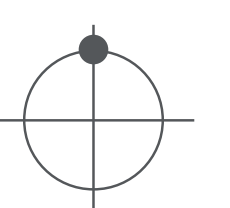


M A R B E L L A

INVESTMENT PROPERTIES



SITE CONTEXT MAP: LOCAL
 VELAYA - 100% SCHEMATIC DESIGN
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AERIAL 1
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AERIAL 2
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SITE PLAN KEY

- 1. VEHICULAR ENTRY
- 2. GUARD HOUSE / GATED ENTRY
- 3. SECURITY FENCE
- 4. ARRIVAL DRIVE
- 5. ARRIVAL PLAZA
- 6. TURN AROUND
- 7. TEMPORARY GUEST PARKING
- 8. GARAGE ENTRANCE/EXIT
- 9. POOL DECK
- 10. GARDEN PROMENADEWALK
- 11. MAIN INFINITY POOL
- 12. KIDS POOL
- 13. PRIVATE CABANAS
- 14. JACUZZI
- 15. OUTDOORKITCHEN BBQ PAVILION
- 16. TERRACED GARDEN
- 17. SPORTS PLAZA
- 18. TENNIS COURT
- 19. PADDLE COURT
- 20. GYM PAVILION
- 21. KIDS PLAY AREA
- 22. PRIVATE VILLA GARDEN
- 23. PRIVATE BUNGALOW GARDENS
- 24. EXISTING TOWER
- 25. BEACH PROMENADE
- 26. BEACH ENTRY GATE
- 27. PATH TO BEACH
- 28. BEACH ACCESS FROM PROMENADE



PROPOSED SITE PLAN
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VIEW FROM POOL
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TYPICAL APARTMENT - GROUND FLOOR TERRACE
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CONDOUNIT PLANS

CONDO - GFO / 2 BEDROOMUNIT

TOTAL INTERIOR AREA: 111.38 sqm.
TOTAL TERRACE AREA: 48.62 sqm.
TOTAL GARDEN AREA: 56.72 sqm.

- 1. ENTRY 6.40 sqm.
- 2. LIVING / DINING/ KITCHEN 34.86 sqm.
- 3. MAIN TERRACE 46.44 sqm.
- 4. BATH 2 / LAUNDRY 5.73 sqm.
- 5. MASTER BEDROOM 10.92 sqm.
- 6. MASTER CLOSET 5.85 sqm.
- 7. MASTER BATHROOM 6.43 sqm.
- 8. BEDROOM 2 10.01 sqm.

CONDO - GFO / 3 BEDROOMUNIT

TOTAL INTERIOR AREA: 133.00 sqm.
TOTAL TERRACE AREA: 77.37 sqm.
TOTAL GARDEN AREA: 94.61 sqm.

- 1. ENTRY 7.15 sqm.
- 2. LIVING / DINING/ KITCHEN 35.82 sqm.
- 3. MAIN TERRACE 73.13 sqm.
- 4. BATH 2 4.08 sqm.
- 5. LAUNDRY / STORAGE 1.98 sqm.
- 6. MASTER BEDROOM 10.92 sqm.
- 7. MASTER CLOSET 5.85 sqm.
- 8. MASTER BATHROOM 6.43 sqm.
- 9. BEDROOM 2 9.80 sqm.
- 10. BEDROOM 2 TERRACE 2.06 sqm.
- 11. BEDROOM 3 9.80 sqm.
- 12. BATHROOM 3 4.48 sqm.



CONDOUNIT PLANS: BLOCK 1 / GFO

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SCALE 1 : 50m 0 1 2 4



CONDO UNIT PLANS

CONDO - GF1 / 2 BEDROOM UNIT

TOTAL INTERIOR AREA: 110.80 sqm.
TOTAL TERRACE AREA: 42.56 sqm.

- 1. ENTRY 6.40 sqm.
- 2. LIVING / DINING / KITCHEN 34.86 sqm.
- 3. MAIN TERRACE 40.38 sqm.
- 4. BATH 2 / POWDER / LAUNDRY 5.72 sqm.
- 5. MASTER BEDROOM 10.92 sqm.
- 6. MASTER CLOSET 5.85 sqm.
- 7. MASTER BATHROOM 6.43 sqm.
- 8. BEDROOM 2 10.01 sqm.
- 9. BEDROOM 2 TERRACE 2.18 sqm.

CONDO - GF1 / 3 BEDROOM UNIT

TOTAL INTERIOR AREA: 132.4 sqm.
TOTAL TERRACE AREA: 59.87 sqm.

- 1. ENTRY 7.15 sqm.
- 2. LIVING / DINING / KITCHEN 35.82 sqm.
- 3. MAIN TERRACE 55.63 sqm.
- 4. BATHROOM 2 4.08 sqm.
- 5. LAUNDRY 1.98 sqm.
- 6. MASTER BEDROOM 10.92 sqm.
- 7. MASTER CLOSET 5.85 sqm.
- 8. MASTER BATHROOM 6.43 sqm.
- 9. BEDROOM 2 9.80 sqm.
- 10. BEDROOM 2 TERRACE 2.06 sqm.
- 11. BEDROOM 3 9.80 sqm.
- 12. BATHROOM 3 4.48 sqm.
- 13. BEDROOM 3 TERRACE 2.18 sqm.



CONDO UNIT PLANS: BLOCK 1 / GF1
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SCALE 1:50m 0 1 2 4



VIEW OF PENTHOUSE UNIT
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CONDO UNIT PLANS

CONDO - PENTHOUSE (L1)

TOTAL INTERIOR AREA: 157.4 sqm.
TOTAL TERRACE AREA: 100.18 sqm.

- 1. ENTRY 5.27 sqm.
- 2. LIVING / DINING / KITCHEN 49.64 sqm.
- 3. MAIN TERRACE 91.06 sqm.
- 4. POWDER 3.19 sqm.
- 5. BEDROOM 2 10.92 sqm.
- 6. BEDROOM 2 CLOSET 5.85 sqm.
- 7. BATHROOM 2 6.43 sqm.
- 8. BEDROOM 3 + CLOSET 9.83 sqm.
- 9. BEDROOM 3 TERRACE 3.42 sqm.
- 10. BATHROOM 3 3.98 sqm.
- 11. LAUNDRY 3.08 sqm.
- 12. LAUNDRY TERRACE 5.70 sqm.
- 13. STUDY 9.55 sqm.



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CONDO UNIT PLANS: BLOCK 1 / GF2 - PENTHOUSE (L1)

