




GOLDEN VIEW II
BAHIA DE LAS ROCAS

Quiet Living

...for People

A woman with long red hair, wearing a light blue sleeveless top, a white skirt, and a straw hat, is walking barefoot on a sandy beach. She is walking away from the camera towards the ocean. The sky is a mix of orange and blue, suggesting sunset or sunrise. The waves are gentle and white with foam. The overall mood is peaceful and serene.

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 II 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 great investment or a first or second residence, a holiday home or a permanent home to start a new life in Southern Spain, **GOLDEN VIEW II** offers a multitude of exciting places to visit at short distance 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 II** 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 II](#). 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.



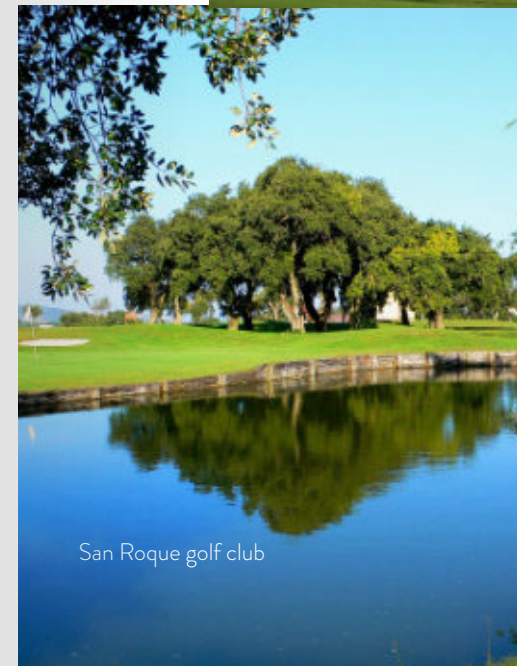
Alcaidesa golf club



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 II. QUIET LIVING LIVING WITH OPEN HORIZONS

Quiet Living, relish in spectacular sunrises & sunsets where golden tones and turquoise tints of the sea blend into the horizon and highlight the Estepona Bay 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 mountains skyline. Life in GOLDEN VIEW II 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 AND MOUNTAINS VIEWS

GOLDEN VIEW II is the second phase of a fabulous Residential Development by Exxacon Smart Living. It comprises 16 townhouses of 3 bedrooms and is located in Bahía de Las Rocas urbanization, Manilva, on the Costa del Sol, Málaga.

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







LIVING ROOM

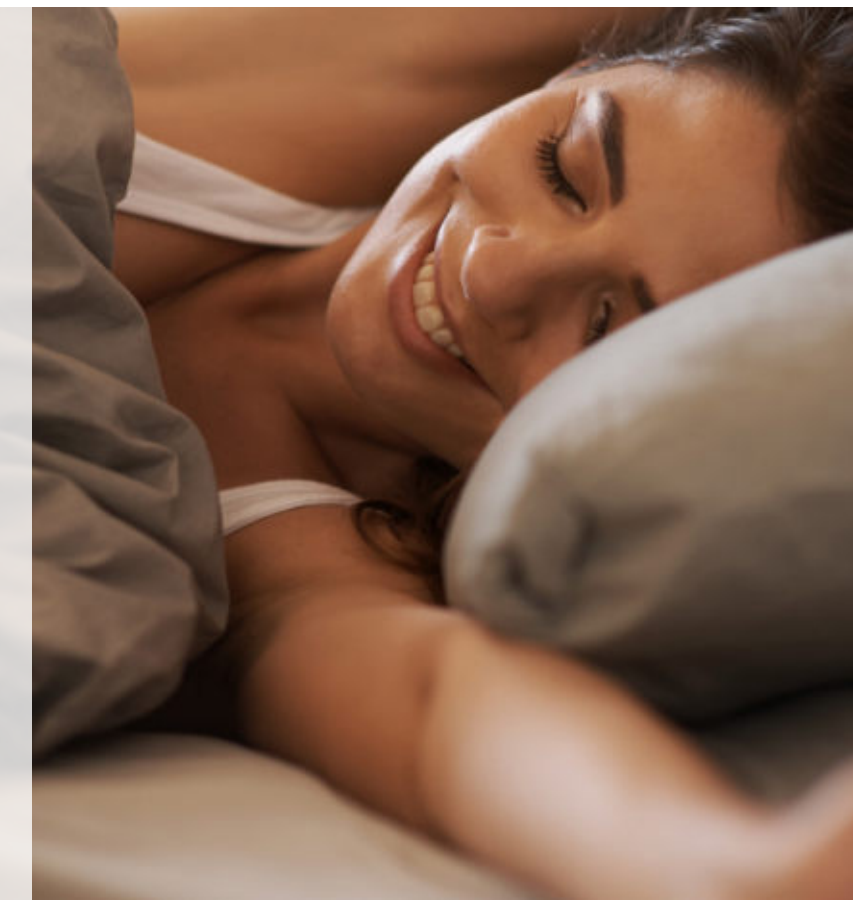


The townhouses will include a total built area ranging from 123.66 m² to 127.24 m² with basements from 43.80 to 45.08 m². Terraces range from 36.97 m² to 90.20 m², solariums range from 54.27 m² to 54.67 m² and there are also private gardens ranging from 16.39 m² to 119.36 m².





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

Choosing between a wide range of optionals like BBQ, Jacuzzi, floor finishes, and others*.

