



 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE
LAUFEN	LAUFEN	LAUFEN
★★★★★	★★★★★	AWARD WINNER
BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024

High Above The Blue

Luxury Waterfront Residences

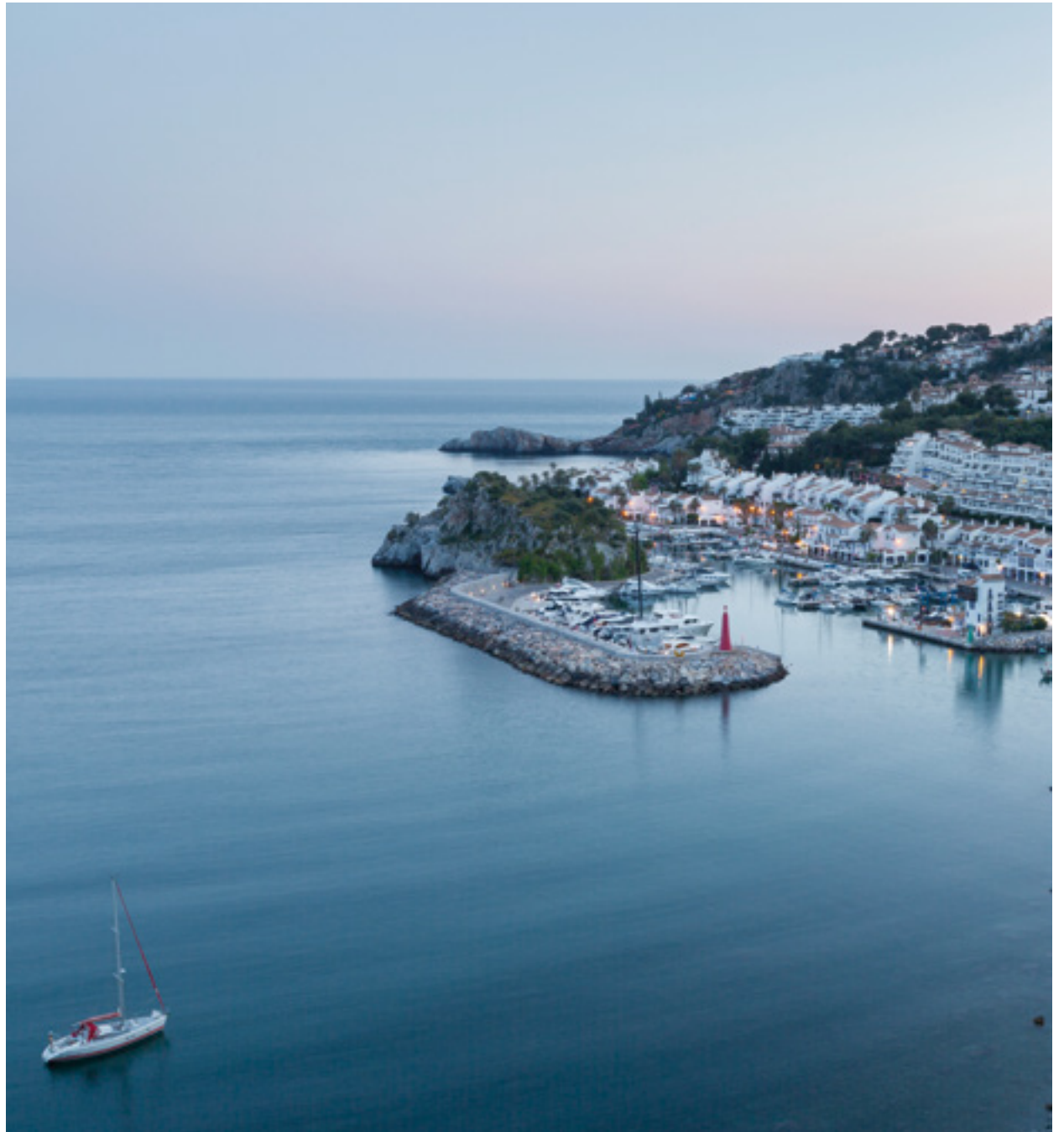


ICON MARINA

PUERTO MARINA DEL ESTE

ICON MARINA

Welcome to ICON MARINA, a residential complex located in the heart of the Costa Tropical of Granada, in the municipality of La Herradura. It is located in the sports port Marina del Este, the work of the Bolivian architect Melvin Villarroel who also is responsible for the design of Puerto Banús de Marbella. A unique project located in a privileged environment, surrounded by Mediterranean forest and scrubland and between small coves with crystal clear waters whose marine bottoms, of extraordinary richness, has earned itself the declaration as a protected area by UNESCO.



