



NYRA
RESIDENCES



81 Luxury Apartments & Penthouses



NYRA Residences

Situated close to beaches, nature and the golf courses it overlooks, Nyra Residences is a beautifully styled gated community of 81 apartments and penthouses within easy reach of Marbella, Estepona and Benahavis – the setting for quality of life in an exclusive residential resort with five-star amenities.

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Where luxury
& lifestyle meet





The spacious two and three-bedroom residences feature the best of contemporary styling and technology, fine quality materials and leisure facilities in an environment that is private yet central. From the architecture to the landscaping, Nyra Residences is designed to provide the canvas for your preferred lifestyle.

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Design-led Inspiration

Architecture is one of the outstanding features of this design led project. Domingo Corpas and his team of designers and engineers were presented with the challenge of creating a community of spacious modern residences that blend style, functionality and sustainability into one concept – and they have delivered.

The architectural and engineering skills of Domingo Corpas Arquitectura e Ingeniería ensure an exceptionally high standard of design creativity, technology and build quality where the different elements are well-balanced and reflected in residences with harmonious proportions and timeless styling that flows into its surroundings.

Central Location

Nyra Residences is located where the golf courses of El Paraíso and Atalaya meet, at the heart of the Golden Triangle of Marbella, Estepona and Benahavis. It is a peaceful green spot close to mountain scenery, beaches, the nearby golf courses and tennis clubs as well as schools and top amenities such as beach clubs, spas, restaurants and shops.

This mature residential area with its stylish villas and apartment complexes runs down wooded hills and along golf courses to the nearby sea. Its private yet central location makes it increasingly in vogue with buyers and investors for the quality of life and value it offers.





Created for *Quality of Life*

Nyra Residences has been created around a central concept – to design and build properties that embody the best of 21st century technology and style with a strong focus on sustainability and wellbeing. The result is an exclusive residential resort that blends the facilities of a hotel and the space and privacy of a luxurious home.

The residences set the tone for a way of life aimed at getting the very best out of the beautiful natural scenery, climate, vibrant social life and amenities that surround you in this renowned Mediterranean destination – and they begin right here, within a select gated community with top leisure facilities at your fingertips.





A Private *Resort*

Your property at Nyra Residences is what you want it to be; a spacious private home that offers comfort, style, convenience and privacy where you can relax, entertain and also work from. The residences are designed to offer a seamless transition from indoor areas to terraces, gardens and solariums that together form a continuous living space.

Step outside your home and you enter the manicured gardens and communal areas that lead to a swimming pool and sundeck. At the heart of the community is a social hub with a beautifully styled spa with indoor swimming pool, hammam and sauna, a professional gymnasium and gourmet club.

Your Personal Oasis

The 24-hour manned security gate opens the way to your personal oasis of landscaped gardens set with drought-resistant and indigenous plants, forming part of a sustainable living environment that produces a sense of wellbeing where you are cosseted by greenery.

Nyra Residences is equipped with solar panels and built with energy-efficiency in mind, including the highest standard of build and insulation, smart home automation systems that avoid waste and reduce utility costs, and electric vehicle chargers in the attractive underground carpark, which makes this a car-free community.







The Complex

The 81 apartments and penthouses are laid out in tastefully styled low-rise buildings arranged within a landscaped setting where the main swimming pool, landscaped grounds and imposing southwestern views over the adjacent golf course provide the focal points. It is a tranquil pedestrian community with no cars circulating within the complex.

Nyra Residences offers three types of two and three-bedroom properties ranging from ground floor apartments with private gardens and swimming pools to spacious mid-level residences with panoramic terraces and two designs of penthouses, one with extensive roof terrace and swimming pool, designed for optimal lifestyle enjoyment.



Characteristics

The residences can be provided with additional options such as outdoor kitchens, barbecues and/or firepits. The exterior architectural styling is thoughtfully designed to be modern and stylish but also timeless and in harmony with its natural surroundings.

Nyra Residences makes use of up-to-date technology to enjoy the comfort and convenience of smart living and become one of the first residential developments in Spain to achieve an A+ energy efficiency rating as part of a clear commitment to sustainable home design.





Sustainability & Wellbeing

The commitment to sustainable living that underlies Nyra Residences is twofold. On the one hand it applies modern technology to ensure homes that are comfortable, with optimal insulation avoiding humidity, noise and temperature extremes. Smart home systems employing sensors are used in the properties and throughout the complex to ensure the efficient use of resources such as water, lighting and heating or cooling, while LED lights further reduce energy consumption and cost along with solar panels and pre installation for electric vehicle charging stations in the carpark.

This commitment to sustainable development will see Nyra Residences achieve the highest environmental certification, which not only ensures lower running costs but also adds further value to your property. Above all, the complex is designed to offer private, spacious homes as well as a sense of community, with tastefully styled and finished resort facilities such as a spa and gymnasium, as well as a gourmet club that forms the social hub for residents and their guests. Nyra Residences is your green oasis at the heart of the greater Marbella area, a personal domain from which to explore this beautiful region.

