



GOLDEN VIEW I  
BAHIA DE LAS ROCAS

*Quiet Living*

*smart* LIVING ...for Smart People

**exacon**  
*smart* LIVING



The sound of the waves caressing the shore, the feel of a lazy fresh breeze brushing your skin.

Intense blue sea merges with the African Coastline. Life in **GOLDEN VIEW I** is sculpted on small moments and intense sensations.





## COMMUNICATIONS

Road communication is excellent, the main road connects directly with the CN 340 at km 150. The development is also well connected by motorway with Málaga International Airport just 1 hour away, a similar distance to the High-Speed AVE train Station and 25 minutes from Gibraltar Airport.



## THE PERFECT LOCATION

Whether it be a first or second residence, a holiday or a permanent address to start a new life in Southern Spain, **GOLDEN VIEW I** offers a multitude of exciting places to visit in a short distance from the project. Located in Manilva at the heart of the Costa del Sol and a short drive to the best beaches of Tarifa and the surrounding areas in the neighbouring province of Cádiz.

It is the perfect location to establish **GOLDEN VIEW I** as a base to explore some of the most beautiful corners of Andalusia.

Puerto Banús: 20 minutes. - Marbella: 30 minutes.

Jerez de la Frontera: 1,5 hours - Ronda: 1 hour.

Málaga: 1 hour. - Tangier: 2 hours.



# LEISURE & SPORTS



## GOLF

- Finca Cortesin
- Estepona Golf
- Real Club de Golf Sotogrande
- Real Club de Golf Valderrama
- San Roque Club
- Alcaidesa



## HEALTH CENTRES

- Sabinillas Health Center
- Estepona Health Center
- Estepona Hospital
- Quirón Palmones Hospital
- Human Line Sotogrande Clinic



## COMMERCIAL CENTRES

- Carrefour Estepona
- Marina Sotogrande
- Hipercor Sotogrande
- C. C. Panyagua
- C. C. Marisol
- Área Palmones



## LEISURE AND SPORTS

- Polo Santa María
- Hípica Sotogrande
- Water sports
- Los Alcornocales Natural Park
- Casares & Estepona Beaches



## HARBOURS

- Puerto Banús
- Estepona Marina
- Duquesa Marina
- Sotogrande Marina
- Alcaidesa Marina



## AIRPORTS

- Málaga
- Gibraltar
- Jerez de la Frontera







Ronda

## TRADITIONAL VILLAGES

Traditional Andalusian villages are to be discovered just a few kilometres away, whitewashed houses bursting with history which reflect the traditional architecture of blanched walls and narrow meandering cobbled streets. Corners of Andalusia worth visiting and spending the day going back in time and perhaps enjoy typical cuisine with a variety of dishes. Casares, Ronda, Benahavis are some examples where a visitor will always be welcomed with a smile.

## THE MARINA AT SOTOGRANDE

Sotogrande is a great leisure area and the centre for high standing sports. In the marina, International Sailing Championships are often held, or if you prefer, you can enjoy the warm winds from the straights on a relaxed sailing day.

La marina is dotted with restaurants and many shops and businesses, art galleries, fashion boutiques.... etc. The day and evening markets are worthy of mention and worth visiting.



## BEACHES

Punta Chullera is very close by with spectacular beaches considered to be the best in the area. Tubalitas stands out with 4 km. in length and where parts of the beach are still untouched, even in summer. There is a selection of local beach bars “chiringuitos” to visit, sitting right on the beach and where you can enjoy the famous sardines “espeto de sardinas”.



## POLO

Sotogrande is the international epicentre of Polo. International competitions are often held in the Sotogrande Polo fields and count with the presence of the top figures in this sport. It is a social event where the installations help you to spend a fabulous day immersed in the ceremony of Polo.



