



NUBAY

FRONTLINE BEACH RESIDENCES

Live a stone's throw from the sea

Penthouses, apartments and villas

Welcome to Nubay, the new benchmark for luxury on the Costa del Sol. This exclusive development, located on the beachfront in Manilva, offers 66 flats with 2, 3 and 4 bedrooms, all with large terraces and panoramic views of the Mediterranean, as well as 5 stunning villas. All in a privileged setting just 100 meters from the beach.



Wake up
every day
facing the sun



 Distances by carDistances by car 

15 min.  Sotogrande
30 min.  Aeropuerto Internacional de Gibraltar

Estepona  15 min.
Marbella  35 min.
Málaga  55 min.





The development has a comprehensive landscaping that includes 5000m² of private garden areas for the exclusive use and enjoyment of residents, as well as a large public green area of 13,500m² located between the development and the seafront.

This green space planning is an essential element, carefully designed to preserve the panoramic sea views from the homes, creating a natural and relaxing environment with lush gardens of indigenous plants and flowers.



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.

The buildings
have been designed to
make the most of the sea
views, with large terraces
that allow you to enjoy
the sea breeze and
spectacular scenery.





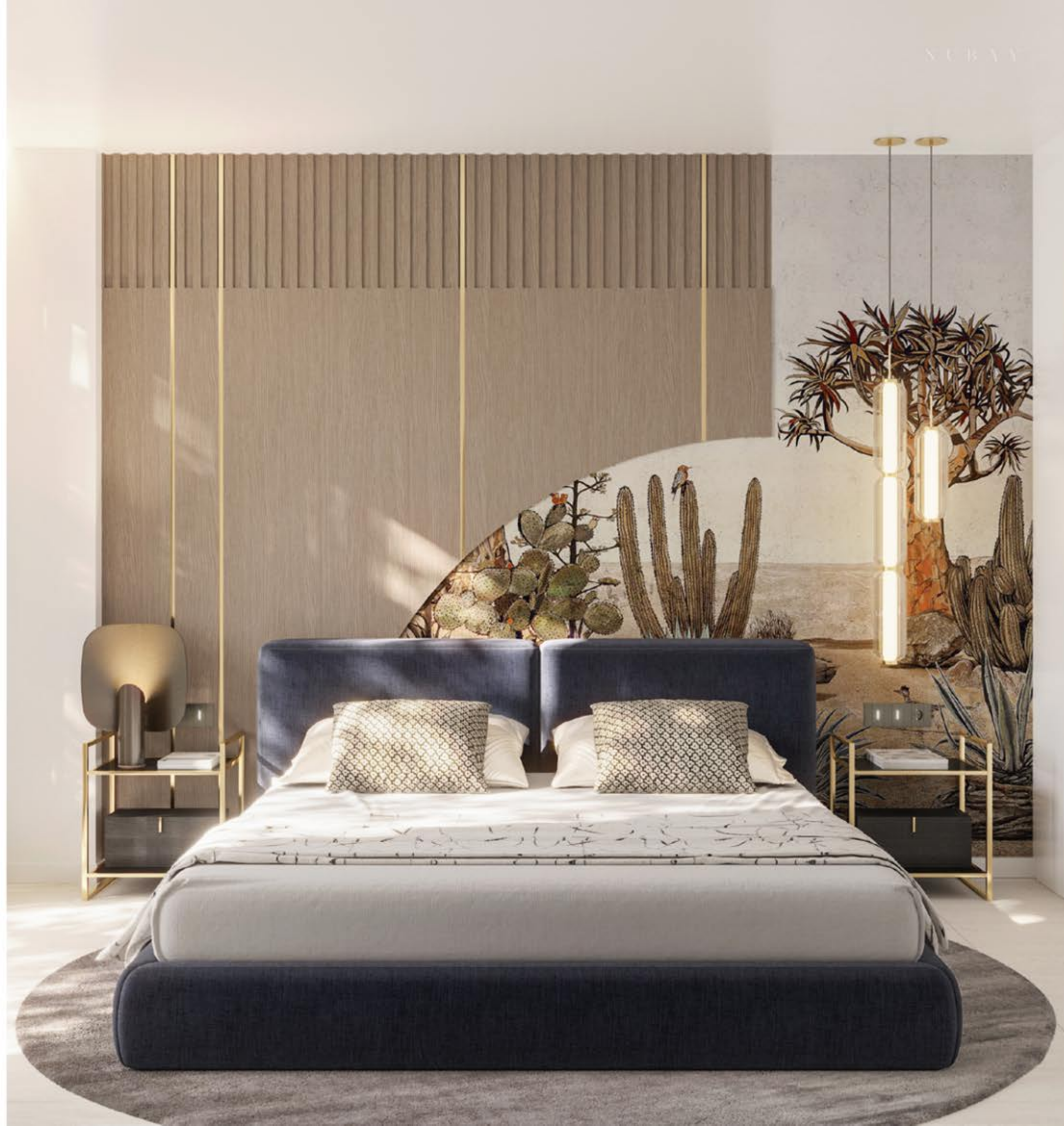




The interiors are designed to offer a cozy and modern atmosphere



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.











The fitness center overlooking the sea is equipped with state-of-the-art technology, offering a motivating space to keep fit.



Security gate

with video surveillance installation



Yoga

and meditation area



Chill out area

with a variety of natural "oasis"



