SOLAIA



Built Around the Rhythm of the Sun

22 BOUTIQUE RESIDENCES REDEFINING THE NEW GOLDEN MILE

DEVELOPED BY

LANE DEVELOPMENT
PARTNERS

CONTENTS

6 CONCEPT
BUILT AROUND THE SUN

10 LOCATION
THE NEW GOLDEN MILE

14 ARCHITECTURE AND DESIGN
FORMS, LIGHT AND TEXTURES

28 THE RESIDENCES
COLLECTIONS AND FLOOR PLANS

41 COMMUNITY
WELLNESS AND SHARED SPACES

44 BEHIND SOLAIA
LANE DEVELOPMENT PARTNERS

48 PREMIUM FEATURES
EVERY DETAIL, CONSIDERED

01/

CONCEPT
GETTING TO KNOW SOLAIA

Solaia is the development set to redefine the residential landscape of the New Golden Mile.

It is the answer to a simple question:
Why build more, if doing so means paying less attention to the experience of those who are ultimately meant to live there?

Solaia was born from a different vision. A boutique residence conceived to bring a five-star lifestyle *—and the experience gathered over the years—* into a place designed to be called home. Solaia stands for qualities that are increasingly difficult to find.
The balance between mountain and sea.

The energy of Marbella and **the soul of Estepona.**
Privacy without sacrificing a sense of **community.**
Architecture in dialogue with **nature.**
Beauty balanced with the **practical realities of everyday life.**



Homes created for different profiles, lifestyles and needs, yet above all, designed to be lived in. Conceived with purpose, because every decision has been made with the people who will ultimately inhabit it in mind.

Soft Mediterranean modernism, brought to life. **Welcome to Solaia.**





02/

LOCATION
GETTING TO KNOW THE NEW GOLDEN MILE

Located in Cancelada, on Estepona's prestigious New Golden Mile, Solaia offers the perfect balance between Mediterranean tranquillity and everyday convenience.

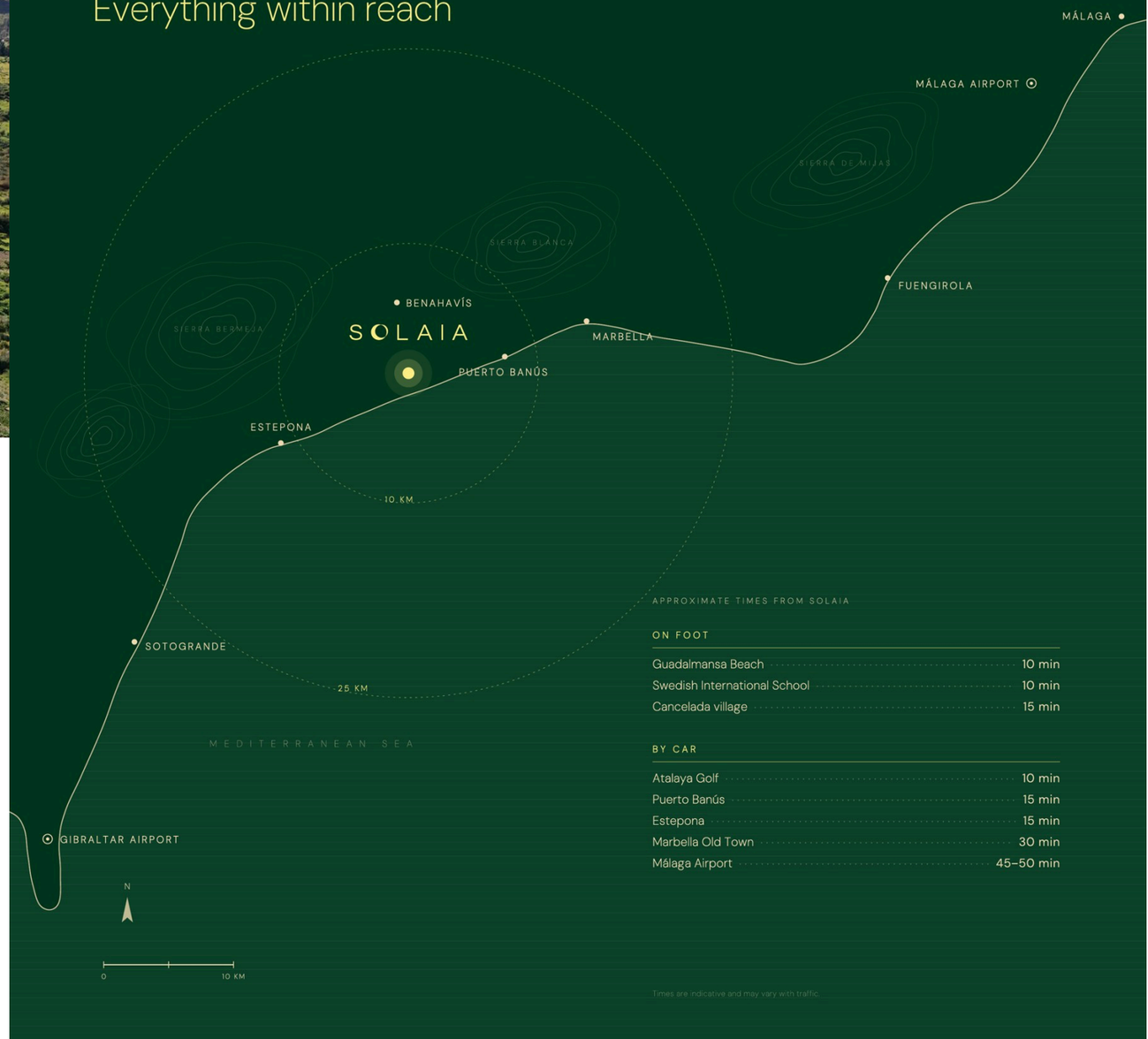
Families benefit from nearby international schools, including **Atalaya International School**, as well as supermarkets, shops and essential services.