## VERY CLOSE TO GOLF

Some of the best Golf Courses in Europe are just 10 minutes away from **GOLDEN VIEW I**. The acclaimed course of Valderrama with its impeccable greens, home to the prestigious International Tournaments such as the Ryder Cup, Volvo Masters and the Andalusia Masters. Finca Cortesin is one of the courses included in this magnificent resort classified as one of the best in Europe by the most prestigious media.



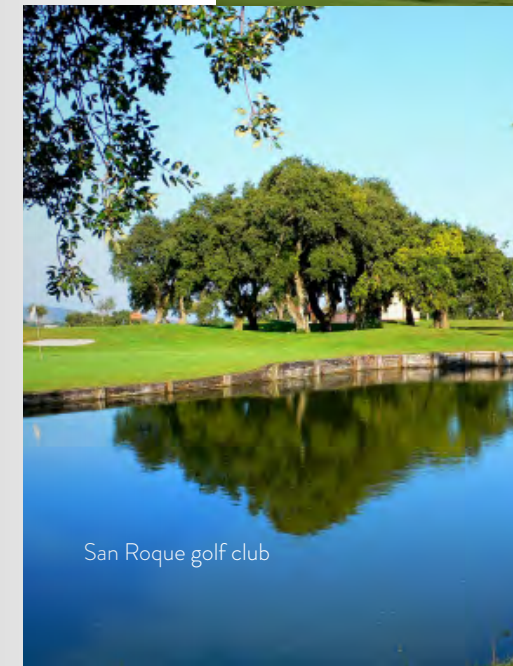
Alcaidesa golf club



Real club de golf Valderrama



La Reserva golf club



San Roque golf club

La Reserva Club in Sotogrande is just 5 minutes away and has many facilities on offer including the Golf Course, Horse Riding and the original 'The Beach', a fantastic resort beside the Golf Course which includes a restaurant, white sandy beach and lagoon for sports activities etc.

Play golf beside the sea in the Real Club of Sotogrande and in Alcaidesa Golf Course, surrounded by the most impressive golf views in the world to be seen from a Golf Course. Also worthy of mention are the San Roque Golf Club and La Cañada Golf, the best municipal Golf Course in the world.







# GOLDEN VIEW I

BAHIA DE LAS ROCAS

## GOLDEN VIEW I. QUIET LIVING LIVING WITH OPEN HORIZONS

*Quiet Living*, relish in spectacular sunsets where golden tones and turquoise tints of the sea blend into the horizon and highlight the silhouette of the Rock of Gibraltar and Moroccan coastline in the distance; all within a privileged setting.

The gentle sound of the waves caressing the shore, the feel of a fresh breeze brushing gently your skin. See the intense blue sea merge with the African coastline. Life in GOLDEN VIEW I is sculpted on many small moments and intense sensations. A holiday residence or somewhere to call home in privileged and welcoming surroundings.

The development is located in one of the best places in Europe to live due to the climate, magnificent panoramic sea and mountain views and an abundance of things to see and do. A perfect enclave for a relaxed lifestyle.



THE DEVELOPMENT  
EXCLUSIVITY AND TRANQUILLITY  
WITH SEA VIEWS





**GOLDEN VIEW I** is the first phase of a fabulous Residential Development by Exxacon Smart Living. It comprises 33 townhouses of 3 bedrooms and is located in Bahía de Las Rocas urbanization, Manilva, on the Costa del Sol, Málaga.

At **GOLDEN VIEW I** you will enjoy the best and most spectacular sea views, stretching to Gibraltar and the Moroccan coastline. All townhouses enjoy the best orientation south and southwest. Ideal surroundings to enjoy the authentic Mediterranean lifestyle.



