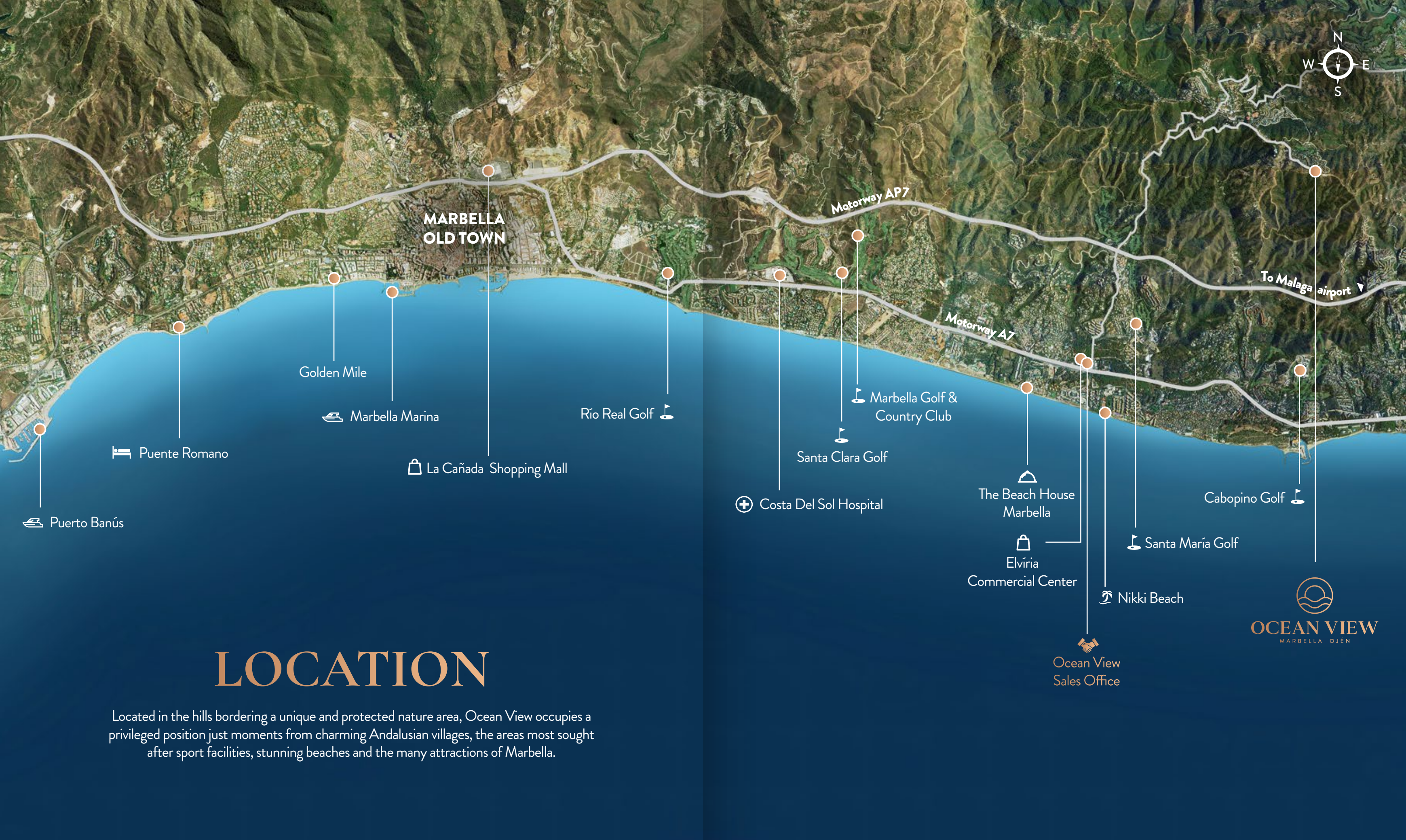
Bringing precision craftsmanship and cutting edge technology together with a unique lifestyle management service.



TAKE A MOMENT

To view





MARBELLA
OLD TOWN

Motorway AP7

Motorway A7

To Malaga airport

Puerto Banús

Puente Romano

Golden Mile

Marbella Marina

La Cañada Shopping Mall

Río Real Golf

Costa Del Sol Hospital

Santa Clara Golf

Marbella Golf &
Country Club

The Beach House
Marbella

Elvira
Commercial Center

Nikki Beach

Ocean View
Sales Office

Santa María Golf

Cabopino Golf

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LOCATION

Located in the hills bordering a unique and protected nature area, Ocean View occupies a privileged position just moments from charming Andalusian villages, the areas most sought after sport facilities, stunning beaches and the many attractions of Marbella.

Hideaway Found

PICTURE A SCENIC DRIVE UP FROM THE COAST
THROUGH NATURE, THE KIND OF TRIP JUST
MADE FOR AN OPEN-TOP CAR, VIEWS OF
THE SEA CAST FROM DIFFERENT ANGLES AS
YOU REACH THE PERFECT SETTING NESTLED
AGAINST A PANORAMIC HILLSIDE ON THE EDGE
OF ENDLESS HECTARES OF PROTECTED LAND.