The beaches of **El Saladillo and Villacana** are just minutes away, alongside renowned **golf destinations such as Los Flamingos and Villa Padierna**.

Puerto Banús, approximately 15 minutes away, offers luxury shopping, fine dining and vibrant nightlife, while **Estepona's charming Old Town** provides a more authentic Andalusian experience. With **direct access to the A-7 and Málaga International Airport** approximately 45–50 minutes away. From morning walks along the Mediterranean to afternoons on the golf course, **family weekends exploring the Sierra Bermeja mountains** or evenings dining by the sea.

CANCELADA, ESTEPONA

Everything within reach



APPROXIMATE TIMES FROM SOLAIA

ON FOOT

Guadalmansa Beach	10 min
Swedish International School	10 min
Cancelada village	15 min

BY CAR

Atalaya Golf	10 min
Puerto Banús	15 min
Estepona	15 min
Marbella Old Town	30 min
Málaga Airport	45–50 min

Times are indicative and may vary with traffic.

”

The location is Balance.

It sits between the mountains and the sea, between Marbella’s energy and Estepona’s soul.

It balances privacy with community, architecture with nature, and beauty with the practical realities of everyday life.

Nothing should feel excessive, but nothing important should feel missing.

LANE DEVELOPMENT PARTNERS



03/

ARCHITECTURE AND DESIGN

SOFT MEDITERRANEAN MODERNISM



Solaia's architectural identity is defined by soft Mediterranean modernism, where contemporary forms respond naturally to their surroundings.

Inspired by organic shapes rather than decoration, its curved lines, warm materials and deep terraces create an architectural language that reflects the Mediterranean landscape.

The buildings are designed in response to the sun, vegetation and local climate, with terraces that provide shade while framing the surrounding views.

Conceived as an intimate collection of just 22 residences, Solaia places human scale, privacy and space at the centre of its architectural approach. This deliberate decision to maintain a limited number of homes shapes the character of the development, from the proportions and circulation to the generous outdoor living spaces.

AN ARCHITECTURE THAT EXTENDS OUTDOORS

At Solaia, terraces are conceived as genuine living spaces rather than decorative balconies.

Their depth and proportions have been carefully considered to accommodate dining, relaxation and entertainment, creating a natural extension of the interior. The transition between living room and terrace is central to the architectural concept, connecting natural light, expansive openings, warm materials and views towards the landscape.

The landscaped garden and pool occupy the space between Solaia's two buildings, forming a central element of the architectural composition.



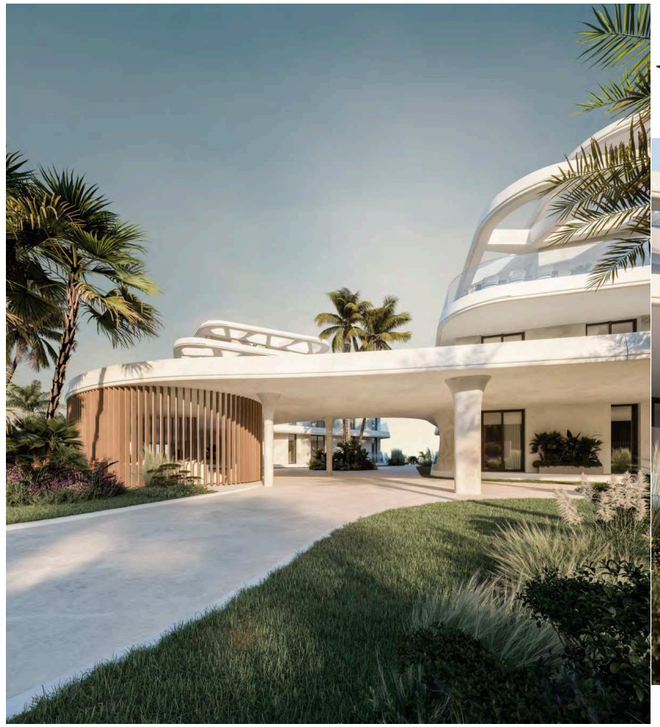
OUTDOOR LIVING, ALL YEAR ROUND

Solaia was designed for a climate that invites life outdoors in every season. Orientation, terrace depth and openings were considered together, so that every home receives generous natural light while remaining comfortable at any time of the year.