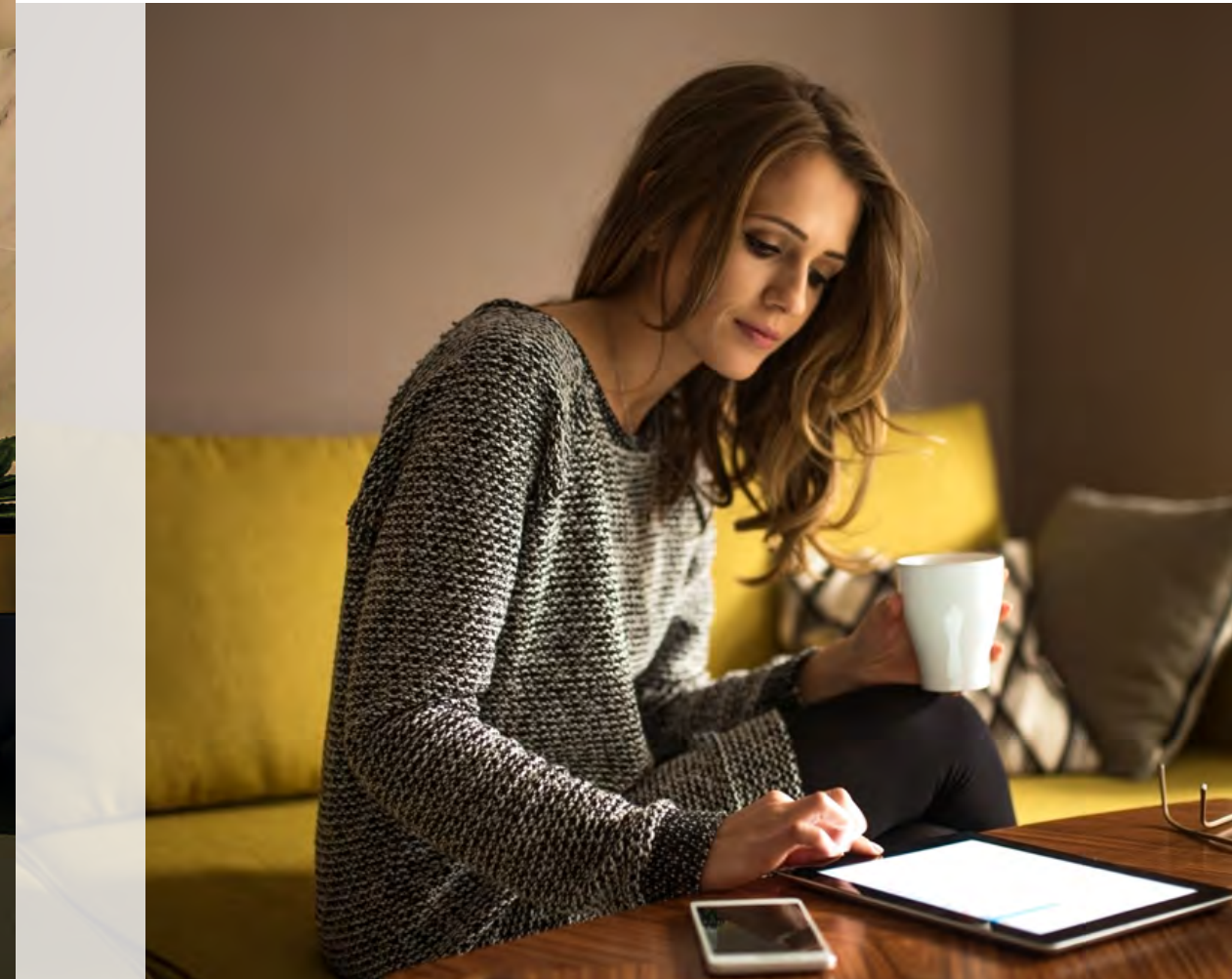






## LIVING ROOM

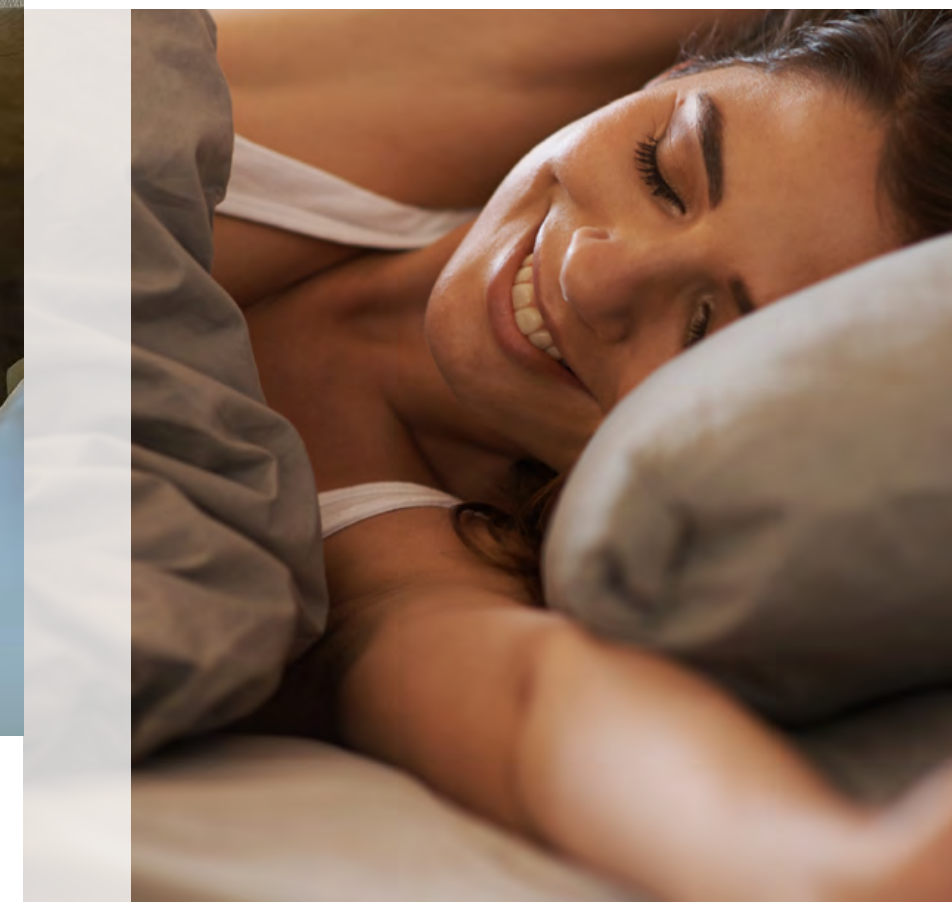
The townhouses will include a total built area ranging from 139 m<sup>2</sup> to 145 m<sup>2</sup> with basements of 59.20 m<sup>2</sup>. Terraces range from 45 m<sup>2</sup> to 79 m<sup>2</sup>, solariums of 46 m<sup>2</sup> and there are also private gardens.







The common denominator is the view and an architectural design of pure lines which acts as a frame for nature to invade every corner of your home and to connect you with the environment. Carefully considered finishes and qualities with a palette of exquisite materials characterize each room to become friendly, warm and symbolic.







## CUSTOMIZE YOUR DREAM HOME

PLEASE CHECK AVAILABILITY  
DEPENDING ON THE PROGRESS  
OF THE BUILDING WORK.