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SCALE 1: 50m 0 1 2 4

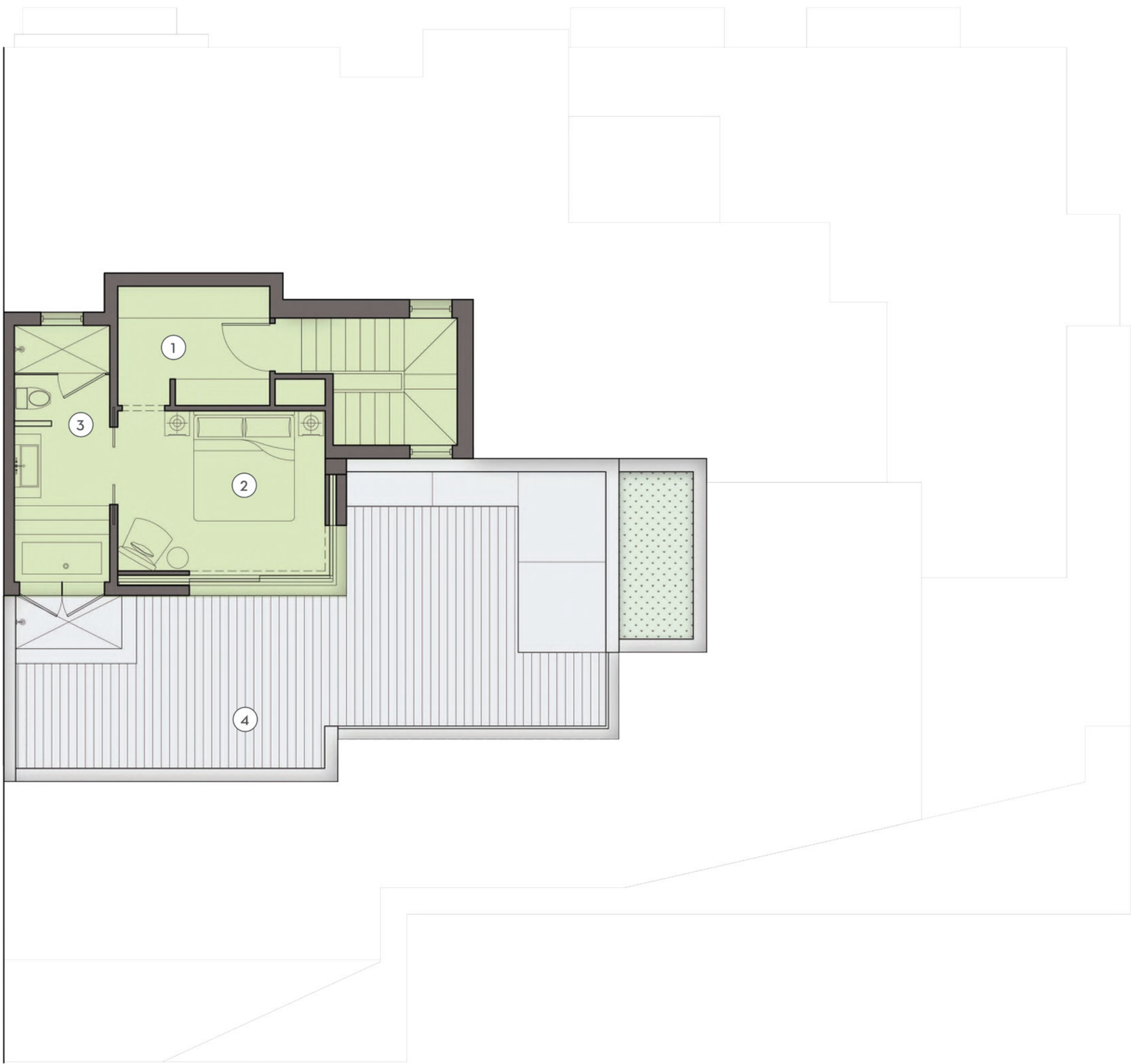


CONDO UNIT PLANS

CONDO - PENTHOUSE (L2)

TOTAL INTERIOR AREA: 44.40 sqm.
TOTAL TERRACE AREA: 49.74 sqm.

- 1. MASTER CLOSET 6.45 sqm.
- 2. MASTER BEDROOM 11.81 sqm.
- 3. MASTER BATHROOM 8.71 sqm.
- 4. MASTER TERRACE 49.74 sqm.



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CONDO UNIT PLANS: BLOCK 1 / GF3 - PENTHOUSE (L2)

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SCALE 1:50m 0 1 2 4



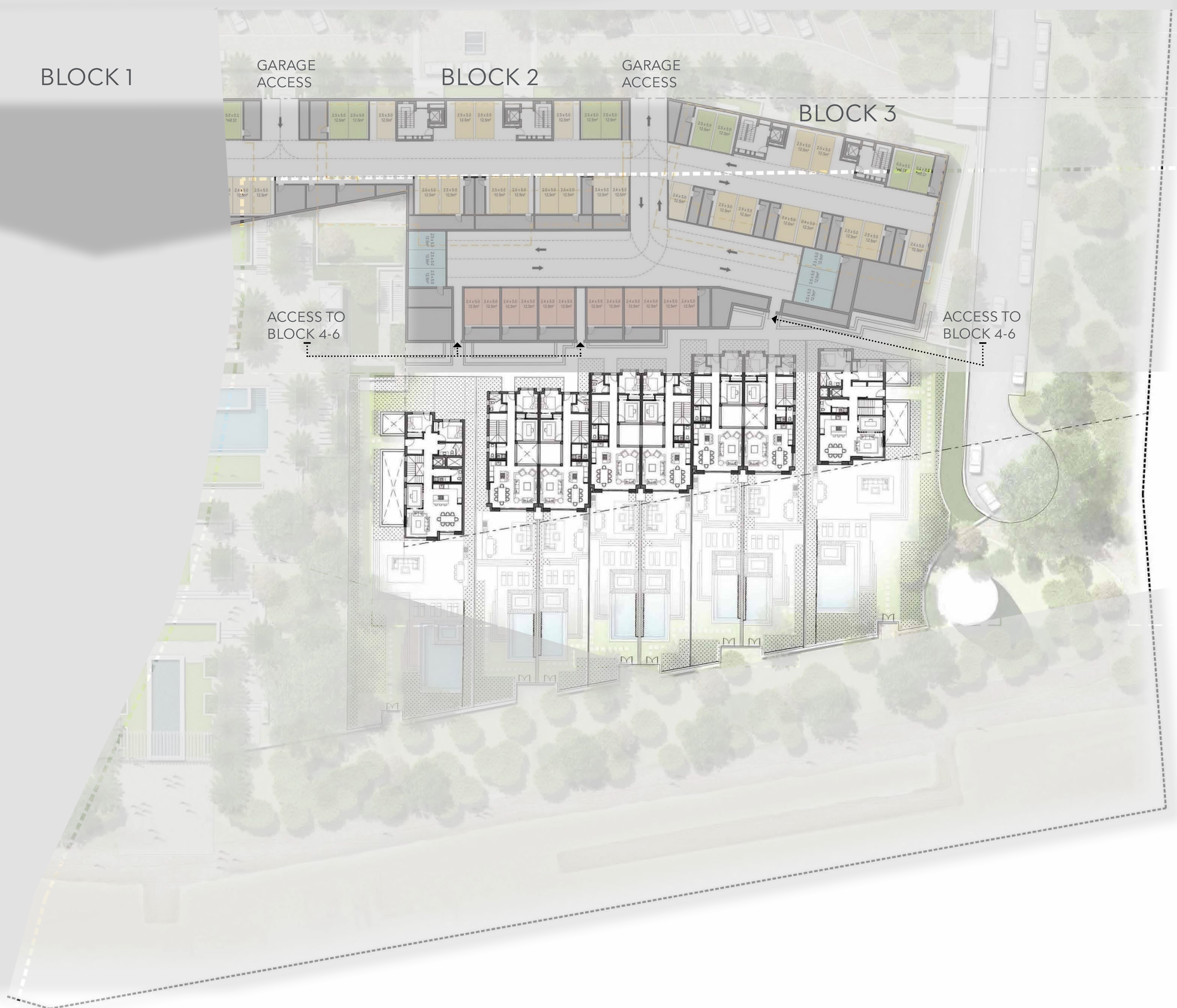
VELAYA

KEY PLAN:
UNDERGROUND GARAGE PARKING



PARKING GARAGES (G-1)

