

SOLAIA

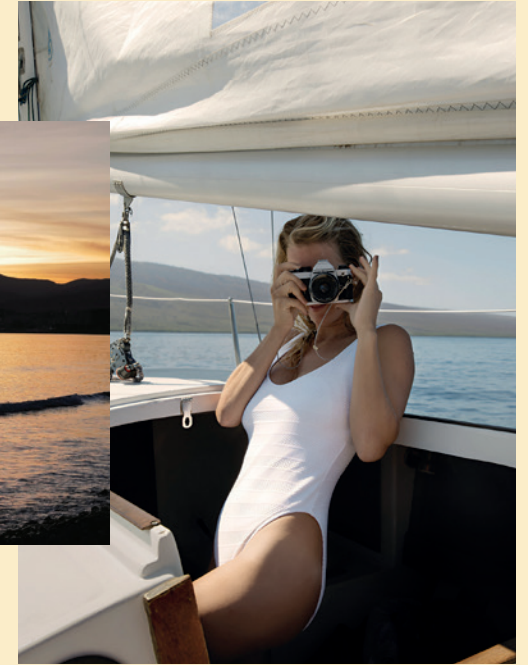
**A sanctuary for those
whose spirit roams free.**

sales@solaia.es
[+34 690 931 406](tel:+34690931406)
www.solaia.es

Elevated living and endless discovery on the Costa del Sol

Solaia Residence is a curated sanctuary designed for those who seek serenity, beauty, and a lifestyle in harmony with nature. Nestled between the mountains and the sea, this boutique development offers breathtaking views of Gibraltar and the African coastline, while ensuring privacy, sophistication, and effortless living on the Costa del Sol.





coastal haze

Design	4
Residences	6
Amenities	12
Location	16
Our partners	20
Buyers guide	23
About the developer	24

Design



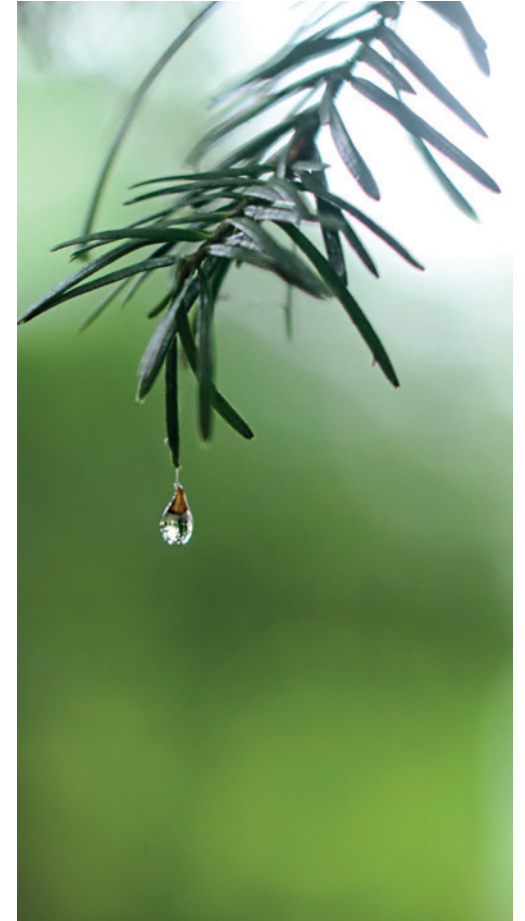
A haven like
no other.

Solaia distinguishes itself through a unique design inspired by the organic elegance of natural forms and silhouettes. With only 22 residences, it offers an exceptional sense of privacy, tranquility and community, ensuring every home feels distinctly personal while fostering a serene and intimate living environment.

Ideally situated in the heart of the New Golden Mile, Solaia brings together the best of both worlds: Marbella's sophisticated glamour and Estepona's authentic coastal charm. It is the perfect home for those seeking a genuine Andalusian lifestyle surrounded by beauty, comfort and effortless connection.



Feel the warm
embrace of nature
that surrounds you.



From the earth to the earth.

