



SERENITY  
HILLS  
MARBELLA

ELVIRIA - MARBELLA





# Serenity Hills

*Location* p.5

*Architecture* p.7

*Typologies* p.9

*Interior Design* p.10

*Wellness Center* p.13

*Services* p.15

*Conclusion* p.16

A NEW RESIDENTIAL STANDARD  
IN MARBELLA

*Elevate your lifestyle*  
**SERENITY HILLS**



**EXCLUSIVE RESIDENTIAL DEVELOPMENT  
IN ELVIRIA SUR, MARBELLA.**

Designed for those seeking privacy,  
natural light, and an elevated  
Mediterranean lifestyle.

**As a second home or an investment  
in a well-established market.**



# *Strategic* LOCATION



## SII

**NEXT TO GREENLIFE GOLF  
AND JUST 3KM  
FROM THE BEACH**

Serenity Hills is located in an elevated area of **Elviria** that offers tranquility, natural views, and good access to Marbella's main points of interest. Its location allows residents

to enjoy a **serene residential environment** without giving up the services, gastronomy, and **vibrancy that characterize the Costa del Sol.**



The project is situated approximately 3 km from Nikki Beach, one of the most renowned beach clubs in Europe. The area also features Michelin-starred restaurants, a golf club with an academy, wide beaches, and essential day-to-day services.

The complex will offer an **electric car service** to facilitate short trips within the surroundings and to key points such as

the beach, restaurants, or shopping areas. To enhance security and ensure smooth access, the design includes **seven pedestrian entrances and seven vehicle entrances distributed along Laurel Street.**

This combination of privacy, accessibility, and proximity to services makes Serenity Hills a privileged location within **Marbella's premium residential market.**

## SH

**ELECTROCAR SERVICE  
AT YOUR DISPOSAL  
TO KEY LOCATIONS**



# Architecture

# URBAN DESIGN

The project arises from the adaptation to a terrain with slopes of up to 59%. This allowed for a distribution that maximizes natural light and horizons.

Under the **"Cross View Design"** concept, **50% of the residences feature direct sea views**, while the other half enjoys lateral views of the sea or the mountains.



SII

ON THE COSTA DEL SOL, THIS LEVEL OF VISIBILITY CAN **INCREASE A PROPERTY'S VALUE BY UP TO 30%.**

Although the development consists of **113 terraced homes**, the architectural

language avoids any feeling of repetition or density.



The entrances are integrated through landscaped retaining walls, and the volumes create rhythm and presence, generating a perception closer to that of contemporary villas.

Each cluster is designed to offer privacy, visual order, and a cohesive aesthetic, **balancing architectural identity with exclusive character for each homeowner.**

SII

**113 VILLAS WITH SEA VIEWS**

# Typologies

## HOMES

ALL RESIDENCES ARE ORGANIZED  
ACROSS 4 LEVELS

### NIVEL 2

#### SOLARIUM: PANORAMIC SPACE

- Spacious walkable terrace.
- Jacuzzi.
- Optional: Outdoor kitchen with BBQ.
- Outdoor furniture area.
- Panoramic sea and mountain views.

### NIVEL 1

#### UPPER FLOOR: REST AREA

- Main bedroom with en-suite bathroom, walk-in closet, and private terrace.
- Two secondary bedrooms with built-in wardrobes.
- Shared full bathroom.
- Layout to ensure privacy and quiet.

### NIVEL 0

#### GROUND FLOOR: SOCIAL AREA

- Entrance hall.
- Open-plan kitchen.
- Guest toilet.
- Spacious living-dining area.
- Large windows to enhance natural light.
- Direct access to the terrace and garden.

### NIVEL -1

#### BASEMENT: PARKING

- Two private parking spaces.
- Spacious storage area with laundry.
- Direct access to the home.
- Customization options available.



A private lift connecting all floors  
from the garage to the solarium.