	TWO BEDROOM	1 / UNIT
	THREE BEDROOM	2 / UNIT
	PENTHOUSE	2 / UNIT
	VILLA	3 / UNIT
	BUNGALOW	2 / UNIT
	STORAGE / MECHANICAL	-



PARKING GARAGE PLAN
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SCALE 1: 300m 0 1 2 4



ARRIVAL COURT VIEW
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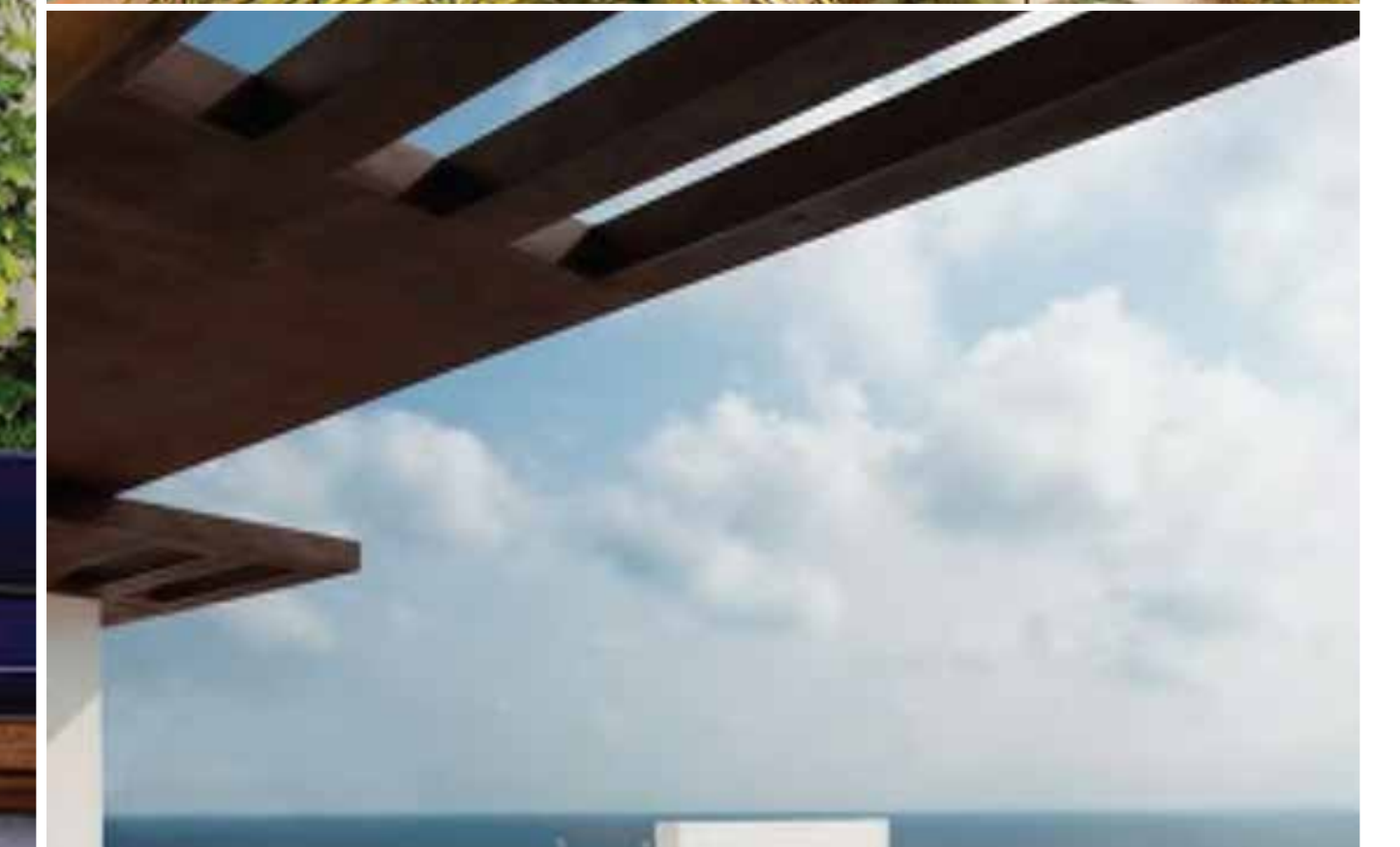
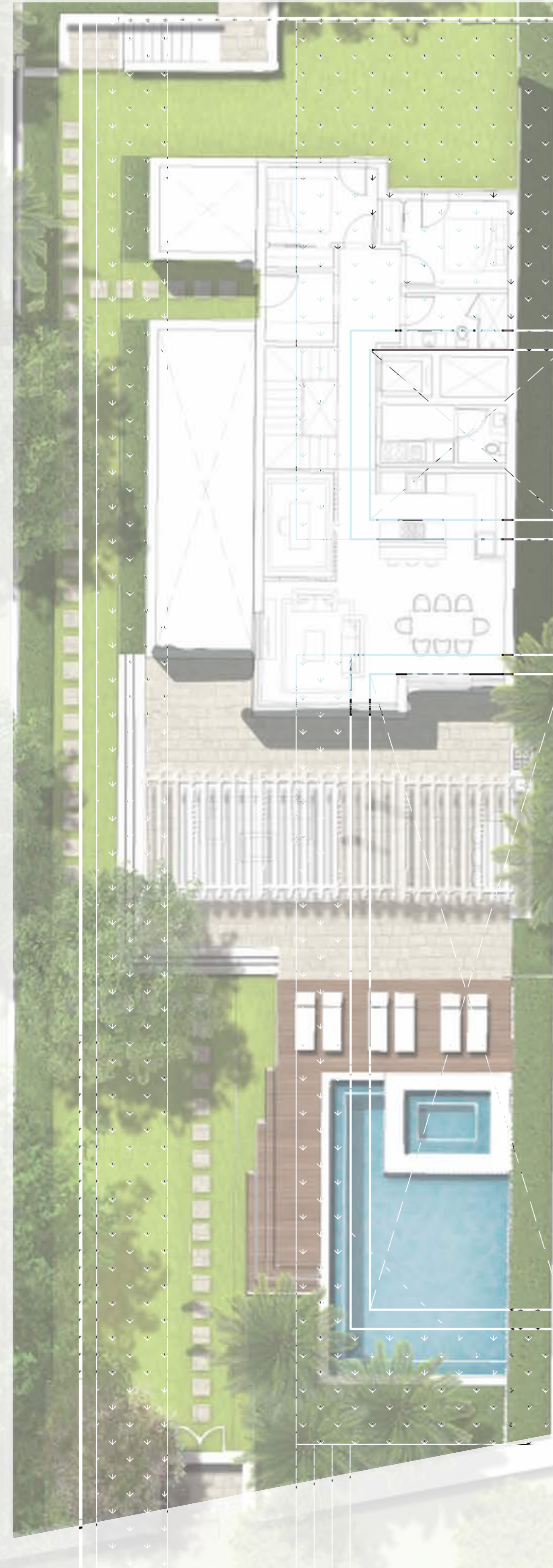


VIEW OF VILLA 1
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VELAYA

VILLA PLANS



VILLA BUILDING PLANS: BLOCK 4 / GFO

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018

SCALE 1:100m 0 1 2 4



VELAYA



VILLA PLANS

VILLA - GFO

LOT AREA: 960.00 sqm
TOTAL INTERIOR AREA: 133.67 sqm
TOTAL GARDEN AREA: 612.37 sqm

- 1. ENTRY 4.54 sqm.
- 2. STAIRS 8.54 sqm.
- 3. ELEVATOR 197 sqm.
- 4. LIVING / DINING / KITCHEN 51.37 sqm.
- 5. GARDEN 612.37sqm.
- 6. PREP KITCHEN 4.12 sqm.
- 7. POWDER 2.70 sqm.
- 8. BEDROOM 3 9.63 sqm.
- 9. BATHROOM 3 5.39 sqm.
- 10. BEDROOM 4 9.61 sqm.
- 11. HALLWAY 1028 sqm.