Gym

with sea views



Swimming pools

for adults and children,
saltwater pools



Coworking space



Children's play area



Large visitor's lobby

with coworking area



Spa

sauna and hammam
with changing rooms



Multi-purpose room

billiards and projection

Floor plans

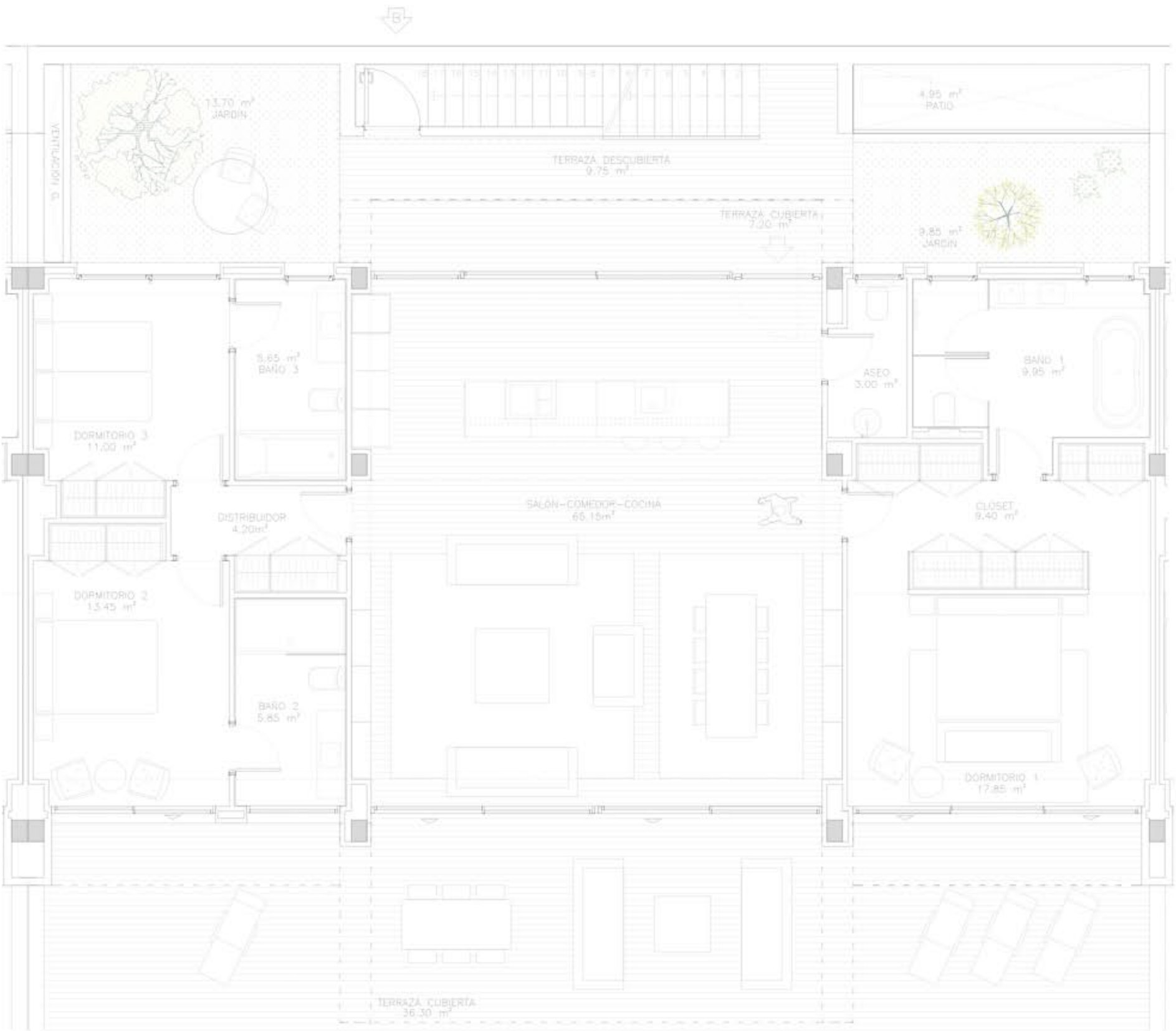
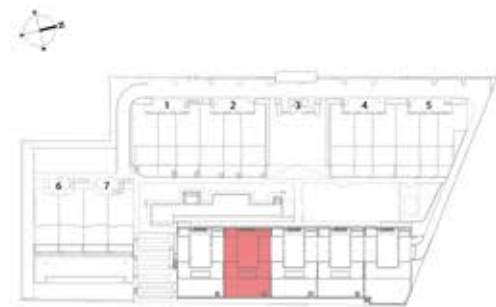
Nubay offers a wide range of options to suit the demands of different lifestyles, with spacious 2- and 3-bedroom flats and ground floor flats, as well as 3- and 4-bedroom penthouses, all with private terraces and sea views. In addition, there are luxury villas with spacious living areas, private gardens and swimming pools.



Non-contractual image of inspiration. The property and the communal areas are sold without any furnishings or decoration.