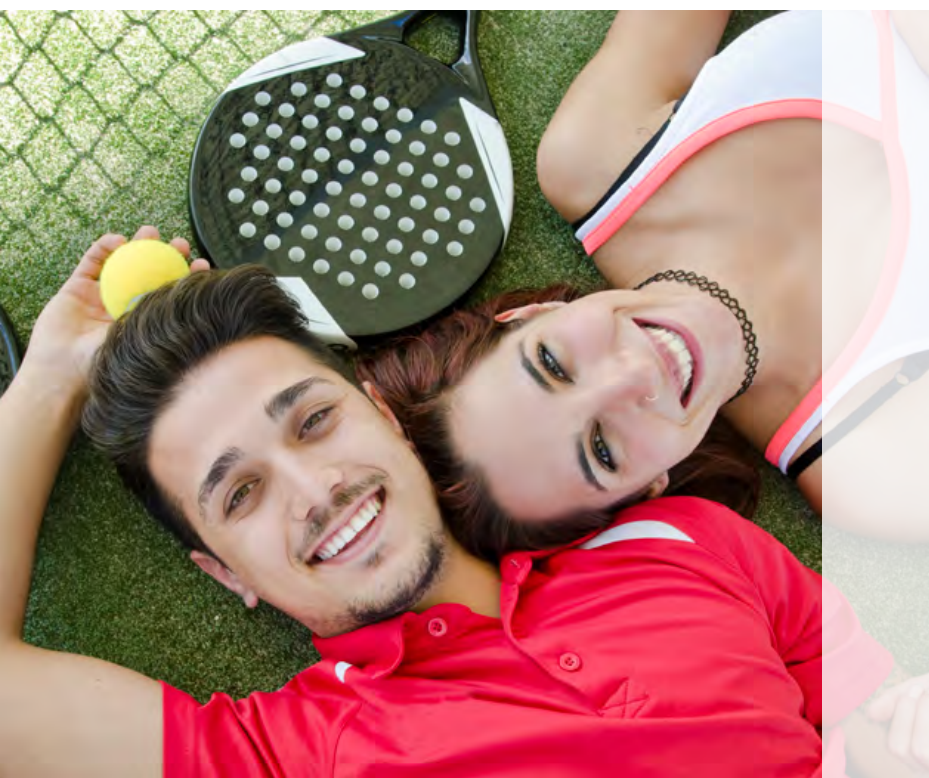






## COMMON AREAS

The private garage is spacious enough to park two cars, gardens will have a carefully considered landscaped design, large swimming pools will incorporate modern latest generation technology, eg. neolysis system to achieve much healthier water. There will also be a paddle tennis court, children's area, LED lighting in all communal areas for maximum energy efficiency.







exacon  
*smart* LIVING



# smart LIVING ...for Smart People



UBICACIÓN



SOSTENIBILIDAD



DISEÑO



COMUNIDAD



TECNOLOGÍA



SEGURIDAD



EQUIPO

At **exacon** we build our Real Estate Developments towards a “Smart Living” lifestyle for people that want to live in a sustainable and environmentally friendly way.

For people that want to live near places that connect them to the world; reducing commuting, smog, and pollution. For people that want a safe place for their family, and for those that believe that technology is a tool for living in a kinder, more human way.

For people that live according to their beliefs and want to surround themselves with Smarter people – and in homes that respond to those needs.

We encourage ideas that make us grow as a society. We listen to people that want to find a better way of living and work together with them towards a better future, a Smart future.