The sea the main protagonist

A paradise place that preserves intact the authentic essence of the Mediterranean and that corresponds with that most idyllic and romantic image that we have of our coast. An ideal space to enjoy all kinds of marine and aerial sports, whose natural orientation makes it ideal for the practice of activities such as kitesurfing, motor flight, paragliding or diving. To what helps, without a doubt, to have one of the mildest climates in all of Europe, with more than 300 sunny days and an annual average temperature of 19 degrees.



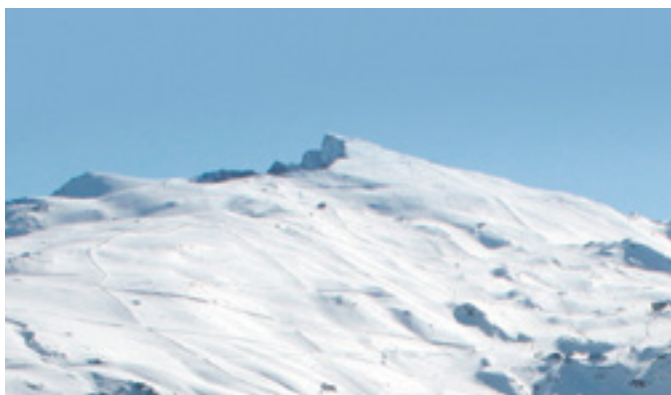
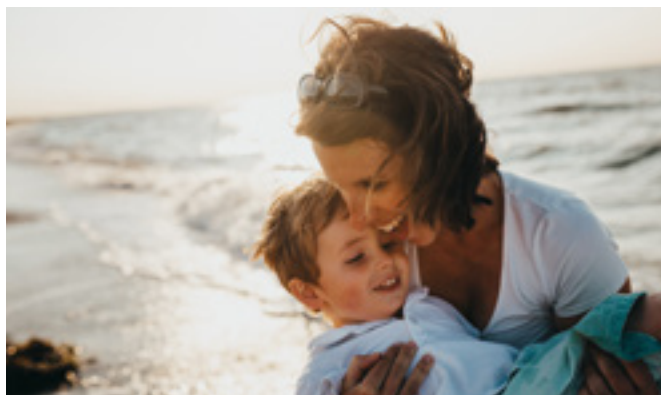


Although, the main attraction of the area has to do with the environment itself, and that authentic Mediterranean flavor, the surroundings offer a more than remarkable leisure offer. Only 10 minutes away is the tourist town of Almuñécar, with more than 150,000 inhabitants in summer, and 30,000

in winter, which offers a wide variety of leisure and dining options. Large shopping centers, half an hour away, and golf courses in neighboring municipalities complement an offer designed to satisfy all kinds of tastes and needs.

AN EXCLUSIVE CONCEPT

87 luxury homes, with 2 and 3 bedrooms, equipped with spacious terraces with stunning views over the sea and the exclusive Puerto Deportivo Marina del Este.



IN ONLY AN HOUR

The privileged location of ICON MARINA and its complementary offer make it an ideal option as a second residence. However, and if what is sought is to spend a quiet and stable retirement in the more mature stages of life, it can be a great solution as a first residence. Few places in the world have a magical coast, with beaches of genuinely Mediterranean beauty, just an hour and a half from a ski resort like the Sierra Nevada

It is one of the main mountain ranges of the Spanish Peninsula and has the highest peak, the Mulhacén. Thanks to this, the quality of the snow is guaranteed, as well as the sunny days, so the ski season is maximized with respect to other peninsular ski-stations.