VILLA - GF1

TOTAL INTERIOR AREA: 90.59 sqm.
TOTAL TERRACE AREA: 43.10 sqm.

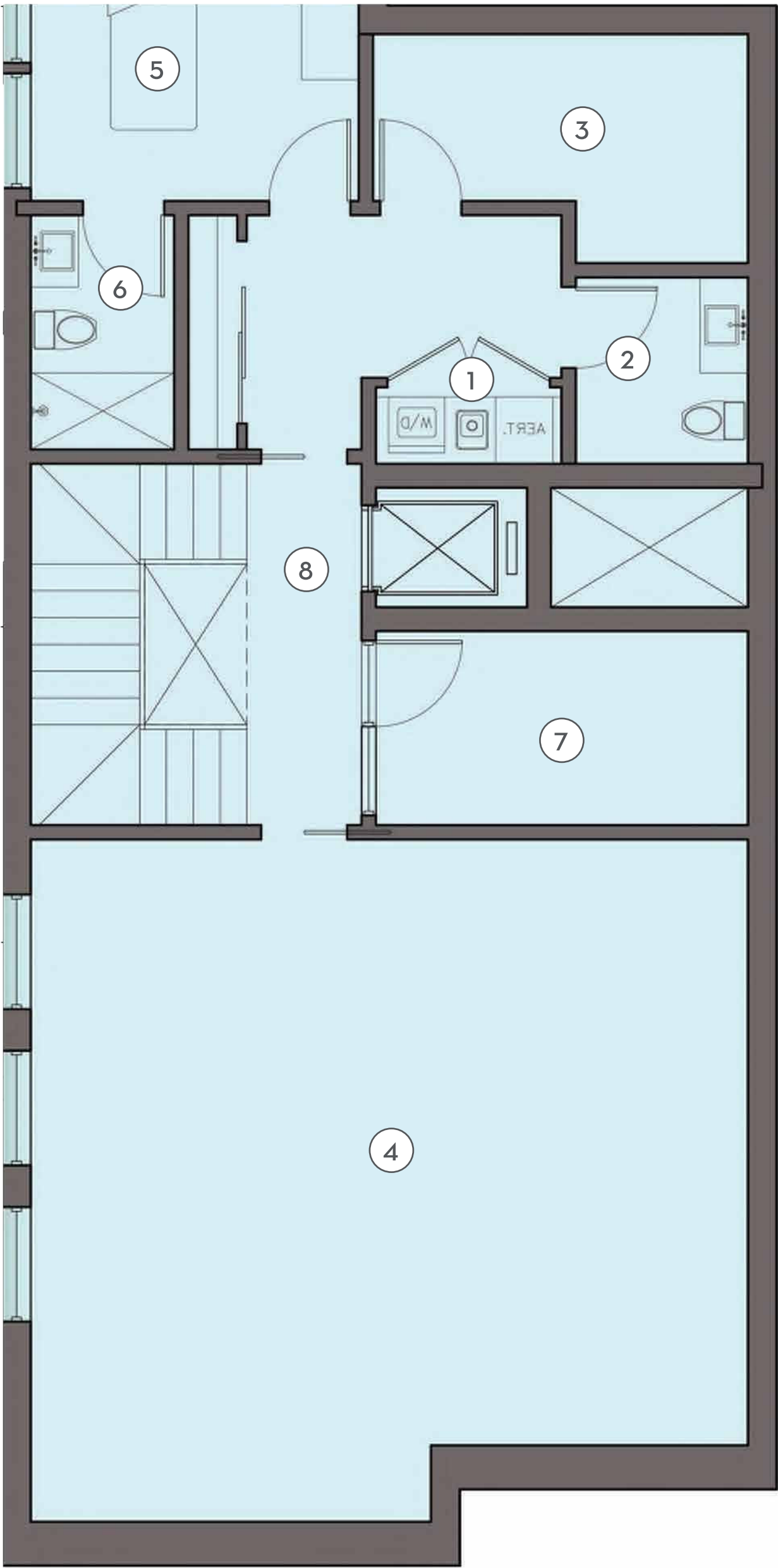
- 1. BEDROOM 2 CLOSET 4.36 sqm.
- 2. BEDROOM 2 1093 sqm.
- 3. BEDROOM 2 BATH 6.20 sqm.
- 4. BEDROOM 2 TERRACE 1604 sqm.
- 5. MASTER CLOSET 8.09 sqm.
- 6. MASTER BEDROOM 15.58 sqm.
- 7. MASTER BATH 9.15 sqm.
- 8. MASTER TERRACE 27.06 sqm.
- 9. HALLWAY 4.54 sqm.

VILLA - GF-1

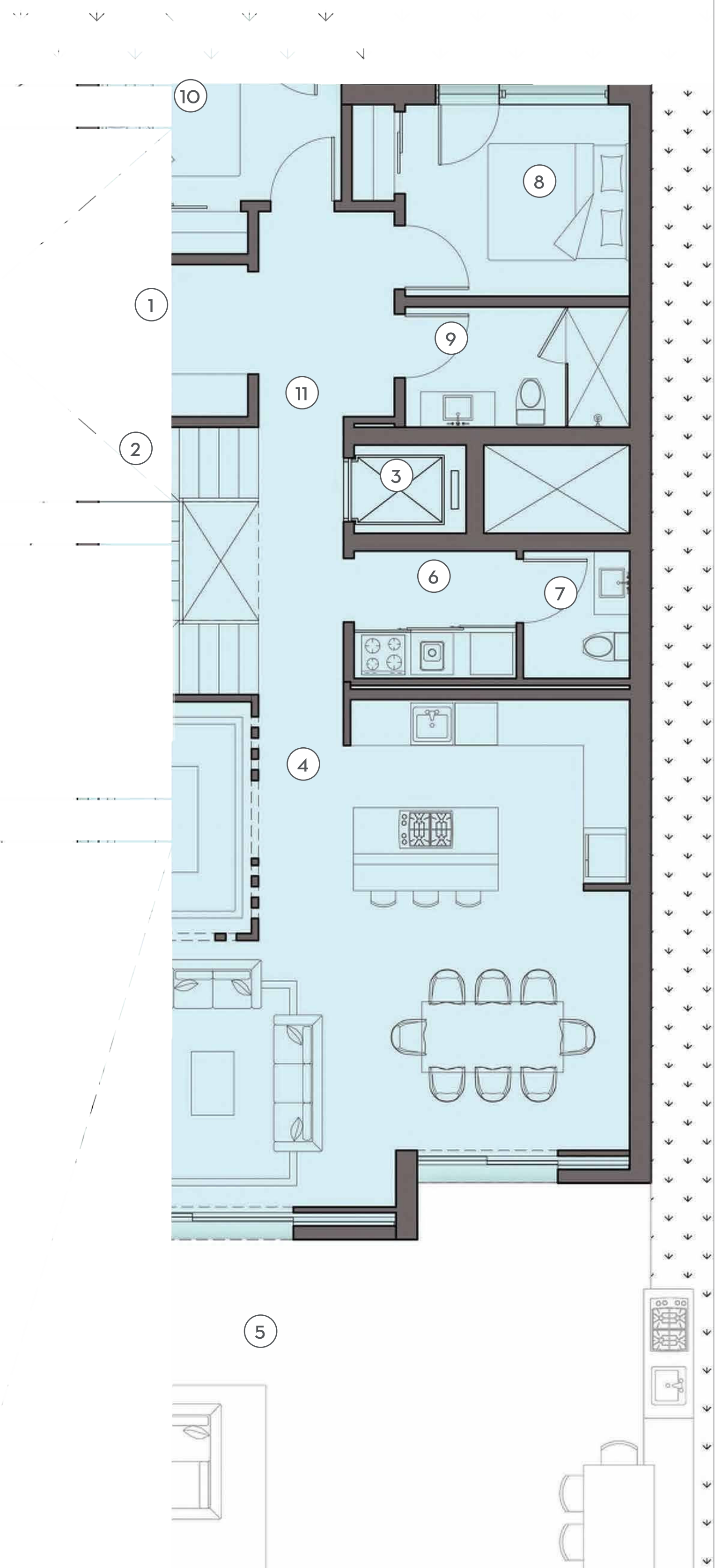
TOTAL INTERIOR AREA: 133.67 sqm.
TOTAL TERRACE AREA: -