Dramatic Sea Views

OCEAN VIEW HAS BEEN DESIGNED
SO THAT ALL PROPERTIES BENEFIT
FROM DRAMATIC VIEWS OF THE SEA
AND BEYOND.





Step into 230 hectares
of protected nature
on your doorstep



- 1. Entrances
- 2. Parking Spaces
- 3. Leisure Club

APPROX. 230 HECTARES OF
PROTECTED NATURE AREA

The Masterplan

Just 44 private residences are available within this gated community, providing two and three bedroom apartments, including 10 penthouses, each of which have their own private pools. Amongst the landscaped gardens, there is a beautiful heated pool, sun deck and outdoor covered kitchen for dining with family and friends.

To ensure that time in residence is as enjoyable and hassle free as possible, a comprehensive concierge service is available. For the convenience and safety of owners, there are ample underground parking spaces, private storage areas and 24hr security with guarded patrols to ensure peace of mind.



Exceptional Space & Facilities

On the Mediterranean coast, the quality of the space outside is as important as what is on the inside, so we have taken great care, time and effort to ensure that the communal areas are well designed, spacious and secure. All apartments face onto the sea and gardens that are

beautifully landscaped. An inviting 25m heated pool sits adjacent to a well-appointed sun deck with comfortable loungers and an inviting covered terrace and kitchen area with barbeque facilities and ample seating and lounge areas.



CHOOSE YOUR HOME

Ocean View has been designed so that all properties benefit from dramatic views of the Mediterranean and beyond to Gibraltar and Africa. Bordering a protected nature area of approx. 230 hectares, just 44 bespoke private residences are available within this gated community.

Two-bedroom apartments:

Constructed areas: from 127m² to 132m²

Terrace constructed areas: from 64m² to 71m²

Private storage and parking space in the underground parking

Three-bedroom apartments:

Constructed areas: from 149m² to 177m²

Terrace constructed areas: from 48m² to 110m²

Private storage and parking space in the underground parking

Three-bedroom penthouses:

Constructed areas: from 133m² to 195m²

Terrace constructed areas: from 117m² to 230m²

Roof top solariums: from 123m² to 183m²

Private storage and two parking spaces in the underground parking

Private pool on the rooftop solarium



QUALITIES

EACH CAREFULLY DESIGNED HOME COMES TURN-KEY READY INCLUDING, AMONGST OTHERS:

1

Bespoke made Italian ceramic floor tiles

2

Custom designed fully fitted kitchens by Valcucine with high quality appliances such as Miele, Bosch or Neff

3

All bedrooms with built in wardrobes as standard

4

Fully ducted temperature control system and under-floor heating throughout

5

LED lighting fitted in all main rooms and living spaces

6

Floor to ceiling windows with high energy efficiency, double glazing and UV protection by Schüco

7

Fully fitted bathrooms with high quality sanitary ware and taps by Geberit and Calamita

8

State-of-the-art home automation system including flood control, open window control and smoke detection

BESPOKE OPTIONS

Ocean View has a dedicated interior designer on the team to work directly with new homeowners to personalise the layout and design direction of their property, drawing on a wealth of local knowledge and relationships with the region's leading craftsmen, suppliers and service providers. We are committed to delivering homes that have been bespoke designed in-line with the interests and personality of our owners.

A full-page background image showing a man and a woman walking away from the camera, hand-in-hand. The woman is on the left, wearing a white backless dress with a large bow and a green and yellow bag. The man is on the right, wearing a white shirt and green trousers. They are walking on a paved path with trees and a stone pillar in the background.

CONCIERGE SERVICES

The concierge can arrange childcare, dinner reservations, personal chef, chauffeur drive and airport collection, so that your precious time is spent hassle free. A wide range of activities can be organized, from cultural tours to cooking classes, golf and tennis, guided hikes, boat excursions and much more.

* These services are available at a charge

UNIQUE ADVANTAGES & KEY POINTS

1

An exclusive gated community with only 44 private residences

2

Developed by a highly experienced team with a track record in upmarket real estate

3

Sea views from all residences, across the bay of Marbella

4

Protected nature directly in front, with direct access to walking trails

5

5-star facilities available for owners and their guests

6

Care free ownership services including property management and maintenance, cleaning and rental management

7

An integrated concierge and lifestyle management service

8

A “lock-up & leave” concept allowing for easy stays

9

Peace of mind with a 24/7 security guard, fenced-in perimeters & video surveillance

10

Modern and elegant architecture by famous architects Villarroel Torrico

11

Extensive terrace areas to fully connect with the protected natural surroundings

12

The latest technology including a home automation system

13

High-end interior design services and the option to personalise your property

14

Carefully sourced materials and technology to create a new local standard

15

Private parking and storage with each home





OCEAN VIEW
MARBELLA OJÉN
A FRO GROUP DEVELOPMENT

BY APPOINTMENT ONLY

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