Covered and uncovered terraces offer a choice of sun or shelter at any hour, and the landscaped gardens bring greenery and privacy to the residences. Inside and outside are separated by the season, not by the walls.

SOLAIA IS ABOUT

forms





The outdoor space is lived through a balance of sun and shade.

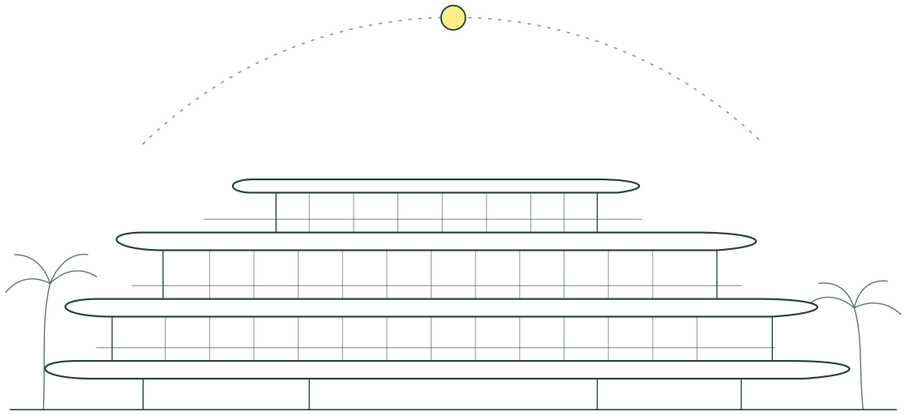
The terraces are deep enough to offer protection during the hottest months while still receiving warmth in winter. The heated outdoor pool extends its use beyond summer, and the Mediterranean planting was chosen to feel natural throughout the year.

This climate does not require you to retreat indoors for half the year. The architecture should take advantage of that.

— LANE DEVELOPMENT PARTNERS



ARCHITECTURE BY ARQUITECTURA CREATIVA



THE LINE OF SOLAIA

Soft horizontals, curved slab edges and deep terraces, shaped by the path of the sun

Founded in 1996 by architect Javier Rodríguez Martínez, Arquitectura Creativa is an established Spanish architectural practice with three decades of experience in residential architecture, luxury developments and urban planning.

With an extensive portfolio spanning exclusive private villas, high-end residential communities and landmark developments along the Costa del Sol, the studio brings together architectural creativity, technical precision and an in-depth understanding of the Mediterranean environment.

Its multidisciplinary team combines design expertise, engineering coordination and comprehensive project management, ensuring a meticulous approach from initial concept through to construction.

Defined by its commitment to architectural quality, innovation and attention to detail, Arquitectura Creativa creates distinctive spaces where contemporary aesthetics, functionality and environmental awareness come together.

SOLAIA IS ABOUT

textures





A WARM, NATURAL MATERIAL PALETTE

Solaia's material palette has evolved towards warmth, texture and softer natural tones, moving away from the predominantly white aesthetic often associated with contemporary developments on the Costa del Sol.

Timber, ceramic surfaces and tactile finishes contribute to a quieter, richer visual identity. Selected exterior areas incorporate warmer natural ceiling treatments, while the ceramic façade and higher-quality glazing systems reflect an emphasis on durability and long-term performance.

Materials have been considered not only for their immediate appearance, but also for how they respond to sun, humidity and salt over time. Material selection and technical coordination reflect a focus on long-term quality rather than appearance alone.

The design process has considered how finishes will age, how technical systems will operate and how the spaces will function beyond the initial handover.

The design vision draws inspiration from several complementary approaches: the privacy of traditional Andalusian courtyards, the relaxed atmosphere of Mediterranean resort living, and the restraint of Japanese and Scandinavian interiors.

These influences are brought together with the precision associated with five-star hospitality, where complex details are designed to feel effortless.

The objective is to create homes with quality that is experienced through daily use, not simply through their visual presentation.





FURNITURE BY MINOTTI

Minotti Marbella / Official Solaia Design Partners

MINOTTI FURNITURE

Founded in 1948 by Alberto Minotti, Minotti is an internationally recognised Italian design house, celebrated for its refined approach to contemporary interiors. Over three generations, the brand has combined Italian craftsmanship with innovation, meticulous material selection and exceptional attention to detail.