- 1. LAUNDRY/STORAGE 1.55 sqm.
- 2. POWDER 3.51 sqm.
- 3. MECHANICAL 8.01 sqm.
- 4. MULTI-PURPOSE SPACE 50.95 sqm.
- 5. MAID'S ROOM 9.42 sqm.
- 6. MAID'S BATH 3.67 sqm.
- 7. WINE CELLAR 7.90 sqm.
- 8. HALLWAY 11.21 sqm.

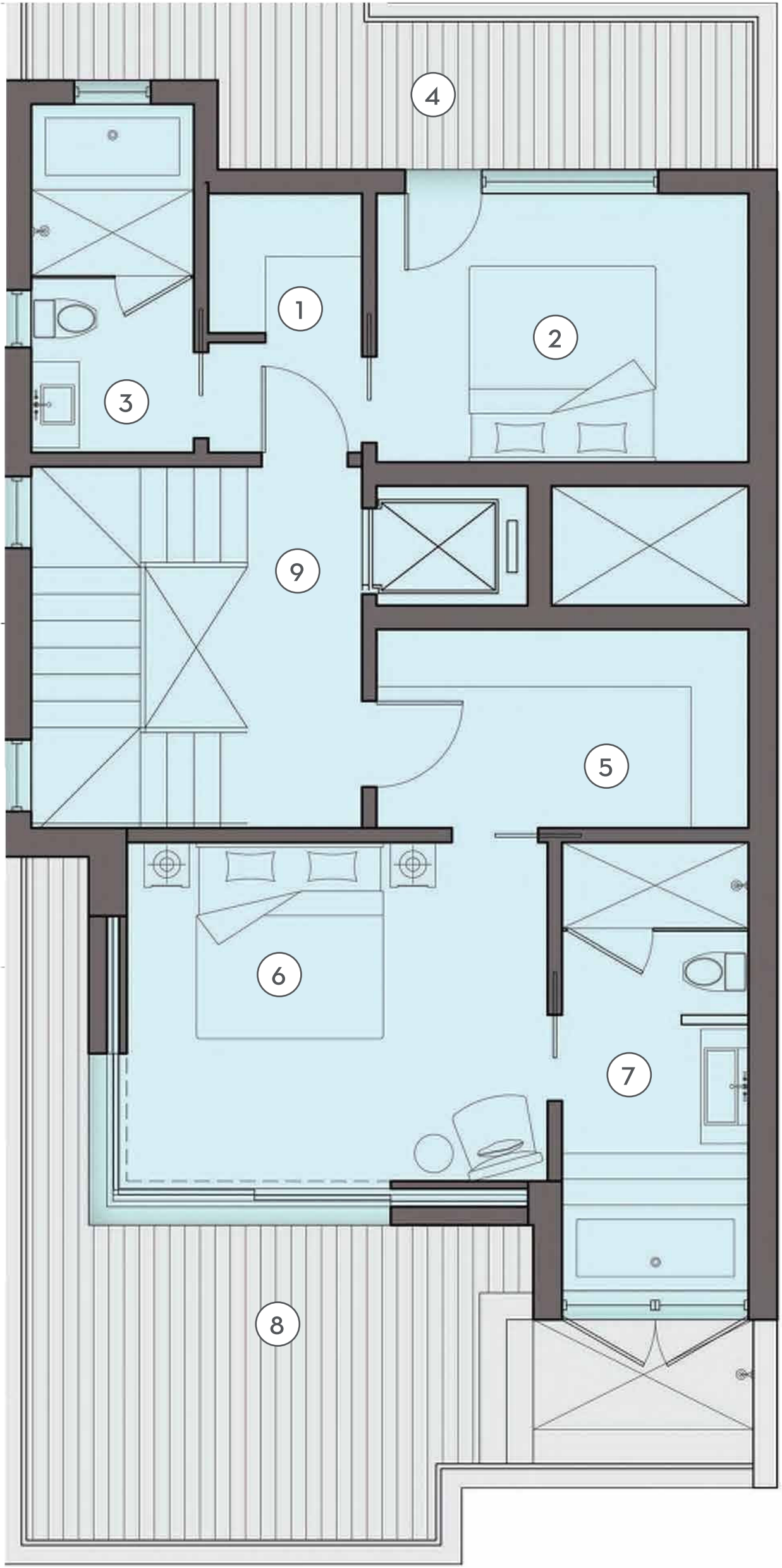
VILLA - GF-1



VILLA - GFO



VILLA - GF1



VILLA BUILDING PLANS: BLOCK 4 / GFO & GF-1 & GF1

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SCALE 1:50m 0 1 2 4



BUNGALOWVIEW
VELAYA - 100% SCHEMATIC DESIGN
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BUNGALOW PLANS



BUNGALOW PLANS

BUNGALOW - GFO

LOT AREA: 460.00 sqm.
TOTAL INTERIOR AREA: 105.90 sqm.
TOTAL GARDEN AREA: 256.27 sqm.

- | | |
|------------------------------|-------------|
| 1. ENTRY | 2.19 sqm. |
| 2. STAIRS | 9.50 sqm. |
| 3. LIVING / DINING / KITCHEN | 39.05 sqm. |
| 4. GARDEN | 256.27 sqm. |
| 5. LIGHT WELL | 8.33 sqm. |
| 6. PREP KITCHEN | 2.85 sqm. |
| 7. STUDY | 9.60 sqm. |
| 8. BEDROOM 2 | 9.60 sqm. |
| 9. BATHROOM 2 | 4.71 sqm. |
| 10. HALLWAY | 8.64 sqm. |
| 11. POWDER | 184 sqm. |

BUNGALOW - GF1

TOTAL INTERIOR AREA: 78.76 sqm.
TOTAL TERRACE AREA: 23.05 sqm.