Villa
plans

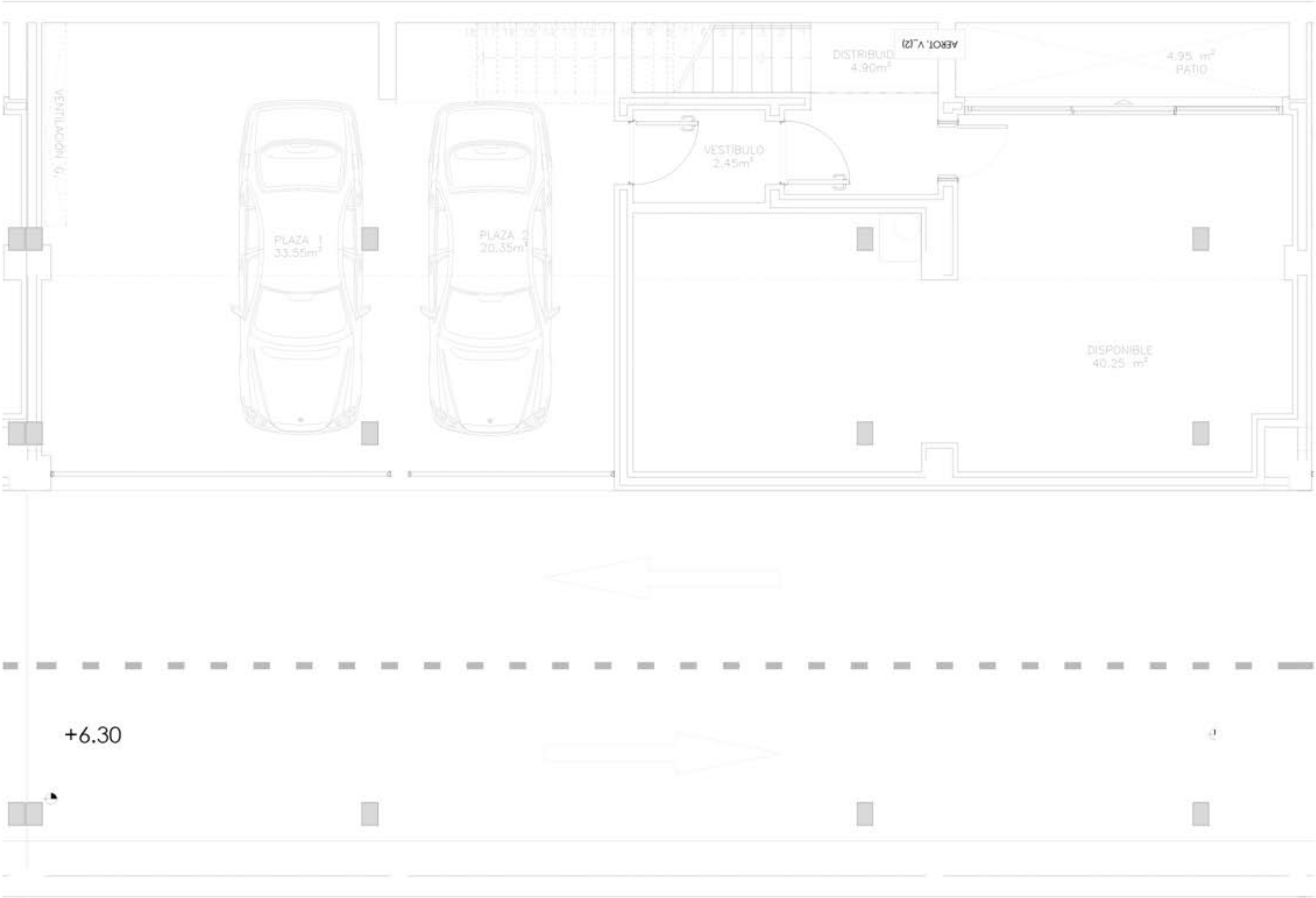
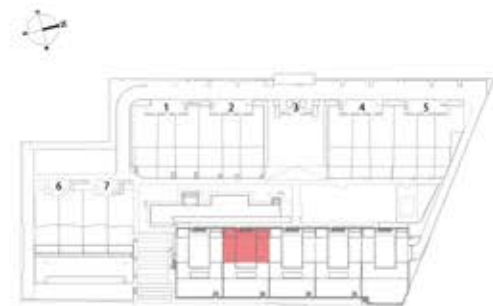
GROUND FLOOR | B



Total Built Area BOJA	246,74 m ²
Built Surface Closed Housing	224,31 m ²
Built Surface Closed Housing with PP.ZZ.CC	224,31 m ²
Living Area Closed Housing	193,10 m ²
Usable area open (Terrace)	141,20 m ²
Usable area open (Garden)	146,25 m ²

Villa
plans

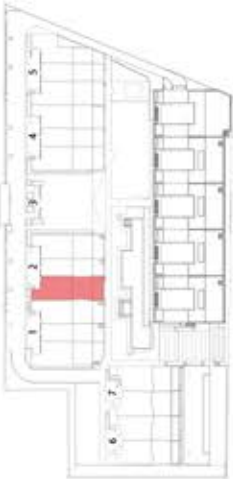
BASEMENT - COVERS | B



Built Area Closed Garage	58,90 m ²
Built Area Closed Garage with PP.ZZ.CC	170,79 m ²
Usable Area Closed Garage	53,90 m ²