Its collaborations with acclaimed architects and designers have shaped a distinctive philosophy of understated elegance, timeless aesthetics and sophisticated comfort, a natural match for the warm, natural palette of Solaia.



MIX OF MATERIALITY



TOP QUALITY FINISHES



CRAFTSMANSHIP



COMFORT AND FUNCTIONALITY

For those who wish to move in ready to live, optional furniture packages prepared with Minotti Marbella will be available, from the terrace or the living areas to a complete turnkey interior, tailored to each layout.

Minotti packages are optional and priced separately. Residences are delivered with a fitted kitchen, bathrooms and wardrobes. Furniture and décor are not included in the purchase price.

THE MINOTTI PHILOSOPHY

Minotti embodies refined Italian luxury, combining exceptional craftsmanship, timeless design and sophisticated comfort. Through harmonious proportions, exquisite materials and meticulous attention to detail, each collection creates elegant, welcoming interiors that transcend trends and stand the test of time.

Minotti
MARBELLA





Fitted kitchen with integrated appliances.
The kitchen shown is an optional design, available upon request.







04/

THE RESIDENCES
GETTING TO KNOW
THE HOMES

Solaia is an intimate collection of just 22 residences across two buildings, set around the landscaped gardens and heated pool at the heart of the development. Every home has been planned around the same principle: generous interiors that open fully onto deep, liveable terraces.

Four collections, named along the path of the sun: the Alba Suites and Alba Residences on the elevated ground floor, the Aurora Residences on the first floor, the Zenith Residences on the second floor and, crowning the building, just two Solstice Penthouses with private pools. All residences feature open-plan living, built-in wardrobes, en-suite principal bedrooms and a fitted kitchen with integrated appliances.

22	2–4	165–435 m²	Q2 2027
RESIDENCES	BEDROOMS	TOTAL BUILT AREA	EXPECTED COMPLETION

COLLECTION	LEVEL	BEDROOMS	INTERIOR	TERRACES	TOTAL BUILT	HOMES
Alba Suites	Elevated ground floor	2	123 m²	42–84 m²	165–207 m²	4
Alba Residences	Elevated ground floor	3	130 m²	39–132 m²	169–262 m²	4
Aurora Residences	First floor	3	130–136 m²	48–84 m²	184–214 m²	8
Zenith Residences	Second floor	4	214 m²	159–171 m²	373–385 m²	4
Solstice Penthouses	Penthouse	3	158 m²	275–276 m²	433–435 m²	2

Four collections.
One rhythm of the sun.

Solaia was built around the rhythm of the sun. So were the names of its homes.

Read Solaia from the gardens to the sky and it tells the story of a single day of light. It begins with Alba, the first pale light before sunrise. It warms into Aurora, the glow that colours the sky as the sun appears. It reaches Zenith, the sun at its highest point. And it is crowned by Solstice, the day of the year when the sun climbs highest of all.

Each collection takes its name from its place in that path. The higher the floor, the further the sun has travelled. Together, the four names give agents and buyers a simple way to understand the building and give every home a story of its own.



From the gardens to the sky: the building read as one day of sun.

Alba

Where the day begins.

ALBA SUITES · TWO BEDROOMS · 4 HOMES
ALBA RESIDENCES · THREE BEDROOMS · 4 HOMES

THE MEANING

Alba comes from the Latin *albus*, "white". It is the very first pale light in the sky, before the sun appears. Spanish, Italian and Catalan still use the word this way.

IN ONE LINE

Alba: the first light of Solaia, raised above the gardens, as Suites or Residences.

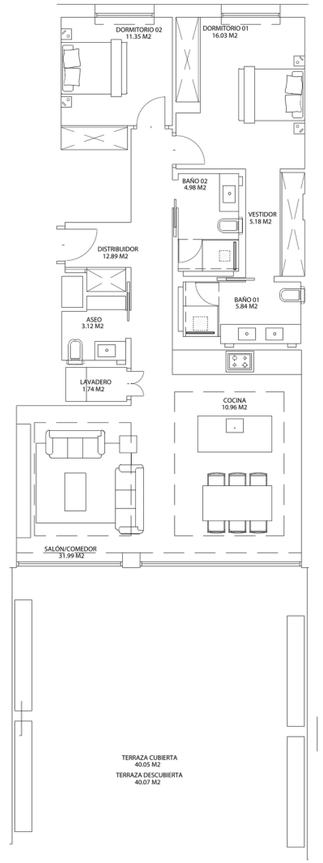
Every day at Solaia starts here. Raised above the landscaped gardens, the Alba Suites and Alba Residences are the first to feel the morning: the air is still cool, the garden is waking up and the light arrives softly, before the heat of the day.

Life in Alba flows straight from the living room onto generous terraces wrapped in planting, with the gardens and the heated pool close at hand. It is the most natural, unhurried way to live at Solaia.