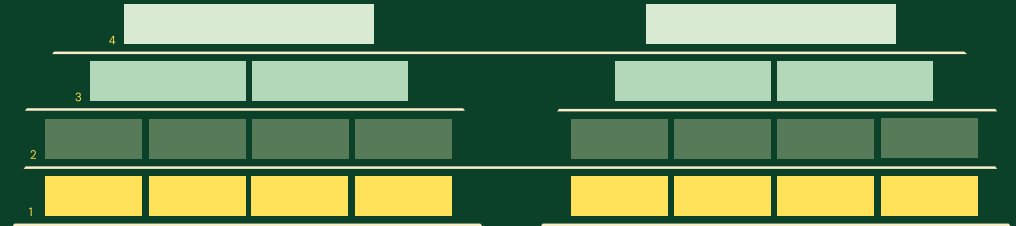
Exemplifying an eco-conscious living with innovative sustainability measures, this property boasts a rainwater harvesting system that collects and stores water, ensuring an efficient and eco-friendly solution for garden irrigation.

These features not only reduce water waste but also support a greener, more sustainable lifestyle, ideal for those who are environmentally conscious.

Residences



Solaia: Spacious terraces with stunning views of Gibraltar and Africa, and seamless indoor-outdoor living.



1. Elevated Ground Floor Apartments

Designed for comfort and privacy, these apartments feature intimate covered and uncovered terraces with partial sea views, creating a serene private retreat.

2-3 Bed | 2-3 Bath
up to 129.76 m² indoor space
up to 132,23 m² outdoor space

2. Cove Apartments

Oversized pool facing verandas with space for multiple seating arrangements. In addition, each bedroom offers access to a private terrace surrounded by lush greenery.

3 Bed | 3 Bath
up to 135.69 m² indoor space
up to 84,38 m² outdoor space

3. Vista Apartments

These residences offer exceptional views from the main living area and all bedrooms with a fully wraparound terrace and ample space for multiple seating areas. These homes are ideal for large families and entertaining guests.

4 Bed | 4 Bath
up to 213.83 m² indoor space
up to 171,33 m² outdoor space

4. Penthouses

A luxurious wraparound terrace featuring both covered and uncovered areas, a spacious solarium, an outdoor kitchen, and a private plunge pool. Here, the Mediterranean Sea acts as a breathtaking backdrop for the penthouses' seamless indoor-outdoor living space.

3 Bed | 3 Bath
158.22 m² indoor space
276.30 m² outdoor space



Living spaces

Where comfort meets convenience, these living spaces feel like a love letter to the comforts of home. They offer far more than just a place to exist; they provide room to grow and evolve, allowing each residence to reflect your personal way of living. Built to endure and designed to delight, every detail has been carefully crafted to create a sanctuary that is as robust as it is inviting, more than simply living, it is thriving.



Residences come equipped with smart lighting and USB-A+C charging ports as part of an advanced technology setup.

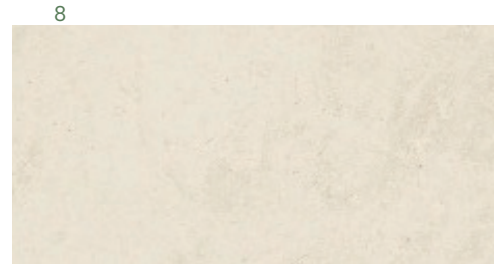


All residences are equipped with high-speed internet and advanced Wi-Fi connectivity.

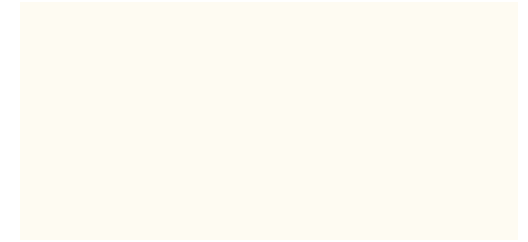
Elegance in restraint,
poetry in texture.



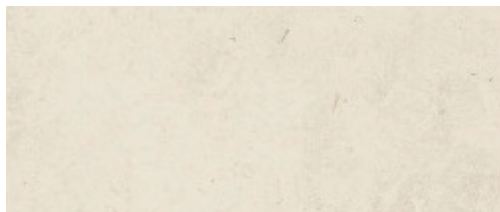
Exterior, bathroom and pool flooring:
Non-slip Class 3 porcelain tiles.



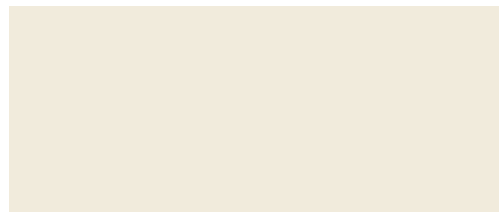
Bathroom and shower tiling: non-slip
porcelain stoneware tiles.