Style & Quality

The elegant design of the residences is brought to life by high build standards, the use of noble materials and quality brands such as Miele, Porcelanosa, Villeroy & Boch, Zachetti, Krion, Dekton and Airzone within the spacious, open-flowing interior and outdoor living areas. This is particularly true of the luxurious modern kitchens and bathrooms but is also visible in everything from the flooring and engineering to the standard of cabinetry.

The residences offer comfort and style in a prime location that is near all amenities yet also close to open nature. This is an exclusive gated community where the privacy of a luxurious modern home is added to not just by manicured gardens but also a range of hotel-style leisure facilities - making Nyra Residences your personal five-star resort with beautiful views over the flowing greenery of the Paraiso golf course.

PORCELANOSA

Miele

 **ZUCCHETTI**

KRION

 **Villeroy & Boch**
1748

 **DEKTON**

 **AIRZONE**

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A Lifestyle *Choice*

If life is about choices then Nyra Residences is the product of a well-considered concept brought together by tasteful styling, fine quality materials, advanced technology and engineering, privacy, security, resort amenities, a peaceful but convenient location and a commitment to designing homes in a sustainable way.

Welcome to *The Golden Triangle*

Set at the heart of the Golden Triangle, Nyra Residences is within easy reach of Benahavis, Estepona, San Pedro, Puerto Banús and Marbella, with golf courses, sports clubs, international schools, shops, restaurants, beaches and also nature close by. There is also the choice of Málaga and Gibraltar airports, each around 45 minutes away.

This convenience is the essence of the lifestyle offered by Nyra Residences, where the options are at your fingertips from within a stylish modern community that represents resort living within one of the most desirable and upcoming residential areas of the Golden Triangle. Nyra Residences sets the tone for the way of life you wish for in Marbella.



For golf lovers, the area is a true paradise. With more than a dozen championship golf courses within a short drive – including Los Flamingos, Atalaya, El Paraíso, Guadalmina, and La Quinta – the region provides year-round play in stunning natural surroundings. The nearby Benahavís hills are also home to some of the finest private estates and luxury resorts in southern Spain.





Beyond leisure, the Golden Triangle is also celebrated for its gastronomy and culture. Estepona's vibrant marina and charming plazas host a wealth of tapas bars, fine dining venues, and boutique shops. Benahavis, known as "the dining room of the Costa del Sol," offers some of the region's most acclaimed restaurants, while Marbella's stylish Golden Mile and Old Town provide an abundance of exclusive boutiques and elegant nightspots.





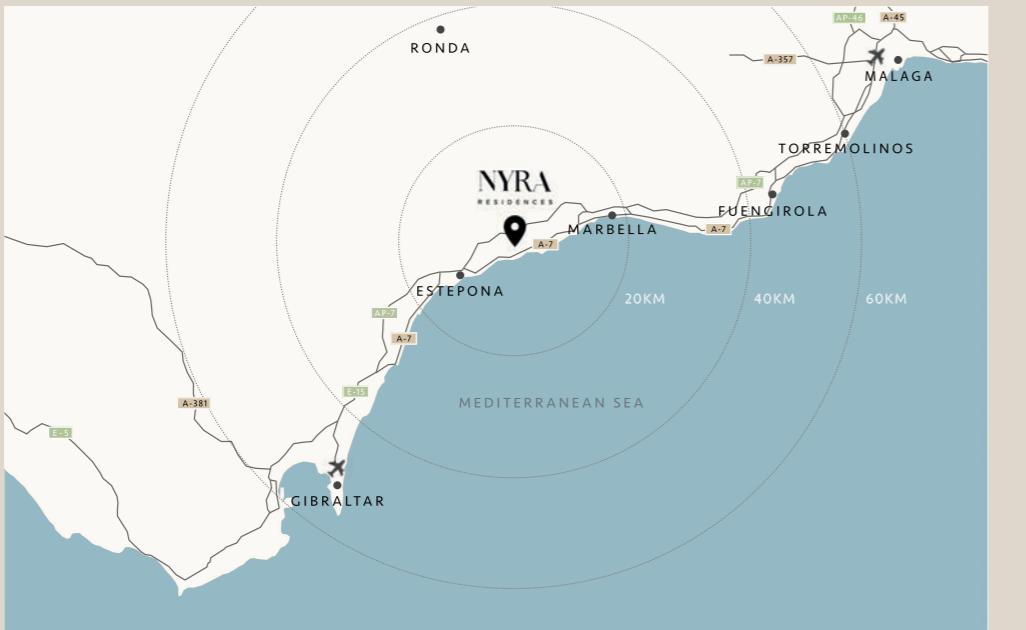
Nyra Residences sits perfectly within this privileged enclave – close to it all, yet offering the privacy, tranquillity, and refined environment of an intimate residential community. Here, residents can enjoy the very best of the Costa del Sol's golden lifestyle – from morning walks along the beach to evenings dining under the stars, surrounded by beauty, comfort, and sophistication.

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