The collection comes in two forms. The Alba Suites, with two bedrooms, are an easy, light way into Solaia, ideal for the season or as a second home. The Alba Residences, with three bedrooms, give a family the space to settle in and make the gardens part of everyday life.

THE ALBA SUITES

Two bedrooms on the elevated ground floor. A lock-up-and-leave home with a terrace that floats above the gardens: arrive, open the doors and life moves outdoors.



Indicative layout

TWO BEDROOMS

LEVEL
Elevated ground floor

BATHROOMS
2–2.5

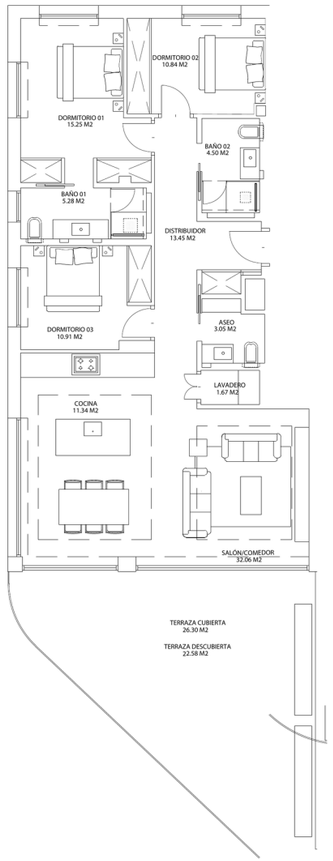
INTERIOR
123 m²

TERRACES
42–84 m²

TOTAL BUILT
165–207 m²

THE ALBA RESIDENCES

Not a ground floor: raised above the gardens, with one large terrace flowing from the living room. Three bedrooms and a villa feeling, within a residence.



Indicative layout

THREE BEDROOMS

LEVEL

Elevated ground floor

BATHROOMS

2.5

INTERIOR

130 m^2

TERRACES

39–132 m^2

TOTAL BUILT

169–262 m^2



Aurora

The light that rises.

THE MEANING

Aurora is the rosy, golden glow just before and as the sun rises. It is also the name of the Roman goddess of the dawn, which makes it warmer and more mythological.

IN ONE LINE

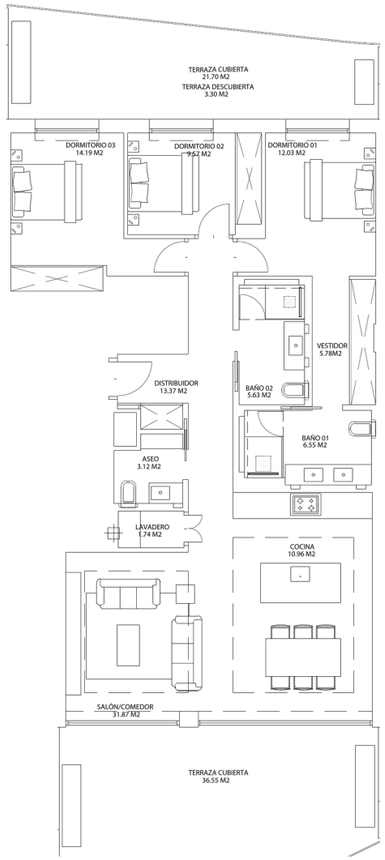
Aurora: the glow of the rising sun, and the heart of the building.

If Alba is the first light, Aurora is the moment the sky takes colour. One level higher, the Aurora Residences lift above the treetops and open to a wider horizon, where the light turns warm and the day gathers pace.

Here Solaia finds its balance: the privacy of height without leaving the gardens behind, deep covered terraces for long breakfasts and late lunches, and three bedrooms that give every member of the household their own space.

THE AURORA RESIDENCES

The balance point of the building: three bedrooms on the first floor, with height, privacy and deep covered terraces that extend the living area outdoors.



Indicative layout

THREE BEDROOMS

LEVEL
First floor

BATHROOMS
2.5

INTERIOR
130–136 m²

TERRACES
48–84 m²

TOTAL BUILT
184–214 m²

Zenith

The sun at its height.

THE MEANING

Zenith comes from the Arabic “samt ar-ra’s”, “the path over the head”. It is the point in the sky directly above you and, in everyday language, the highest point the sun climbs in a day. It is about height and position.