Apartments
floor plans

GROUND FLOOR | A



Total Built Area BOJA	164,91 m²	Living Area Closed Housing	112,35 m²
Built Surface Closed Housing	130,75 m²	Usable area open (Terrace)	65,25 m²
Built Surface Closed Housing with PPZZ.CC	151,83 m²	Usable area open (Garden)	39,25 m²

Apartments
floor plans

SECOND FLOOR | A

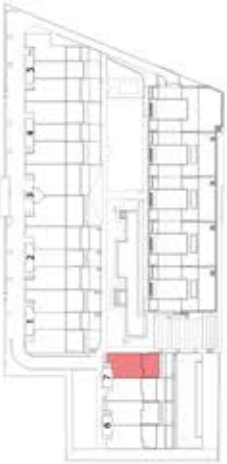
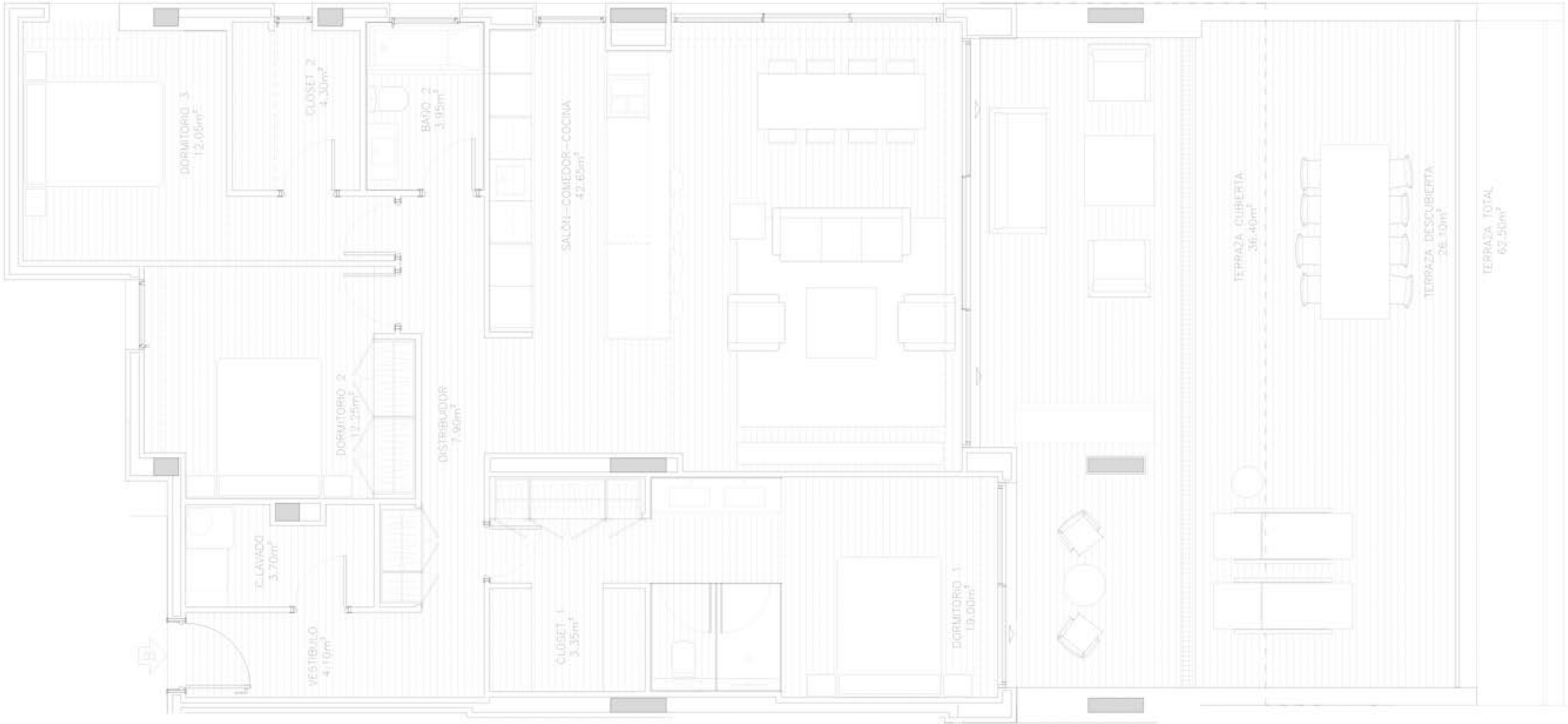