Sun and snow, sea and mountains

01

PRIME LOCATION

The location of ICON MARINA is simply perfect, offering the possibility of enjoying the most absolute tranquility and privileged surroundings, just 45 minutes from Malaga Airport and high-speed train Station (75 km) and 45 minutes from Granada Airport and its high-speed train Station (80 km). All this through newly built motorways, which facilitates access from anywhere in the national or international territory. It is not for nothing that Malaga Airport ranks third in terms of traffic of all of Spain, with direct flights from the main European capitals. Its proximity to these important tourist destinations offers the possibility of enjoying the leisure offer that these capitals offer. Stroll through the magnificent city of Granada, with its Alhambra and its Arabic essence, visit a museum centre of the first magnitude in the city of Malaga or enjoy the most exclusive luxury in Marbella.



Granada

01. Palacio Real de la Alhambra

02. Estación de esquí de Sierra Nevada

02



01



03

Málaga

01. International airport Pablo Ruiz Picasso

02. Museo Pompidou

03. Palmeral de las Sorpresas

04. Cathedral and Alcazaba

02



04



Own luxury sports port

MARINA DEL ESTE

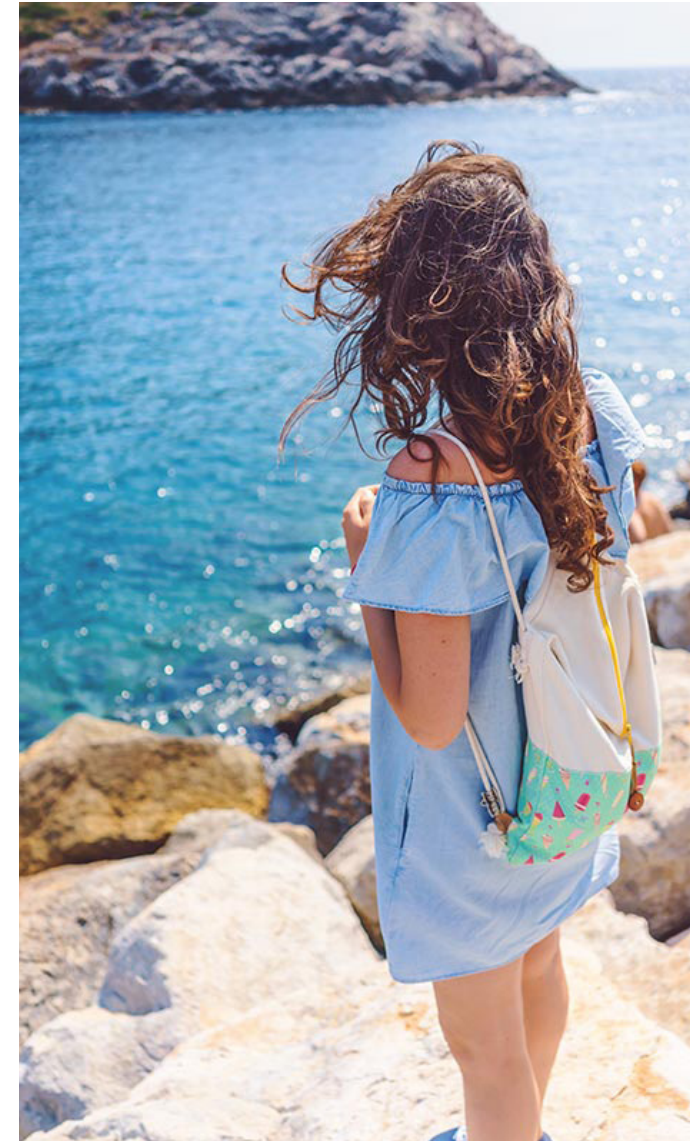
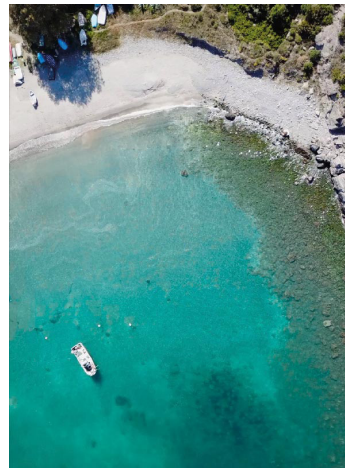
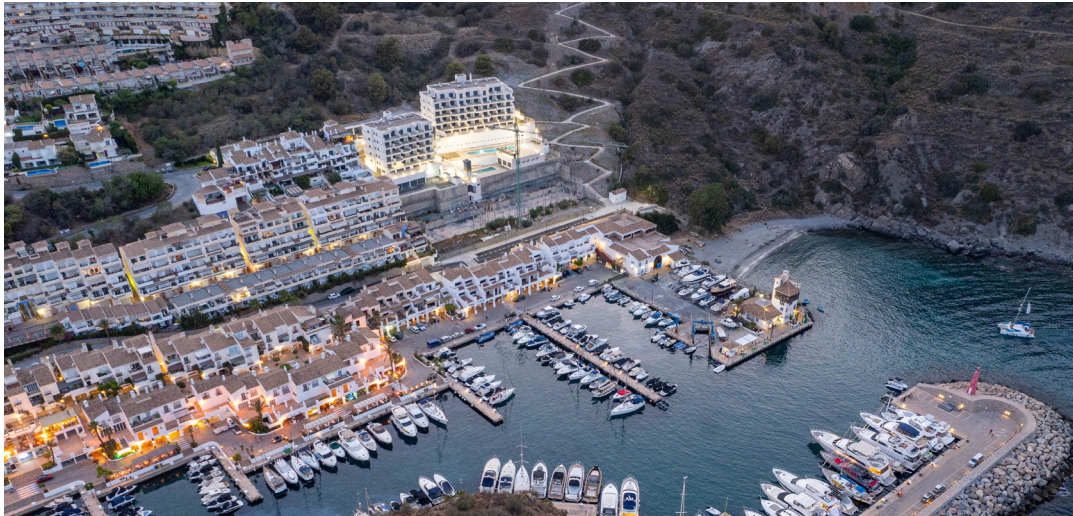
The sports port Marina del Este is the most exclusive port of the entire Costa Tropical of Granada, built in the mid-eighties by the emblematic Bolivian architect Melvin Villarroel following the line of Puerto Banús, in Marbella. This port was born as an emblematic place of high standing only within the reach of a few privileged. After a time of great success, in the nineties, it has managed to maintain its exclusivity thanks to its own size and its limited number of berths, only 265 places. At present the availability of moorings is very limited, giving preferred options to our customers.