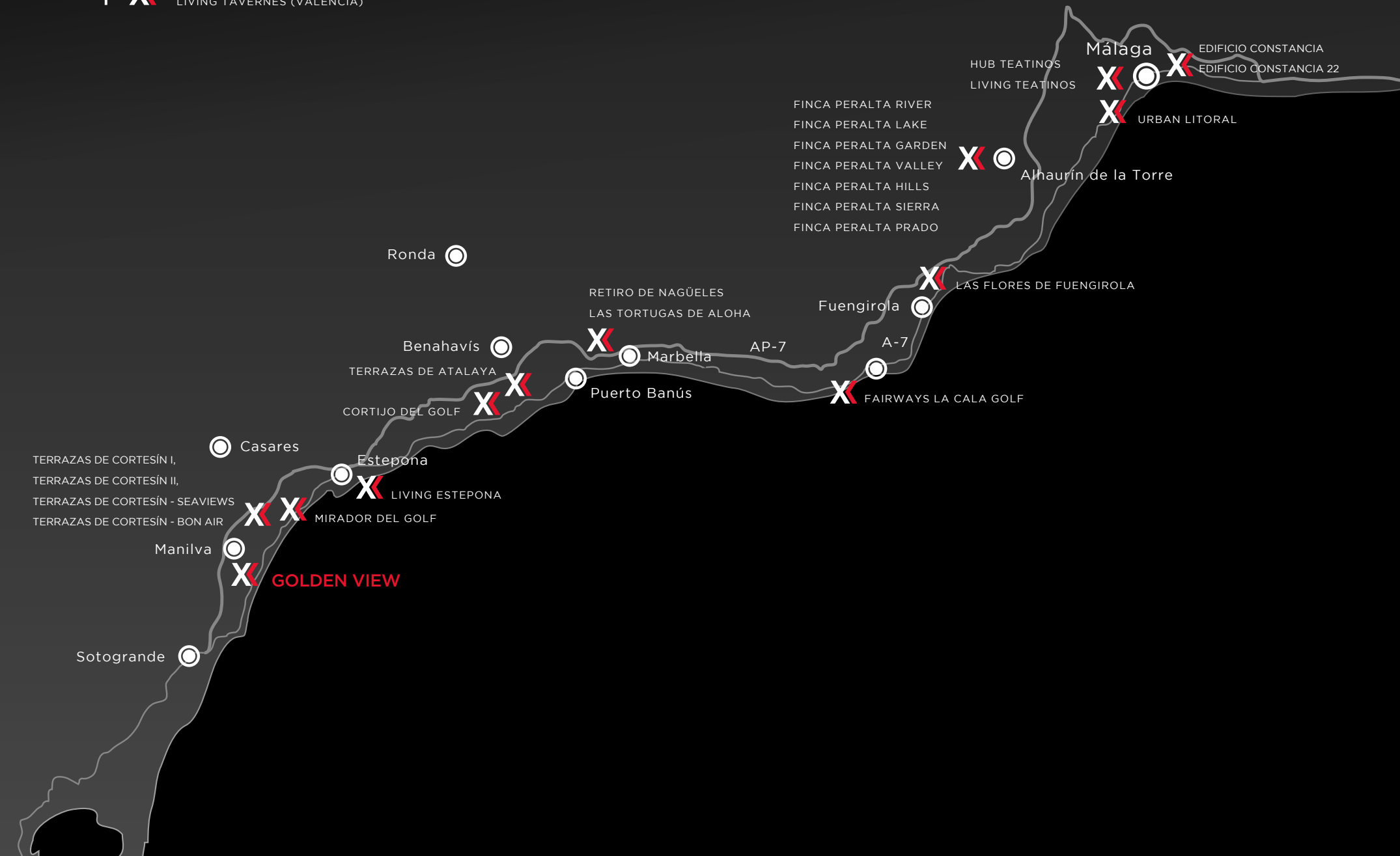
**exacon**, Smart Living for Smart People.

Developments **exacon**  
smart LIVING



LIVING COLMENAR (MADRID)

LIVING TAVERNES (VALENCIA)







**exacon** is backed by a multi-disciplinary team in design, quality and innovation in the real estate sector. Exxacon develops contemporary design projects under the concept of Smart Living. Luminosity, space, quality, energy efficiency and sustainability form part of the pillars of Smart Living.

Our real estate projects are orientated towards an intelligent lifestyle. We create carefully considered projects which will become your new home. Fresh and modern spaces adapt to our client's needs to become the lifestyle they had always dreamed of.

**exacon** was founded in the year 2000 and has its Head Office in Marbella. The company has extensive experience in the real estate sector on the Costa del Sol and has delivered hundreds of properties to satisfied clients. Exxacon is currently developing sixteen projects on the Costa del Sol and Málaga capital city with over 700 properties in Málaga, Fuengirola, Alhaurín, Mijas, Estepona and Casares. In the Costa del Sol Projects we have made special emphasis to outdoor spaces as 'outdoor living' is the key element for today's customers. Open spaces and large windows make modern lifestyle an absolute pleasure to enjoy.