Exterior façade cladding: cement render
with a smooth stone finish.



Interior flooring: large-format, neutral-
colored porcelain stoneware tiles.



Walls (Kitchen, Living Area, Bedroom)
finished in Dover White paint.

Rooted in restraint and refined simplicity, each material choice reflects a commitment to durability, comfort and quiet elegance. From the soft texture of non-slip porcelain tiles to the muted warmth of Dover White paint, every surface is designed to evoke harmony and timelessness.

These finishes not only elevate the sensory experience of everyday living but also reflect a thoughtful, cohesive aesthetic throughout the home.

A house that feels like a home.

Bathrooms are finished with high-quality porcelain tiles and equipped with smart LED mirrors featuring anti-fog technology, adjustable lighting, and integrated smart toilets with built-in bidets for added comfort and hygiene.



Showers include precise temperature control and both ceiling and handheld showerheads, offering a refined and luxurious bathing experience.



Designed with high-end fittings and finishes, each suite offers a serene retreat with ample storage to keep everything perfectly organized. Every detail has been carefully considered to ensure both beauty and practicality, creating a harmonious blend of comfort, elegance and everyday convenience.



Residences also include A/C vents and sleek light switches for a refined modern touch.



Apartment terraces

Expansive terraces redefine indoor–outdoor living, effortlessly extending your home into the open air. Thanks to the region's enviable year-round sunshine, each terrace is perfectly positioned to capture sweeping views of the Spanish countryside, creating the ideal setting to relax, entertain, or simply soak up the beauty of your natural surroundings.

- Glass balustrades for an open and modern aesthetic.
- Anti-slip tiles specifically designed for balcony flooring.
- Clear glass railings, both straight and curved, designed to complement the building's architectural harmony.

Penthouse solarium

The penthouse at Solaia offers an expansive sanctuary with wraparound terraces that provide stunning panoramic views of the Spanish countryside. Thoughtfully designed for comfort, it features generous spaces for lounging, entertaining and dining, creating the perfect setting for both memorable gatherings and moments of pure relaxation.



Private solarium complete with a refreshing plunge pool for ultimate relaxation.

Amenities



A serene retreat designed for comfort, privacy, and relaxation.



Modern services at your convenience

Solaia offers residential services that blend premium amenities with the comfort and quality of hotel living. With a focus on tailored convenience, exceptional comfort and peace of mind, every detail is designed to provide a refined and effortless lifestyle in an exclusive setting. Whether you need a reliable internet connection, leisure facilities or enhanced security, Solaia provides everything required to make everyday living remarkably easy.



Elevator access is shared by no more than six apartments.



Security throughout communal areas and all entrances.



Communal area utilities, maintenance and housekeeping.



The 24/7 concierge service accepts packages and provides delivery notifications for convenient pickup at any time.



Residences are fully equipped with high-speed internet and advanced Wi-Fi connectivity.



Saltwater infinity pool

The horizon merges seamlessly with the water in a pool that invites you to unwind and daydream. Surrounded by nature, Solaia's saltwater infinity pool mirrors both the sky and the Mediterranean landscape in perfect harmony. Here, every swim feels like a pause and every sunset becomes a spectacle—creating a space where well-being flows effortlessly.

Outdoor living

The gardens at Solaia extend the surrounding Mediterranean landscape, featuring native flora that thrives in the local climate. Supported by a sustainable water-recycling system, the lush greenery enhances natural beauty and brings nature closer to home. Seamlessly integrated into the environment, the gardens create a tranquil oasis that perfectly complements the building's nature-inspired design.



Communal living

The communal areas at Solaia are designed to encourage connection, wellbeing and a sense of effortless comfort. Finished with high-quality porcelain tiles and illuminated by LED lighting with presence sensors and timed automation, these refined spaces elevate everyday living. Whether you're meeting neighbors, taking a quiet moment to unwind or simply enjoying the surroundings, each area blends style, warmth and functionality with a distinctly modern feel.