IN ONE LINE

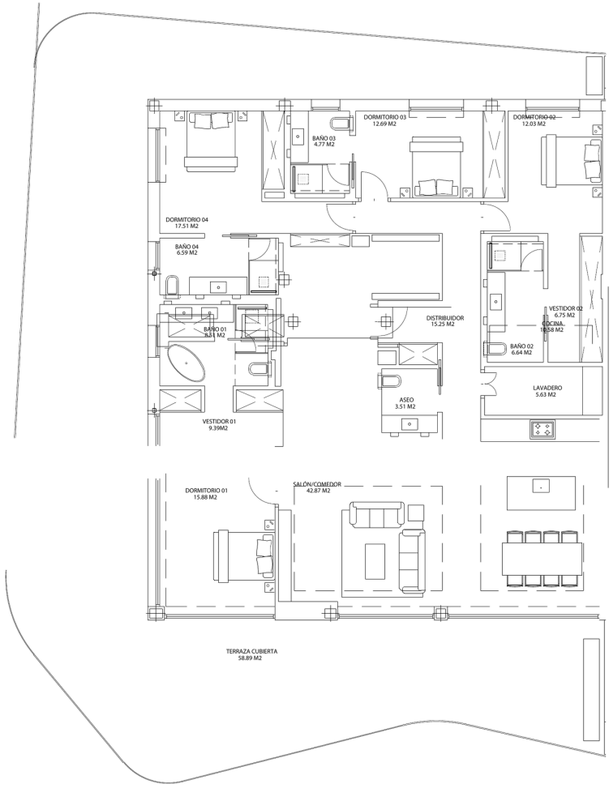
Zenith: Solaia at full light, four homes only.

At the top of the residences, the Zenith collection is Solaia at full light. Four homes only, each with four bedrooms and some of the most generous terraces in the building, made for days spent outdoors from morning until the last light.

The deep terraces were designed with the midday sun in mind: open to the light yet sheltered enough to stay comfortable in the height of summer. Space, views and light, all at their most complete.

THE ZENITH RESIDENCES

The most generous homes at Solaia: four en-suite bedrooms, over 210 m² inside and terraces of over 150 m², where the stepped architecture opens up to light and views.



Indicative layout

FOUR BEDROOMS

LEVEL
Second floor

BATHROOMS
4.5

INTERIOR
214 m²

TERRACES
159–171 m²

TOTAL BUILT
373–385 m²

Solstice

The longest day of the year.

THE MEANING

Solstice comes from the Latin *sol* (“sun”) and *sistere* (“to stand still”). At the summer solstice the sun reaches its highest point of the year and seems to pause before turning back. It is the longest, brightest day of the year: a name about time and abundance. In Cancelada, on 21 June, the sun stands 77° above the horizon at midday.

Zenith is the highest point of a single day. Solstice is the highest point of the whole year. That is the place of the two Solstice Penthouses, crowning Solaia above everything else.

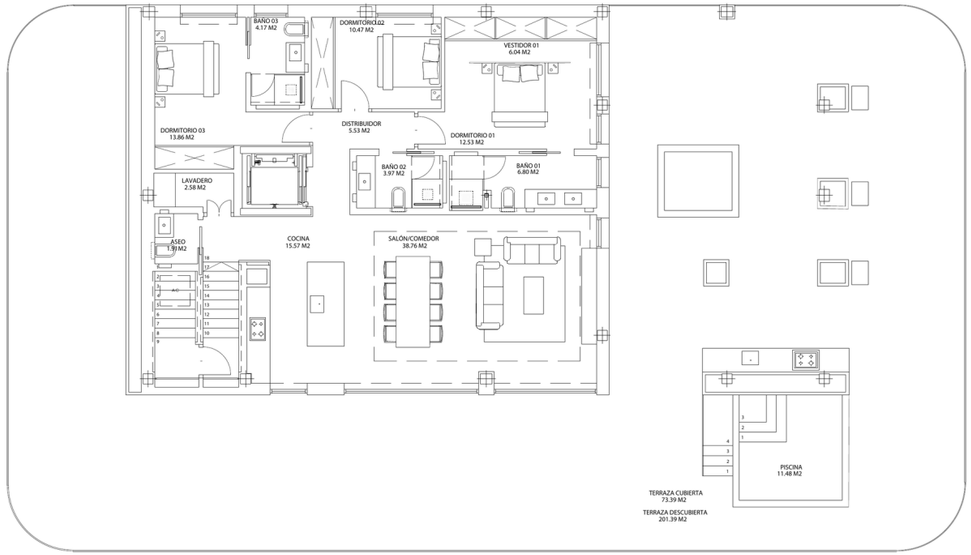
Each has around 275 m² of terraces and a private pool, so the longest days of the year can be lived entirely outdoors: the sea on the horizon, the sky overhead, and nothing above but the sun.

IN ONE LINE

Solstice: the crown of Solaia, where the light lasts longest.

THE SOLSTICE PENTHOUSES

Only two penthouses crown Solaia. Three bedrooms and a living space that opens onto over 250 m² of terraces with a private pool, above the gardens with views towards the sea and the mountains.