# INTERIOR DESIGN

## SERENITY MEETS SUBTLE ELEGANCE

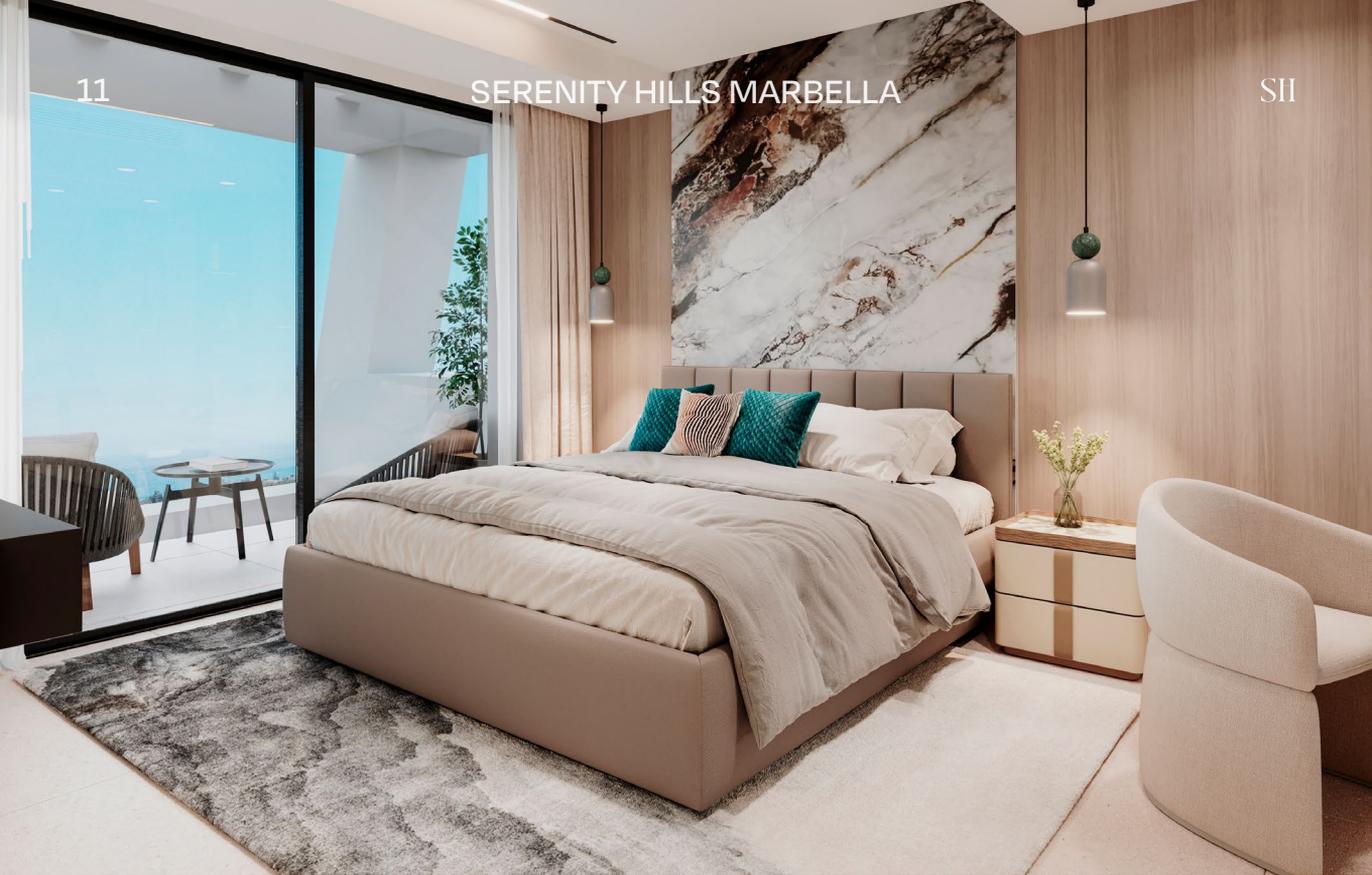
Each space is crafted with **highly durable materials and impeccable finishes**, selected to ensure quality, comfort, and constant visual harmony throughout the entire development.



### LIVING ROOM - KITCHEN

- Large-format Italian tiling and flooring.
- Natural wood veneer kitchens and doors.
- Siemens appliances:  
option to upgrade to superior ranges.
- Strugal windows with thermal break.





### MASTER BEDROOM

- Direct access to a terrace with views.
- Integrated lighting.
- Option for a work or reading area.



### SECONDARY BEDROOMS

- Versatile layout: office, guest room...
- Soft materials and warm tones.
- Indirect lighting.
- Built-in wardrobes.





## SII

INTERIOR DESIGN CONCEIVED  
TO STAND THE TEST OF TIME



## BATHROOMS

- Finishes in neutral tones and light stone.
- Hansgrohe fixtures.
- Backlit mirrors.
- Spacious showers with glass screens.
- Integration with terraces or natural light.
- Wall-hung sanitary ware.



Available bespoke furniture package  
featuring exceptional design.

# Wellness & FITNESS CENTER

SII

FULL ACCESSIBILITY  
VIA LIFTS

A standout feature,  
situated at the highest  
point of the plot to  
enjoy open views and

natural light. This  
building becomes  
**the core of the healthy  
living concept.**



Indoor heated pool



Sauna - Hammam - Hydrotherapy area



Professional gym



Yoga and Pilates room



Outdoor heated semi-Olympic pool



Outdoor bar - Balinese beds - Relaxation areas

## SII

A WELLNESS CONCEPT  
ON PAR WITH  
A LUXURY RESORT

Five outdoor spaces dedicated to wellness, distributed as follows:

- 3 zones: outdoor yoga.
- 1 zone: yoga | calisthenics.
- 1 zone: calisthenics.

These outdoor areas complete the **wellness concept** by integrating with nature and offering further **options for activity and relaxation.**

# *Services* COMPLEX



24-hour  
security



Controlled  
access points



Maintenance of  
common areas



Concierge  
Premium



**The project offers services designed to make daily life easier and provide residents with peace of mind.**

This level of attention places Serenity Hills among the most highly regarded international residential complexes.

*Conclusion*

# SERENITY HILLS

**A highly sought-after product in Marbella.**

A residential development featuring contemporary design, breathtaking views, wellness, and premium amenities.



SII

IDEAL AS A **SECOND HOME** OR A **SOLID INVESTMENT** IN A HIGHLY ATTRACTIVE AREA OF **THE COSTA DEL SOL.**





SERENITY  
HILLS  
MARBELLA

**+34 900 877 329**

**[serenityhillsmarbella.com](https://serenityhillsmarbella.com)**

**Legal Notice:** The present descriptive report, infographics, plans, images, renderings, layouts, surface areas, and, in general, all graphic or written documentation contained in this material are strictly indicative, non-contractual, and do not constitute a binding offer under the terms of Article 1,261 of the Civil Code nor for Royal Decree 515/1989 of 21 April.

All features, configurations, surface areas, materials, installations, and elements represented herein may be modified as a consequence of: technical, planning, or administrative requirements imposed by the City Council or other competent authorities; construction execution requirements; the technical criteria of the Project Director; commercial, design, or constructive optimisation reasons. The developer expressly reserves the right to introduce any modifications deemed necessary, provided that they do not entail a substantial reduction in the overall quality of the project.

The surface areas shown are approximate and may be subject to adjustment following the drafting of the Execution Project, final construction measurements, and the processing of the building permit. To obtain accurate, complete, and up-to-date information, please consult the sales office for all documentation required under Royal Decree 515/1989, current regional regulations, and consumer protection legislation.