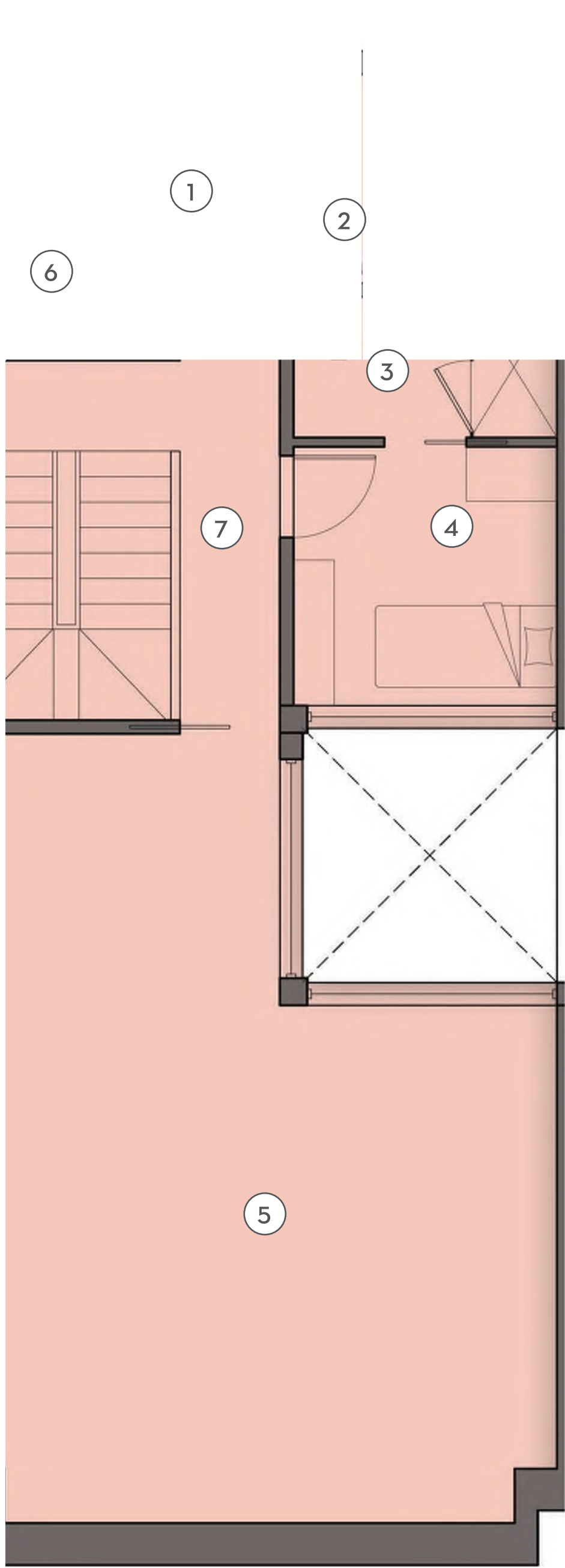
- | | |
|----------------------|-----------|
| 1. BEDROOM 2 CLOSET | 4.38 sqm. |
| 2. BEDROOM 2 | 9.55 sqm. |
| 3. BEDROOM 2 BATH | 4.00 sqm. |
| 4. BEDROOM 2 TERRACE | 6.76 sqm. |
| 5. MASTER CLOSET | 4.73 sqm. |
| 6. MASTER BEDROOM | 1494 sqm. |
| 7. MASTER BATH | 7.20 sqm. |
| 8. MASTER TERRACE | 1629 sqm. |
| 9. HALLWAY | 7.37 sqm. |

BUNGALOW - GF-1

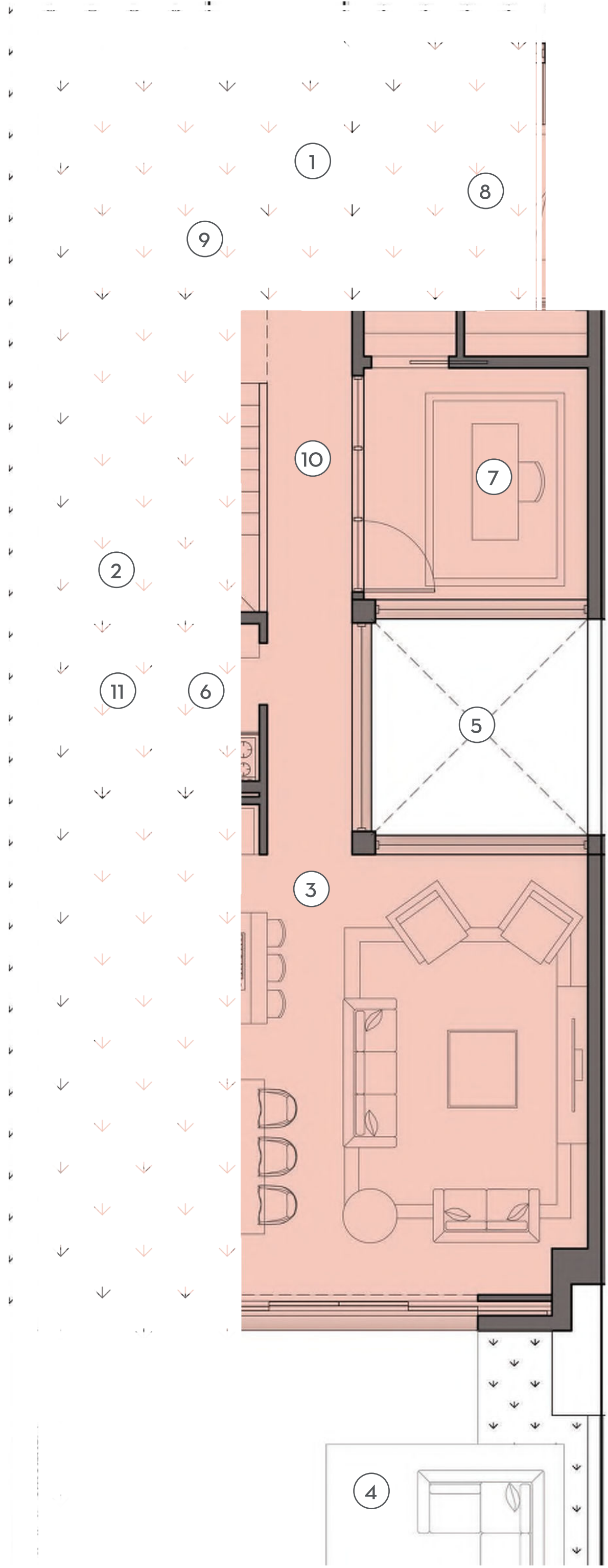
TOTAL INTERIOR AREA: 105.90 sqm.
TOTAL TERRACE AREA: -

- | | |
|------------------------|------------|
| 1. LAUNDRY | 172 sqm. |
| 2. MECHANICAL | 6.22 sqm. |
| 3. MAID'S BATH | 4.50 sqm. |
| 4. MAID'S ROOM | 8.26 sqm. |
| 5. MULTI-PURPOSE SPACE | 47.25 sqm. |
| 6. POWDER | 2.40 sqm. |
| 7. HALLWAY | 7.55 sqm. |