Total Built Area BOJA	151.51 m ²
Built Surface Closed Housing	121.79 m ²
Built Surface Closed Housing with PPZZ.CC	139.33 m ²

Living Area Closed Housing	106.90 m ²
Usable area open (Terrace)	51.55 m ²

Apartments
floor plans

SECOND FLOOR | B

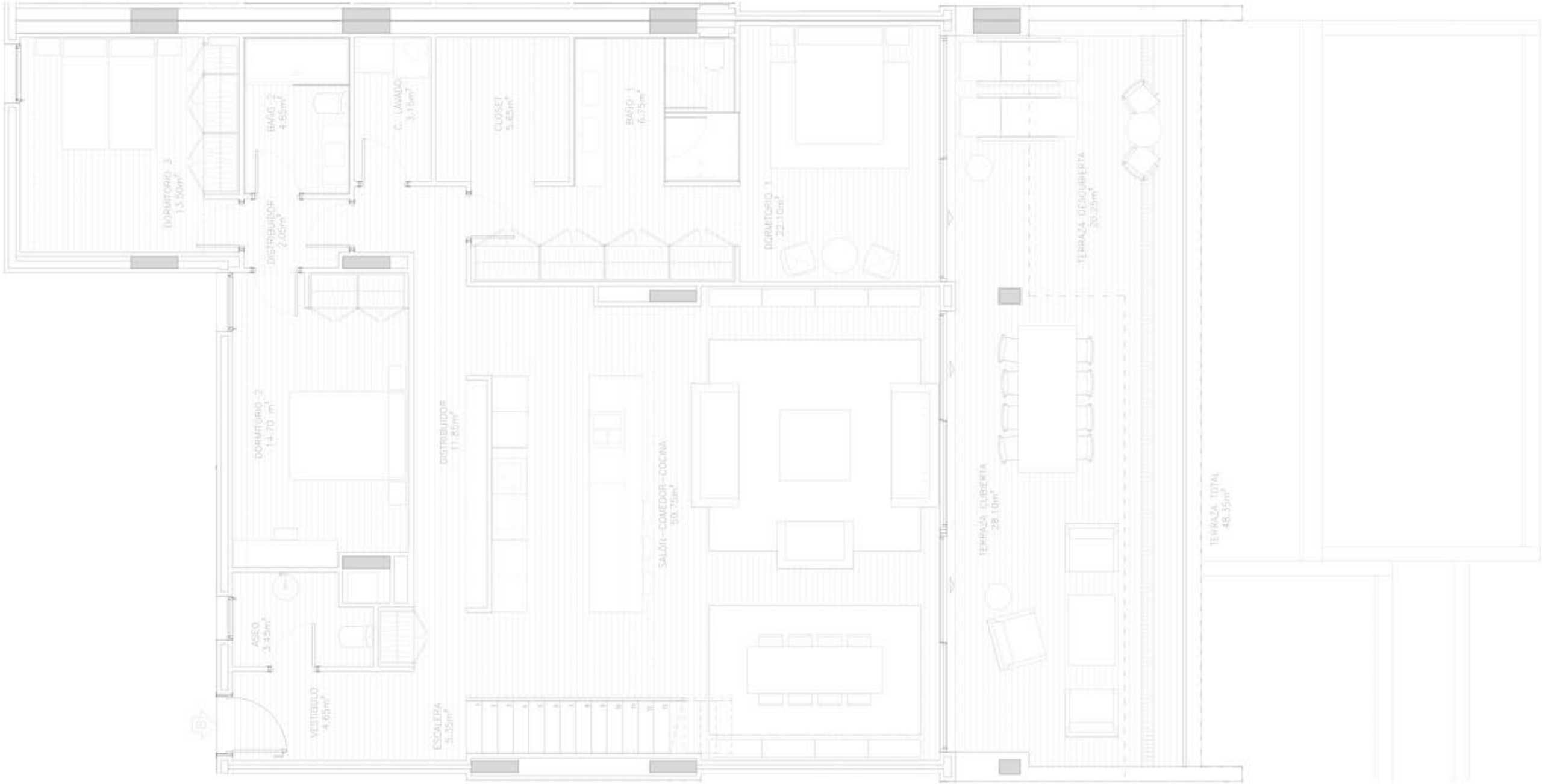


Total Built Area BOJA	162.45 m ²