LIVING COLMENAR



HUB TEATINOS



LAS TERRAZAS DE ATALAYA



LAS TERRAZAS DE CORTESÍN. SEAVIEWS



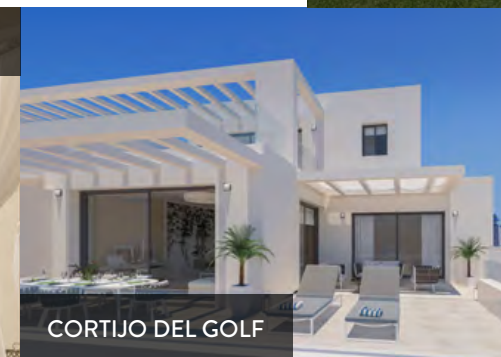
MIRADOR DEL GOLF



URBAN LITORAL



FAIRWAYS LA CALA GOLF



CORTIJO DEL GOLF



EDIFICIO CONSTANCIA 22





TUSCANY REALTY GROUP is a company presided by Juan Jesús Martínez Villa, a renowned professional in the real estate sector with many years' experience and a brilliant career both on the Costa del Sol and internationally.

TUSCANY REALTY GROUP provides a global vision which permits full understanding of the Developer as well as retail Real Estate agencies and ultimately the final buyer, offering proven solvency and experience, reliability, guarantee of success, excellence and a passion for daily achievements.







  
**TUSCANY**  
HOLIDAY LIVING  
*Life according to Tuscany*



**TUSCANY HOLIDAY LIVING** makes life easier for you, whether it be a holiday home or a second residence.

Being a part of TUSCANY means you can concentrate on what is truly important to enjoy a holiday or a short stay in your new home; to live and savour small pleasures life has to offer, and leave it all in our hands.



Within our range of services we can elaborate a customized package according to your needs and expectations:

#### BEFORE PURCHASING YOUR HOME

- ✓ Price comparative analysis on property sales in the area.
- ✓ Market analysis in long and short term property rentals.
- ✓ Advice and management on financing the purchase.
- ✓ Legal advice on the property purchase process.

#### AFTER YOU PURCHASE YOUR HOME

- ✓ Interior Design and furniture.
- ✓ Property Management.
- ✓ Rental Management.
- ✓ Concierge Services.







# GOLDEN VIEW I

BAHIA DE LAS ROCAS

*Quiet Living*

Avda. Sierra Nevada 1, Bahía de las Rocas,  
29691 Manilva (Málaga)

T. +34 602 501 013

[info@goldenview.es](mailto:info@goldenview.es)

[www.goldenview.es](http://www.goldenview.es)

Information and graphic material used in this document are purely indicative and do not have any contractual value. They can be subject to changes due to technical or legal reasons or by initiative of the Project Management team. Gardening, interior furniture design are a mere indication and are non-binding. The rest of the information referred to in the regulation 218/2005 from the Andalusian Government is at your disposal for consultation in our offices.

DEVELOPED BY

**exacon**  
smart LIVING

C. C. Guadalmina  
Edificio 3 Planta 1ª Oficina 4.  
29670 Marbella - Málaga (España)

✉ [exacon@exacon.es](mailto:exacon@exacon.es)  
🌐 [exacon.es](http://exacon.es)  
☎ +34 952 906 110



MARKETING & SALES BY

**TUSCANY**  
REALTY GROUP

C. C. Guadalmina | Edificio II, 1ª Planta,  
Oficina nº 5. 29670 | MARBELLA  
T. +34 951 635 631  
[info@tuscanygroup.es](mailto:info@tuscanygroup.es) | [tuscanygroup.es](http://tuscanygroup.es)