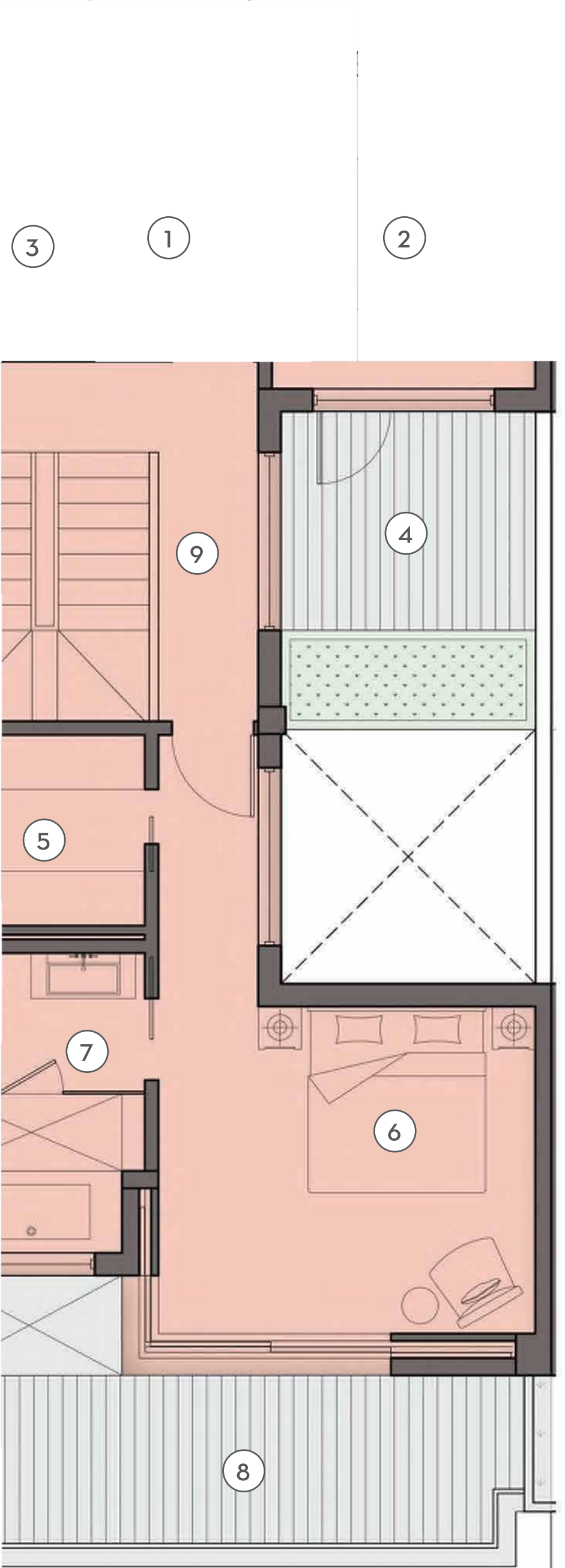
BUNGALOW - GF-1



BUNGALOW - GFO



BUNGALOW - GF1



BUNGALOW UNIT PLANS: BLOCK 5 / GFO & GF-1 & GF1

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SCALE 1:100m 0 1 2 4



BUILDING SPECIFICATIONS

The development will be built to the highest standards following the new European Code of Edification (CTE) in a modern timeless design, with a neutral colour palette and using high quality materials including market leading brands for fittings and finishes.

FLOORS AND TERRACES

Large format first quality tiles 80x80 cm running from interior to exterior including outdoor terraces for a seamless transition and best all year around living experience.

EXTERNAL CARPENTRY

Discreet aluminium profile in a concealed-opening system offering minimalistic lines with less visible structure and more glazed area. 90 degrees corner sliding cavity system that disappears into walls in main rooms. Tilt and turn windows in other rooms. Top quality double glazed glass with thermal bridge break and acoustic protection.

INTERNAL CARPENTRY

Front door including safety lock with reinforced leaf and lacquered finish. Interior doors in lacquered finish with chrome fittings and hidden hinges. Hinged wardrobe doors lined with melamine board including drawers, shelves, rails and shoe racks.

KITCHEN AND EQUIPMENT

Kitchen by leading manufacturer BULTHAUP with on display top quality appliances by GAGGENAU, including a cooktop and extractor system all-in-one, oven and microwave. The worktop is made of Silestone and finished with a contemporary BULTHAUP tap.

BATHROOMS AND FITTINGS

Large format tiles all through including flooring and walls. Washbasin furniture in lacquered finish with DORNBRACHT tabs in main rooms. Ceiling mounted showerheads.

HEAT/COLD AIR CONDITIONING

Aerothermal energy by a market leader, the system uses advanced hest recovery technology to extract heat from cooled areas to reuse it to warm others or to heat up water providing important energy savings. Individual thermostat in main rooms.

FLOOR HEATING

All rooms with water underfloor heating connected to the centralised aerothermal energy system. Individual thermostat in main areas and bathrooms.

DOMOTICS, LIGHTING AND SOUND SYSTEM

Installation for indoor and outdoor lighting, curtains and blinds automatically controlled. Pre-installation for touch panels and individual devices such as iPads and iPhones from inside or outside. Pre-installation of sound system through the house and terraces fully compatible with any service such as internet radio or iTunes with surround sound in main rooms.

COMMON AREAS

Gated community including camera surveillance with separated pedestrian and car access. Motorised garage doors with remote control. Lifts in each core from the garage to the top apartments. Large communal heated pool for all year round swimming. Children pool and separated jacuzzi. Communal gardens with amenities such as tennis court, paddle court, kids playground, open-air gym and outdoor barbecue.

(This document is a summary of the official Building Specifications and is for informative purposes only. The details listed are subject to change. Models and brands may vary depending on manufacturer availability based on design but will be of same quality).

BUILT IN TERRACE PACKAGE

The development offers a complete terrace package allowing best outdoor living.

APARTMENTS

Average plunge pool 3-4 m2 in reinforced fiberglass with infinity edge and heating system, lay down sofa for 2-3 people and outside dining area finished in Silestone countertop with gas BBQ grill and storage. 3 bedroom apartments also include outdoor shower in master bedroom.

PENTHOUSES

Average plunge pool 6-8 m2 in reinforced fiberglass with infinity edge and heating system, lay down sofa for 3-4 people, built in relaxation area for 6-8 people and fireplace in stainless steel cauldron, outside dining area finished in Silestone countertop with gas BBQ grill and storage, outdoor shower and lay down area in master bedroom and pergolas covering main terrace areas.

BUNGALOWS AND VILLAS

Average plunge pools 35-45 m2 with jacuzzi, built in lounge area for sunbeds with outdoor shower, relaxation area for 10-12 people with fireplace in stainless steel cauldron, outside dining area finished in Silestone countertop with gas BBQ grill, storage counter, stainless steel sink and fridge, outdoor shower in master bedroom and pergolas covering terrace and garden areas.

(Built in terrace package is optional for apartments and penthouses and included for bungalows and villas. For more details of packages refer to official Building specifications).