Created as an extension of the home, these communal spaces are crafted to support productivity and relaxation in equal measure. Thoughtfully planned layouts provide room for social gatherings, peaceful lounging or focused work, all within an atmosphere defined by elegance and ease. Here, comfort flows naturally, offering residents a serene environment where the rhythm of daily life feels both connected and beautifully balanced.



Coworking stations

Co-working lounge and meeting room

Inspiration needs the right environment—and Solaia's Co-working Lounge delivers exactly that. This multi-space coworking area includes high-speed communal Wi-Fi and all the essentials required for an efficient workday. Bright, thoughtfully designed interiors feature elegant flooring consistent with the building's overall aesthetic, while integrated seating areas and workstations create a calm and productive setting. A fully equipped private meeting room offers the ideal space for focused conversations and professional gatherings. Functional elegance for creative minds who value freedom and flexibility.

Steam-room and sauna



Wellness and Solaia go hand in hand

Solaia's wellness spaces are designed to support balance, movement, and a healthy routine. The gym features thermostat-controlled air conditioning, impact-absorbing vinyl flooring, and wood-finished wall cladding with integrated storage. The yoga studio offers a warm, serene atmosphere with wood-finished porcelain tiles and an integrated sound system. Together, these refined spaces create an environment where focus, comfort, and well-being naturally align.

Relaxation and rejuvenation

Solaia's wellness suite invites you to disconnect and restore harmony. The area includes a Finnish sauna and steam room, complete with showers and changing facilities, all finished with elegant flooring that matches the building's refined interior design. Thoughtful lighting and soothing materials create an atmosphere of pure calm, offering a peaceful retreat where you can unwind, release tension and enjoy moments of deep relaxation.



Location



Lifestyle

Solaia is nestled between the Sierra Bermeja mountains and the Mediterranean Sea, offering breathtaking views and exceptional tranquility. The neighborhood blends natural beauty with effortless access to Estepona's charming old town, restaurants, boutiques and vibrant cultural life. Nearby hiking trails, beaches and golf courses provide the perfect balance between relaxation and adventure.

With more than 320 days of sunshine each year, Estepona's climate invites year-round enjoyment—whether you prefer coastal walks, golf, beach days, cultural events or seaside dining.

seaside feasts



mesmerizing memories



farm-to-table



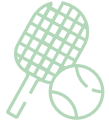
sailing horizons



game on



Nearby Amenities:



6 Tennis/Padel Facilities

- Manolo Santana Racquets
- Royal Tennis Club Marbella
- Padel & Tennis Club Nueva Alcántara
- Estepona Tennis and Padel Club
- Bel Air Tennis and Padel Club
- Racquet Club Villa Padierna



METT Beach Club



5 Hospitals & Medical Centres

- Quirónsalud Marbella Hospital
- HC Marbella International Hospital
- Hospital Recoletas Salud Marbella
- Atlantic Clinic



9 Hiking Trails

- Peak Los Reales
- Pantano Guadaiza
- Castaño Santo, Istán
- Arroyo de Juan de la Cerda
- Paraje Natural Los Reales de Sierra Bermeja
- Sendero de la Coja
- Arroyo de la Cañada del Infierno
- La Concha
- Sendero Cruzde Juanar



Villa Padierna



6 Golf Clubs

- Marbella Club Golf Resort
- Real Club de Golf Guadalmina
- Atalaya Golf & Country Club
- El Paraíso Golf
- Flamingos Golf
- Villa Padierna Golf Club

Suggested Picks

Surrounded by the best of the Costa del Sol, Solaia is perfectly positioned for a life of discovery and leisure. Spend your days exploring Marbella's luxury beach clubs, fine dining, and vibrant nightlife, or embrace the charm of Estepona's historic old town, bustling markets, and tranquil beaches. For those seeking adventure, the nearby Mediterranean trails and picturesque Andalusian villages offer endless opportunities for exploration, while Málaga's cultural gems are just a short trip away. Whether indulging in local treasures or enjoying the serenity of the natural surroundings, Solaia offers the perfect gateway to it all.

Estepona Old Town

Estepona's historic center is a charming mix of whitewashed streets, flower-lined squares and authentic Andalusian restaurants. Visitors enjoy boutique shops, art murals and the vibrant Plaza de las Flores. The area has grown in popularity due to its walkability and character, making it highly attractive for tourists and investors seeking strong year-round rental occupancy.