*Please check availability depending on the progress of the building work.



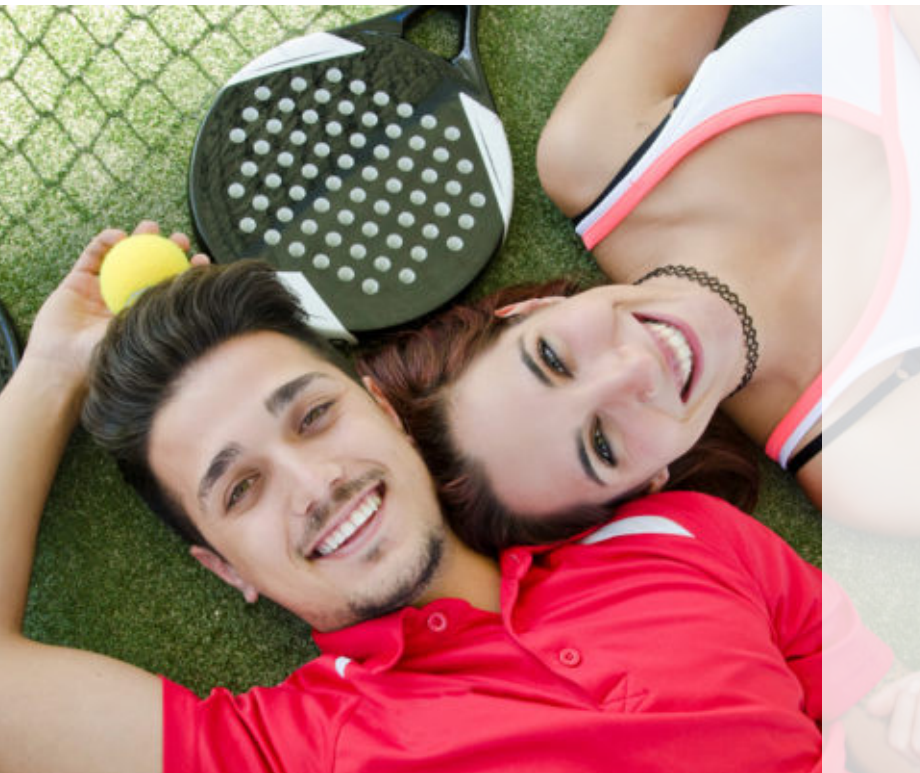
COMMON AREAS

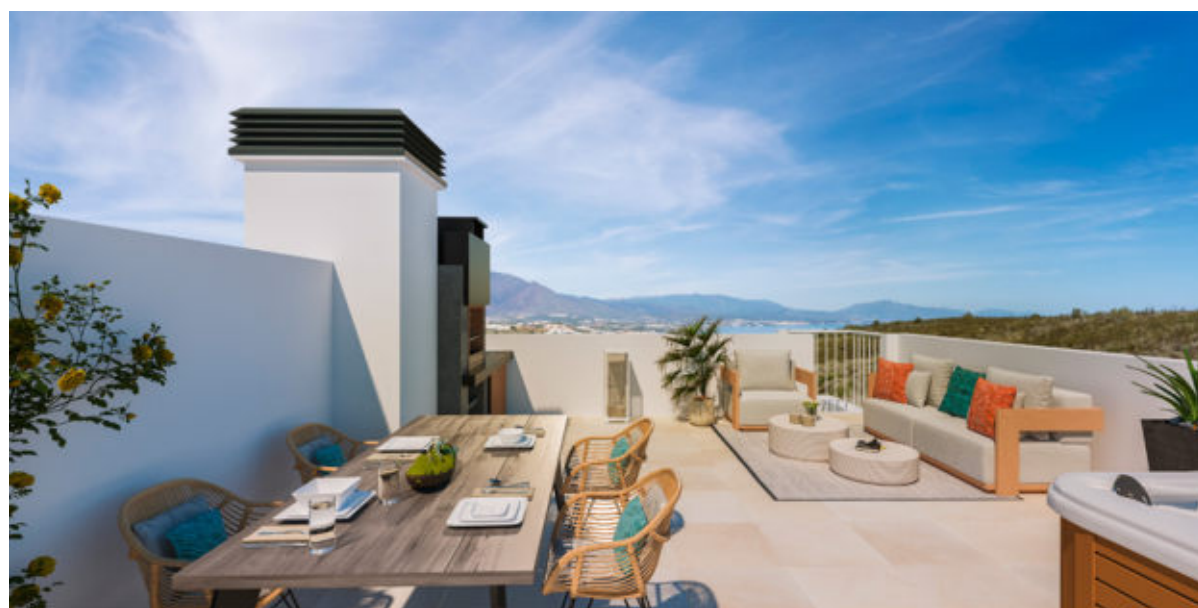
Residential complex fully enclosed and fenced.

The common areas are provided with LED lighting for maximum energy efficiency, Bollard lighting to avoid light pollution and Access ramps.

Private parking space for two cars.

You can **enjoy also the Golden View phase I common areas**: the large swimming pool 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.







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The information and graphic materials in this document are for information purposes only, they have no contractual value and may be subject to changes due to technical or legal requirements or at the initiative of the Project Management. The gardening, decor and furniture are solely for decorative purposes and are not binding. The rest of the information related to Andalusian Government Royal Decree 218/2005 is available and can be viewed at our offices. for consultation.