The concept of a small boutique port is complemented by a range of restaurants, leisure and shopping. Around 20 commercial premises, located next to the docks, are responsible for serving both visitors and the residents themselves in the area





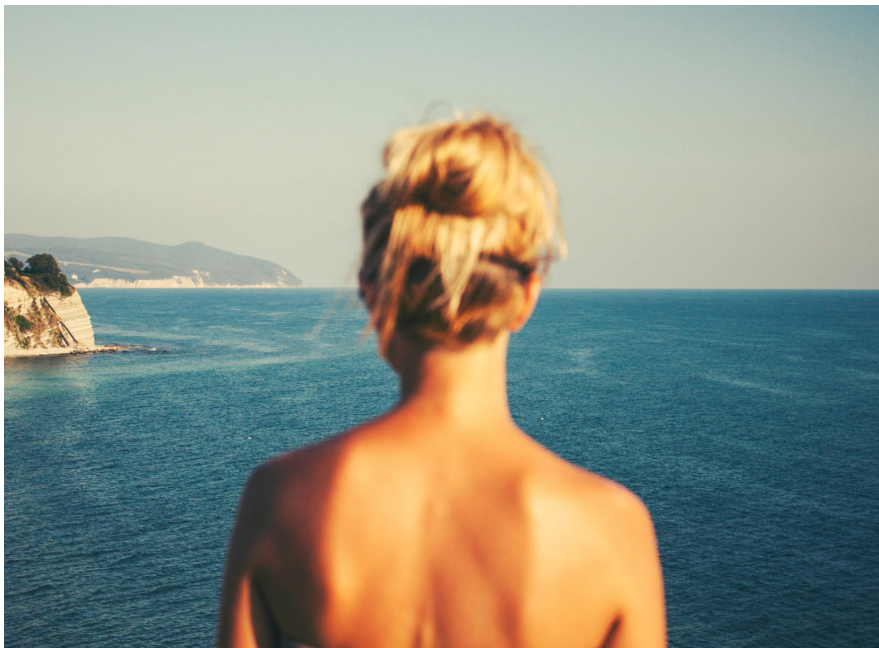




DIRECT ACCESS TO THE PORT

ICON MARINA is located in an area with direct access to the port from the development and occupies the last buildable space in the area. In this way, the process of building the area adjacent to the Marina del Este Marina is completed. It also has direct access to the only sandy beach of the port.