Los Flamingos Golf and Villa Padierna

Set around the iconic Villa Padierna Palace Hotel, Los Flamingos is one of the most exclusive areas on the New Golden Mile. With three championship golf courses, lake views and luxury villas, it attracts both golfers and high-end property buyers. Restaurants, spa services and secure gated living make it ideal for investors seeking strong rental demand.



Estepona Marina

The marina offers a relaxed, picturesque harbor lined with seafood restaurants, pubs and cafés. Weekly markets, sailing excursions and water activities make it a popular leisure spot. Residential areas around the marina enjoy consistent rental demand, especially among long-stay visitors. Its combination of lifestyle and convenience appeals strongly to buyers.

New Golden Mile

Stretching between Estepona and Marbella, the New Golden Mile is known for beachfront complexes, modern villas and luxury amenities. It offers easy access to golf, restaurants, beach clubs and international schools. With ongoing development and rising demand, the area is a hotspot for investors seeking growth potential, rental profitability and long-term property value.

Benahavís Village

Benahavís is a mountain village famed for its excellent restaurants and peaceful surroundings. Its charming narrow streets and natural beauty attract visitors seeking authentic Andalusian culture. Luxury developments in the surrounding hills offer privacy and exceptional views. Investors value the area for its high-end market and proximity to Marbella and the coast.

Saladillo Beach and Coastal Restaurants

Saladillo Beach offers long stretches of sand, calm waters and a relaxed atmosphere close to Cancelada. Beachfront restaurants and chiringuitos create a lively but elegant coastal vibe. Its easy access, family-friendly environment and proximity to new residential developments make the area appealing for holiday rentals and long-term property investment.

Selwo Aventura

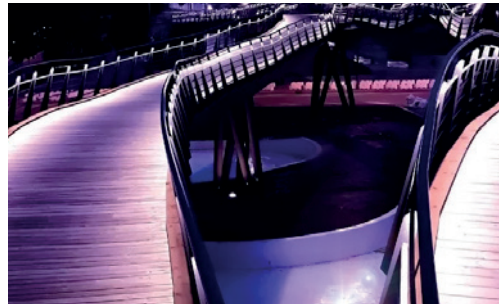
Selwo Aventura is a large wildlife and adventure park located between Cancelada and Estepona. Families enjoy safari tours, nature trails and unique animal encounters. Its presence boosts tourism in the surrounding residential areas, increasing the appeal for holiday rentals. The neighborhood is developing rapidly, with modern apartments and strong investment prospects.

Top spots to visit



Estepona Sculpture Park

A cultural route featuring over 100 sculptures displayed throughout Estepona's streets and public areas. It adds artistic charm and enhances the city's reputation as the "Garden of the Costa del Sol." This cultural identity boosts tourism and increases the attractiveness of both traditional and new residential zones.



Bulevar de San Pedro

The White Villages (Pueblos Blancos) are a collection of picturesque, whitewashed towns and villages scattered throughout Andalusia, primarily in the provinces of Cádiz and Málaga, often nestled in dramatic hilltops or valleys.

- Zahara de la Sierra
- Vejer de la Frontera
- Grazalema



Restaurante Bodega Charolais

"Restaurante Bodega Charolais is a relaxed fine-dining restaurant featuring elevated regional dishes in Fuengirola. White tablecloths and beautiful presentation make each dish Instagram-worthy. This is a popular spot for date nights and birthday dinners."

C. Larga, 14, 29640 Fuengirola, Málaga



Ronda

Ronda is one of Andalusia's most stunning historic towns, perched dramatically above a deep gorge and surrounded by rolling mountains. Famous for its iconic Puente Nuevo, charming old town, and breathtaking views, it offers an unforgettable cultural escape. It is located about 1 hour and 10 minutes from Estepona.

- Puente Nuevo
- Plaza de Toro
- Mondragón Palace



Alcazaba Lagoon

A stunning crystal lagoon with turquoise waters and a tropical environment near Casares Costa. Visitors enjoy paddleboarding, kayaking and beach-style lounging. As part of a residential development, the lagoon boosts property appeal and adds a unique leisure element not found elsewhere on the coast, attracting international buyers.



Nomad

Located in the heart of Aloha Village in Nueva Andalucía, Nomad will tantalise everyone with stunning views, lively music and entertainment, and a unique wine selection that complements its very international menu. Wanderers welcome. Open for dinner and Sunday brunch, with a late-night lounge upstairs.