Built Surface Closed Housing	130.58 m ²
Built Surface Closed Housing with PPZZ.CC	149.39 m ²

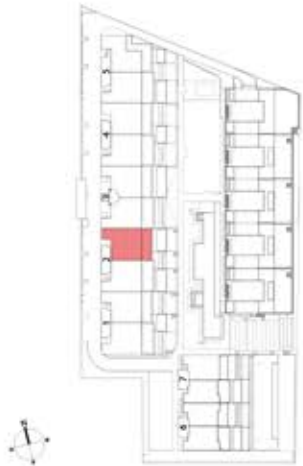
Living Area Closed Housing	113.25 m ²
Usable area open (Terrace)	62.50 m ²

Penthouse plans

APARTMENT & SOLARIUM

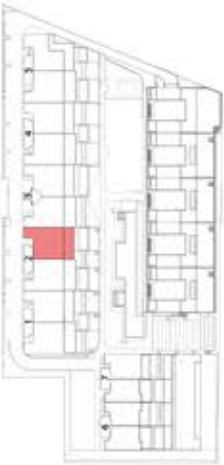
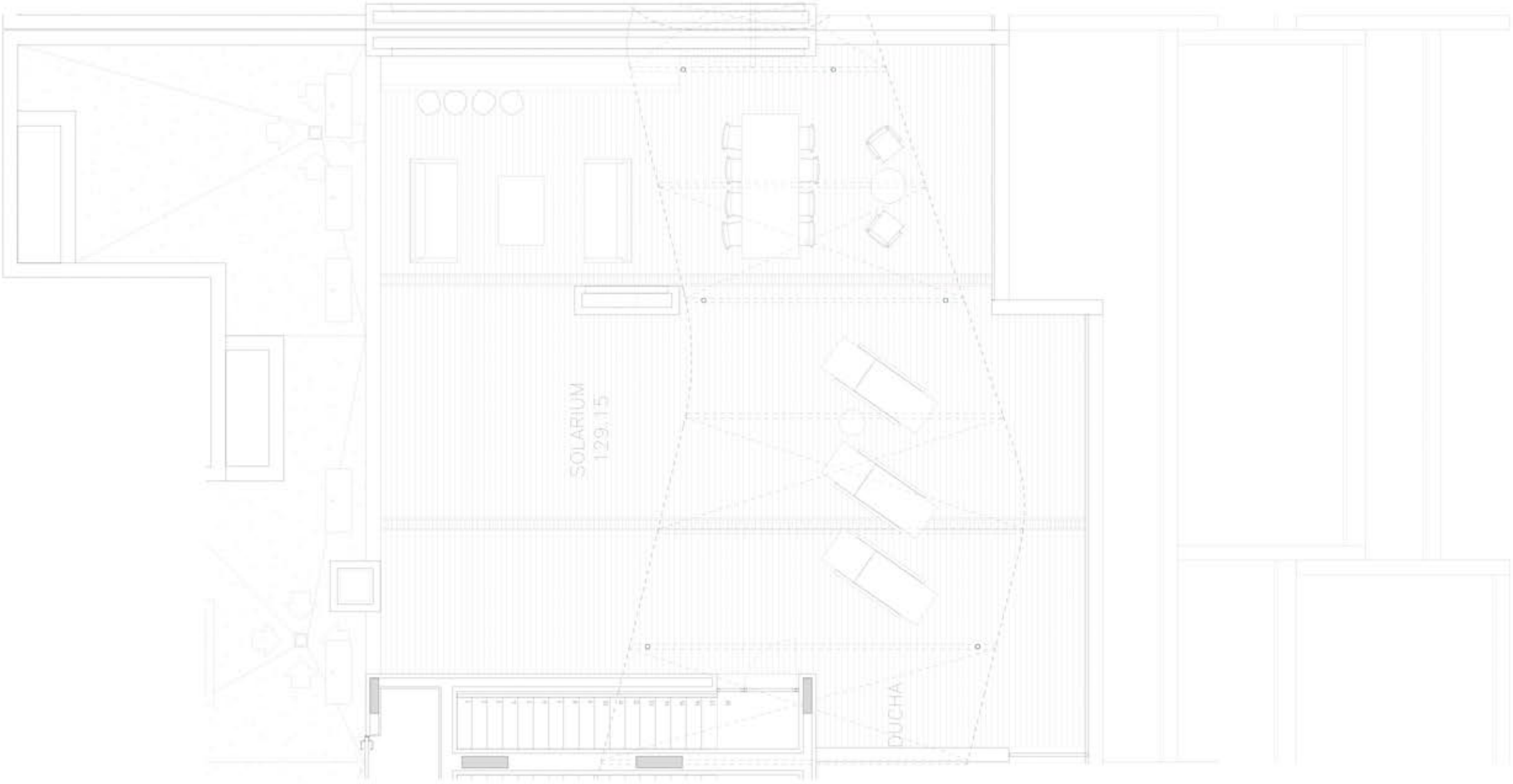