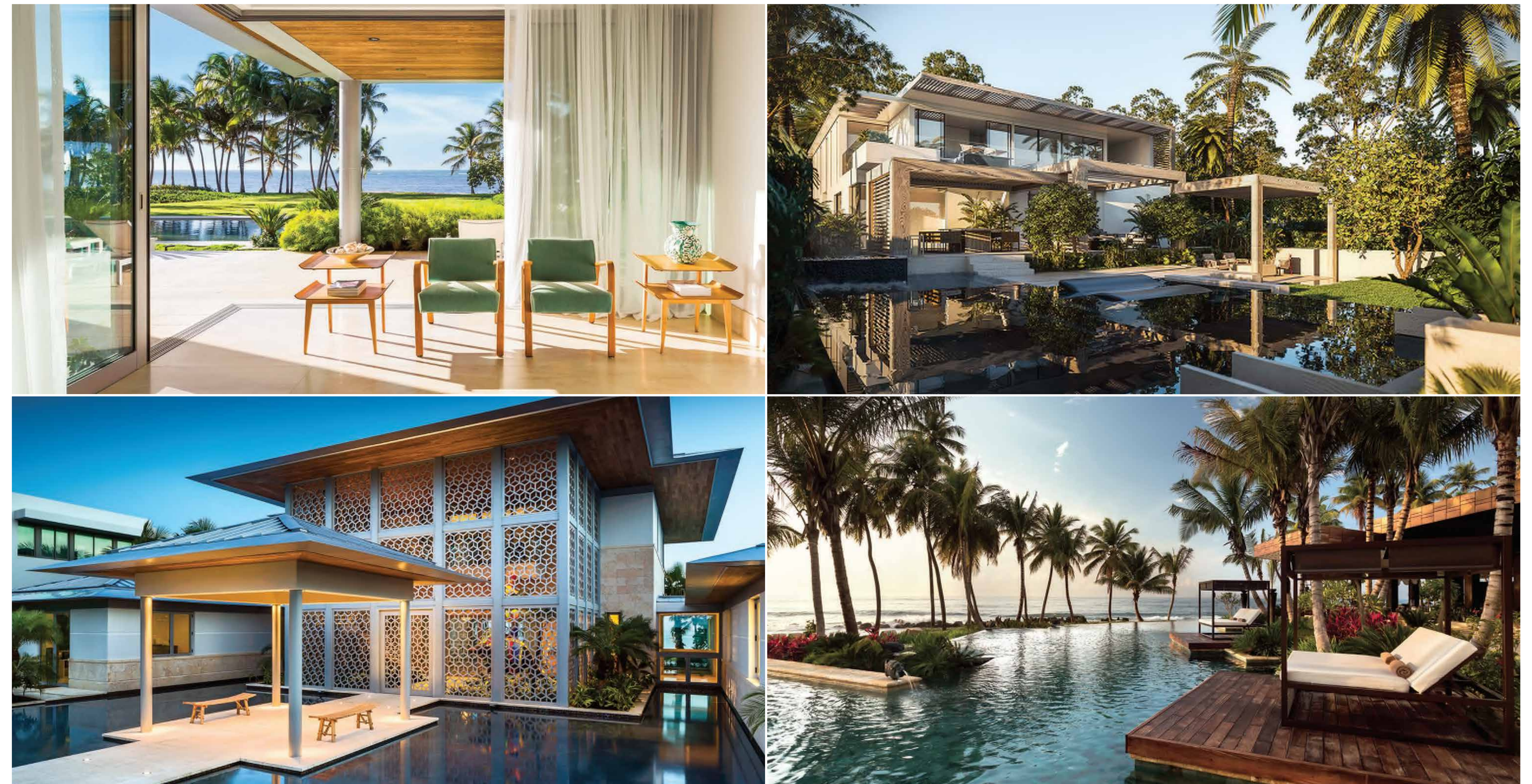


WE CREATE EXPERIENCES

In nearly 50 years of practice, SB Architects has established a world-wide reputation for excellence in the planning and design of large-scale hotel, resort, vacation ownership, multi-family residential and mixed-use projects. Widely recognized for our highly individual approach to design, our firm has received nearly 200 awards for design excellence.

Our dedicated staff in our San Francisco and Miami offices successfully merges nearly five decades of experience with the energy, drive and dedication of a second generation of partners. With the technical capabilities and the understanding to take even the largest projects from initial concept through construction anywhere in the world, we remain a hands-on, design oriented practice at heart. Integrity in design, connection to the client and balance in our corporate culture are integral to our identity.

Our vast experience with a wide array of project types, geographic locations, construction techniques and architectural styles gives us a high level of expertise, while our collaborative process and individual approach to each project allow us to be flexible and responsive. Site-sensitive design has been a hallmark of our practice for nearly five decades. We strive to honor the site with design solutions inspired by the regional vernacular, local materials and the sense of place inherent within each site, and we are dedicated to advocating sustainable design and construction methods on all of our projects. A quarter of our staff is LEED accredited, and we maintain a goal of 100% accreditation.



CORPORATE MISSION & VISION

We strive to integrate history, innovation and smart planning with an authentic approach to each and every site. Our greatest strength lies in our ability to envision unique communities and authentic experiences through design solutions inspired by the regional vernacular, local materials and the sense of place inherent within each site. Integrity in design, connection to the client and balance in our corporate culture are integral to our firm's identity.

APPROACH TO DESIGN PROCESS

It is always our goal to have the architecture we create, blend seamlessly within the site, whether it is an urban environment, a waterfront property or a rural setting. For this reason it is important that we first visit the site, not only to take in all of its characteristics as well as the surroundings, but also to get inspired.

Once all program elements are considered and a concept becomes clear, we work collaboratively throughout all phases of the design process, to see that concept is realized. Communication between Owner, Developer, Architect, and all other consultants is of the utmost importance to achieve this common goal. . . to build a well functioning and spatially creative environment that the end user will remember for many years to come.



FIRM PROFILE: SB ARCHITECTS

VELAYA - 100% SCHEMATIC DESIGN
07 / 25 / 2018



VELAYA



Since our inception in 1960, EDSA has been transforming the practice of master planning and landscape architecture and along the way edified the importance of creating outdoor spaces that unify a development. Through visual and physical connections and by crafting distinctive elements to form a cohesive project identity, EDSA designs create habitats for people – providing for their needs, setting stages for entertainment, and matching expectations of scale and proportion. This inclusive approach has translated into worldwide recognition for the firm and the responsibility of leading complex teams in the implementation of holistic design.

Fueled by an approach rooted in innovation and evolution, our design work continues to be at the forefront of residential communities, tourist destinations, commercial mixed-use developments, urban districts and entertainment venues. Creating these special places means formulating a big picture vision accented by meticulous design details. With the goal of evoking a contemplative experience and aesthetic appreciation, EDSA designs weave a coherent, culturally-enriched story that creates colorful and captivating experiences for guests, residents, visitors and patrons. Designers address land use, site planning, historic preservation, circulation, transportation, and their interrelationships by combining functionality, comfort, technology and sustainability.

Known internationally for our vision, respected for our talent and valued for our skill, our strength resides in a comprehensive understanding of the development process and a proven track record of getting projects built and operational. From Malta to Mexico and



beyond – in nearly 100 different countries worldwide – EDSA has left an indelible mark on the global mindset of how people live, work, learn, play, and interact with their environments.

At our core, EDSA's reputation is a result of building long-term, mutually rewarding relationships with our clients by displaying integrity, design excellence, and credibility. We honor that tradition by choosing to see ourselves as creators, visionaries, leaders, artists, and design technicians with the talent to effect change, and the passion and desire to make a difference.

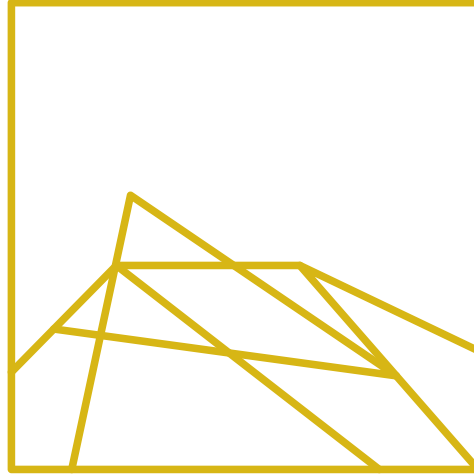
OFFICES

Baltimore, Fort Lauderdale, New York, Orlando, Shanghai, Beijing
(EDSAOrient - a joint venture company)

AREAS OF EXPERTISE

- | | |
|-----------------------------|---------------------------------|
| Hospitality & Tourism | Communities & Neighborhoods |
| Attractions & Entertainment | Retail - Commercial & Mixed-Use |
| Urban Environments | Parks & Public Realm |
| Campus & Healthcare | Waterfront & Marinas |





MARBELLA

INVESTMENT PROPERTIES

MARBELLA INVESTMENT PROPERTIES
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INFO@MARBELLAINVESTPRO.COM

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