Architecture with sea views



THE PROJECT

ICON MARINA is a project of 75 homes, with 2 and 3 bedrooms, and 12 exclusive penthouses. In total 87 apartments, divided into 4 blocks, all with spectacular views of the sea thanks to the slope of the land and a special design so that no block limits the view the other.

With an average of 80 m² built apartments with 2 bedrooms and 95 m² with 3 bedrooms, homes have been conceived where open spaces and light are the most important.

Therefore, and always thinking about the integration with their own environment, large terraces have been designed from which to enjoy unbeatable views. The average surface of these privileged spaces is 25m² per house.



PROJECT QUALITIES

The care for detail and the excellence in the endings is another of the characteristics that define this project. Following this line of approach and integrating concept, focused on relaxation and leisure, the team of architects has worked to convey a sense of comfort and well-being through all the materials and constructive solutions that have been implemented.

Large porcelain ceramic, the most current brands in kitchens and bathrooms, fitted kitchens, aero-thermy,

finishing in carpentry and encasements, centralized security systems and all the high-end accessories included in the Quality Memory are proof of this commitment to the comfort of our customers.



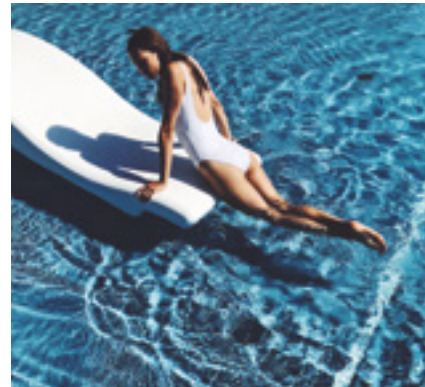




AMENITIES

Nowadays it is fundamental to generate the amenities according to the needs of the clients, maintaining and respecting the natural environment. A clear example of this is how the natural unevenness of the land has been used to create pool areas at different heights, thus preserving the morpho-

gy of the land and achieving greater integration with the natural environment. Also, the gym and fitness room have been designed as large open spaces with large areas of windows to exercise while enjoying the environment.



GREEN ZONES

More than 3,000 m² of indoor and outdoor green areas, including a wooden road that surrounds the entire project and which serves as a natural entrance to the magnificent surrounding bay, are another example of the project's commitment to the natural space in which it is developed and integrated.



Natural, almost
virgin coast



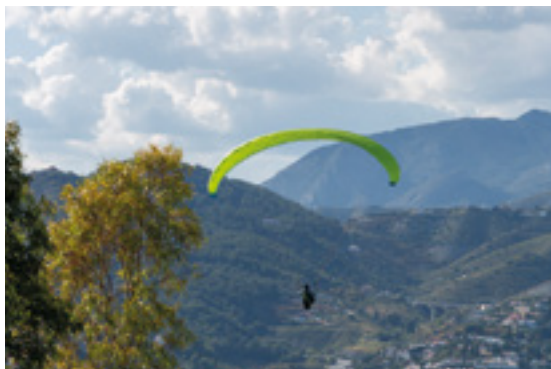
REST AND RELAX

Enjoy 300 sunny days a year, a perfect orientation, the absence of winds, true silence. Enjoy the concept of exclusivity, of believing in the Mediterranean again as that heavenly space in which to dream and rest, enjoy endless views, a harbor at your feet, a sunset, a night to navigate following the stars



ENJOY THE MEDITERRANEAN

Bathe in its calm and warm waters. Dive and discover a seabed to fall in love with. Rest on the white sand in a lost bay. Sail, sail, alone or in company, enjoy the sea as a child and do not stop discovering the Mediterranean.



SEA, SKY AND COUNTRY

Take advantage of the areas of the Natural Park of Cerro Gordo or the Punta de la Mona for mountain climbing, mountain biking, to go jogging in the mountains or horseback riding. Take advantage of the natural thermal component of the winds to go kite surfing, to do motor flights or paragliding.

ALL THE LEISURE

Enjoy the restaurants and shops of the port or go to Almuñécar and spend a fun night in its restaurants, enjoying its outdoor performances, concerts and cultural activities. You also have the Herradura, just 5 minutes away, the Tarifa of the Granada coast.