Total Built Area BOJA	226.17 m²	Living Area Closed Housing	157.60 m²
Built Surface Closed Housing	174.84 m²	Usable area open (Terrace)	177.50 m²
Built Surface Closed Housing with PPZZ.CC	208.69 m²		



Penthouse
plans

APARTMENT & SOLARIUM



Total Built Area BOJA	226.17 m ²	Living Area Closed Housing	157.60 m ²
Built Surface Closed Housing	174.84 m ²	Usable area open (Terrace)	177.50 m ²
Built Surface Closed Housing with PPZZ.CC	208.69 m ²		



NUBAY

COSTA DEL SOL, ESPAÑA

The content of this catalogue is general and for guidance only. The vegetation and furnishings included in the plans and infographics of all the private rooms of the property and the communal areas, including electrical appliances, are of an exclusively aesthetic nature, and are in no case the object of sale and are not included in the price of the property, their construction being adjusted to that indicated in the specifications. The final plans, the final specifications and the options corresponding to each property will be confirmed at the time of signing the contract. In the event of the impossibility of supplying the materials listed in this catalogue, these materials will be replaced by others of equal or superior quality and/or finish. The perspectives and photographs are not definitive, they are for guidance only and may be modified at the discretion of the project management or due to the needs of the project. Some of the photographs included in the catalogue belong to other developments of companies in the group, have been supplied by the supplier of the materials or have been taken from their website and in all cases are not definitive and are for guidance only. Energy efficiency certificates in progress. Information relating to R.D. 515/89 of 21 April on consumer protection in terms of information and supply in the purchase-sale is available to consumers at the central offices of Hecesa Estudios Inmobiliarios S.L. Promoted by: Inverchullera Gestión, S.L. C.I.F.: B-19319219. Registered office: Plaza de Europa, 3. 19002 Guadalajara. Information about the architect and construction company available at hercesa.com in the Legal Notice section. Marketed by: NVOGA Inversiones, S.L. Registered in the Mercantile Register of Malaga. Volume 4601, Book 3509, Folio 193, Page MA-100032, 1st Inscription. C.I.F.: B-92961069. Printing date: August 2024.