Indicative layout

THREE BEDROOMS

LEVEL	BATHROOMS	INTERIOR	TERRACES	PRIVATE POOL	TOTAL BUILT
Penthouse	3.5	158 m²	275–276 m²	On the terrace	433–435 m²

Floor plans are indicative and not to scale. Areas are approximate and subject to change. Total built area includes all terraces. Residences are delivered with kitchen, bathrooms and wardrobes. Furniture shown in plans and renders is for illustration only. Minotti furniture is available as an optional package, priced separately.



05/

COMMUNITY

GETTING TO KNOW THE SOLAIA COMMUNITY

Unlike large residential developments, Solaia has been thoughtfully designed to preserve a sense of belonging without compromising individuality. Here, residents can enjoy beautifully considered shared spaces while maintaining the comfort and independence of their own private sanctuary.

At the heart of the landscaped Mediterranean gardens lies a heated saltwater swimming pool, offering residents a peaceful setting to swim, unwind and enjoy the Costa del Sol's exceptional climate throughout the year.

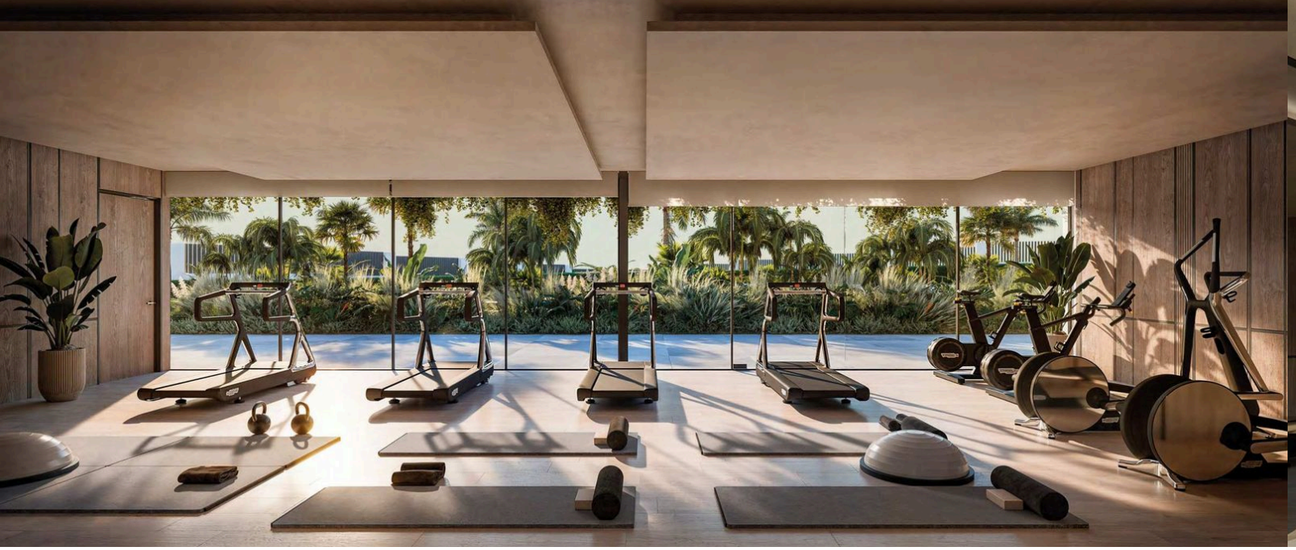
The use of saltwater enhances the swimming experience, providing a gentler alternative to conventional chlorine dosing systems, while the heated pool extends enjoyment beyond the summer season.

Solaia also integrates a geothermal heating system, designed for energy efficiency.

For those who value an active lifestyle, Solaia features a dedicated gym and yoga studio, making it easy to incorporate fitness and movement into everyday routines without leaving home.

The experience continues in the wellness area, a space dedicated to relaxation and recovery, featuring a sauna, steam room and supporting facilities. Whether beginning the morning with exercise or ending the day with a moment of calm, residents can enjoy a balanced lifestyle just moments from their front door.