Go shopping, if you want, you have the NEVADA in Granada shopping center, the largest and most complete in Andalusia, just 45 minutes by car. Or if you prefer you can stay closer, at the INGENIO shopping center of Vélez Málaga, just 20 minutes away.

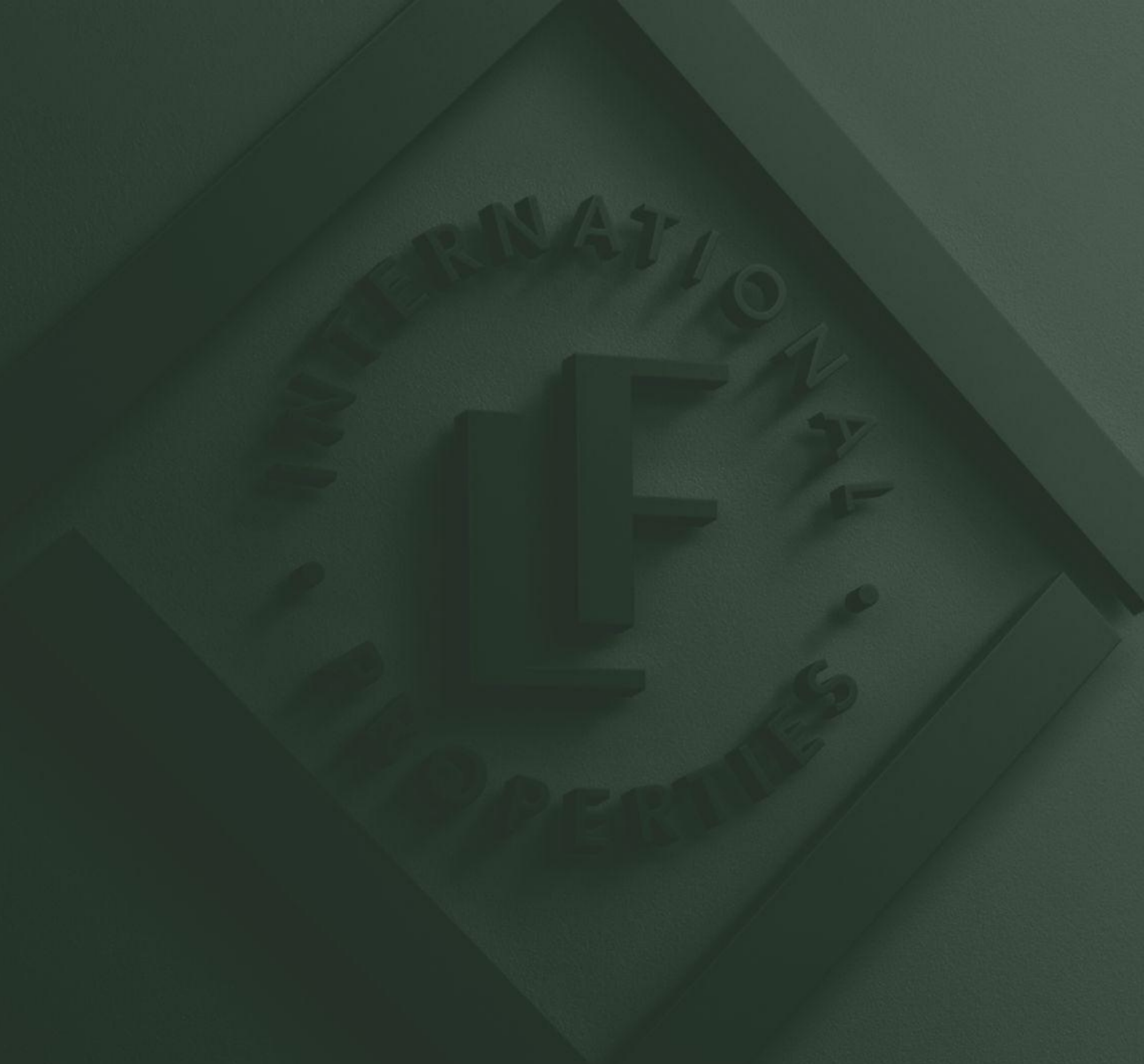


EVEN GOLF

At 20 minutes you have two 18-hole golf courses that will also allow you to enjoy this sport in all its splendor.







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