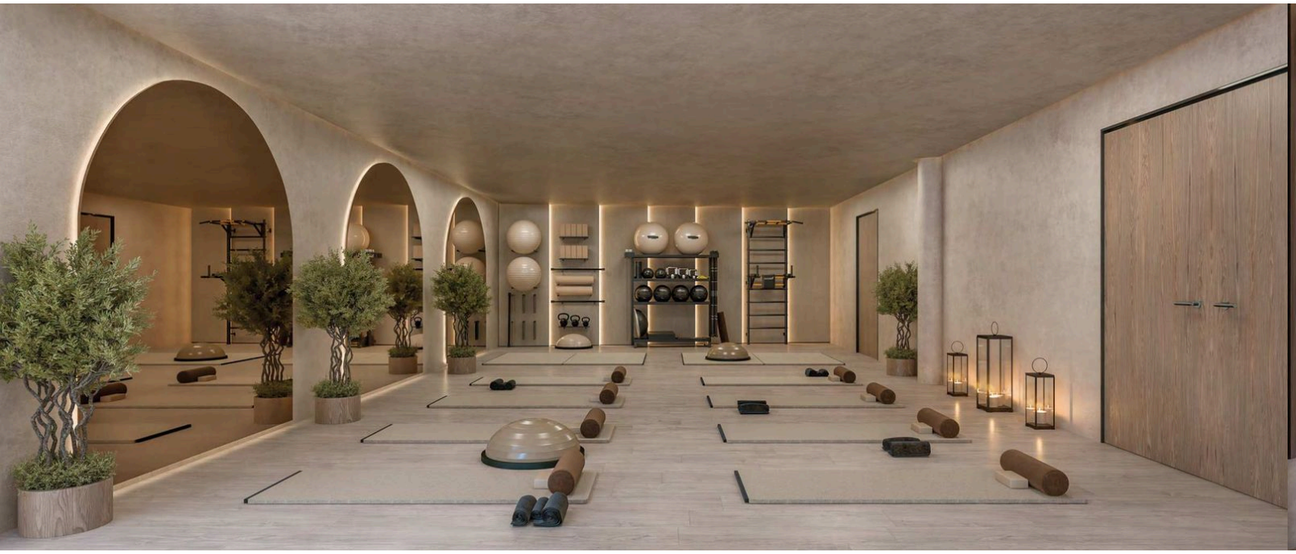
Residents also have their own communal cinema room, a shared space for evenings in with family and friends.



WELLNESS AREA | GYM



WELLNESS AREA | SAUNA AND STEAM ROOM



WELLNESS AREA | YOGA STUDIO



WELLNESS AREA | CO-WORKING SPACE

06/

BEHIND SOLAIA
GETTING TO KNOW
LANE DEVELOPMENT PARTNERS

Engineered for others.
Now built as our own.

For decades, Lane Group's contracting companies were the discipline behind other people's landmarks. They delivered the complete mechanical and electrical systems of the Louvre Abu Dhabi, and the engineering inside towers, hotels and residences across the Middle East, North Africa, Europe and Asia. Few people ever see that work, yet it is the reason the buildings function.

Today, Lane builds for itself. **Lane Development Partners** is the real estate arm of Lane Group, bringing the same contracting expertise, proven on complex projects across three continents, to developments of its own.



Fairmont Palm Residence, **Dubai**

12 floors | 558 units | Complete MEP Works



Louvre Museum, **Abu Dhabi**

64,000 m² | Complete MEP Works



St Regis Nile Corniche, **Cairo**

2 towers | 38 floors | MEP Works

”

For us, Solaia begins with sol, the sun, but it comes from more than the climate.

It comes from the feeling of arriving somewhere and immediately slowing down. From Mediterranean light, the landscape of Andalucía and the freedom of living between indoors and outdoors.

It also comes from our family’s background in engineering and construction, combined with our desire to build something more emotional and human.

— LANE DEVELOPMENT PARTNERS

LANE DEVELOPMENT PARTNERS TODAY

Lane now develops its own residences and hotels in five countries: Solaia in Spain, La Serena in Forte dei Marmi, Kasteel 14 in the Netherlands, Ikon in Zermatt and Park Corner in Dubai. Each project is approached the way Lane has always worked. Design coordination, procurement, materials, technical systems and execution are decided early and checked on site.

Solaia	SPAIN
La Serena	FORTE DEI MARMI
Kasteel 14	THE NETHERLANDS
Ikon	ZERMATT
Park Corner	DUBAI

Solaia brings that rigour to 22 residences in Cancelada, on the New Golden Mile. Building fewer homes means each one can be drawn for its own light and its own view. Lane has committed its own capital, its name and its reputation to the project.

07/
PREMIUM FEATURES

COMMUNITY

- Heated saltwater pool
- Landscaped Mediterranean gardens
- Co-working lounge
- Electric car charging (optional, upon request)
- High-speed communal Wi-Fi
- Communal cinema room

WELLNESS & FITNESS

- Fully equipped gym
- Yoga studio
- Finnish sauna
- Steam room
- Showers
- Changing facilities
- Integrated sound system in the yoga studio
- Climate-controlled fitness area

RESIDENT SERVICES

- Concierge service
- Security service and CCTV throughout communal areas and entrances
- Elevator access shared by no more than six residences
- Communal area maintenance
- Communal area housekeeping

OUTDOOR LIVING

- Expansive private terraces
- Covered & uncovered terraces
- Outdoor dining areas
- Glass balustrades
- Anti-slip terrace flooring

The developer reserves the right to change or alter any of the features described in this brochure. Images are artistic renders and, together with floor plans and areas, are indicative and non-contractual.

DEVELOPED BY

LANE DEVELOPMENT
PARTNERS

SALES ENQUIRIES

+34 666 31 32 21

sales@solaiaresidence.es

www.solaia.es

SOLAIA