Av. del Prado, 10, Nueva Andalucía, 29660 Marbella.



Puerto Banús

One of Europe's most famous luxury marinas, home to high-end boutiques, superyachts and glamorous nightlife. It draws international visitors year-round, boosting demand for nearby rentals. Restaurants, beach clubs and designer stores make it a lifestyle hub. Investors value its global prestige and consistent property demand across all seasons.



BACK

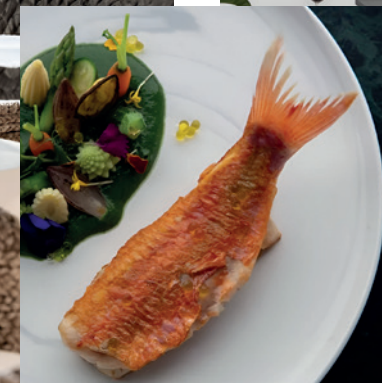
BACK Restaurant in Marbella offers modern, creative fine dining with bold flavors and elegant style. Located about 25 minutes from Estepona, it's a top choice for a gourmet escape close to the coast, combining innovation, great service, and a refined atmosphere.

Our partners



Inspiring Everyday Life Through Prime Partnerships

At Solaia, we aim to elevate everyday living through exceptional partnerships that give our residents exclusive value, premium services and meaningful lifestyle benefits. Our collaborations with Anantara Villa Padierna Palace Resort and Sandon highlight our commitment to unmatched quality, comfort and convenience. By aligning with leading hospitality and home-service brands, we offer privileged access, preferred rates and personalized support. These partnerships enrich the residential experience and connect our homeowners to the best of the Costa del Sol, allowing them to live with ease and peace of mind.



Savos
Andalusia eats

Exclusive Villa Padierna privileges for Solaia residents

Owning a home in Solaia means more than just a spectacular residence — it offers access to one of the most prestigious resorts on the Costa del Sol, the Anantara Villa Padierna Palace Resort.

As a Solaia homeowner, you and your guests will enjoy a selection of exclusive privileges and preferred rates at the resort's facilities.



Access to hotel restaurants & spa facilities

Enjoy full access to the resort's dining venues and spa facilities, with an exclusive **10% discount** on the final bill.

Reservations: villapadierna@anantara-hotels.com

Access to the Beach Club

Solaia residents can enjoy the Anantara Beach Club, located on the seafront. Hotel guests have priority, but Solaia owners benefit from a **10% discount** on food and beverages.

Reservations: villapadierna@anantara-hotels.com

Hotel accommodation for family & guests

Your friends and family can experience the Anantara Villa Padierna lifestyle with a **15% discount** on Discovery rates.

Reservations: villapadierna@anantara-hotels.com

Exclusive stay for property buyers

Prospective buyers visiting Solaia benefit from a **15% discount** on hotel stays. For longer visits (7+ nights), a 20% discount applies.

Reservations: rsv.villapadierna@anantara-hotels.com

Spa & Wellness Membership

Receive a **10% discount** on Villa Padierna Wellness Club memberships, granting access to one of Europe's finest spa and wellness facilities.

Reservations: wellness.villapadierna@anantara-hotels.com

Elevating Shared Spaces: Our Vision with SANDON

In our commitment to deliver outstanding communal environments, we are delighted to join forces with SANDON to elevate the shared spaces of Solaia into settings of comfort, distinction and timeless elegance. With this collaboration, every lounge, corridor, and gathering area will be shaped into an experience that reflects our vision of connection, refinement and warm hospitality. SANDON brings an in-house design team that supports projects from subtle refreshes to full makeovers, ensuring that each area is not just furnished, but thoughtfully curated.

Through their expertise, our common zones will not only serve their functional role but will become destinations: inviting, beautifully composed, and perfectly in tune with the lifestyle of our community. As part of a broader network of partners, SANDON's contribution fortifies our commitment to quality, design coherence and memorable spatial experiences.

Together we look forward to unveiling environments that feel as comfortable as they are refined, where every detail has been carefully considered and every space tells a story of collaboration and craft.



Styling session

Minor upgrades and targeted design assistance to add warmth and identity to specific spaces.

Interior consulting

Support for room-by-room rethinking or smallscale renovations, offering refined layout and finish guidance.

Bespoke projects

Full-scale transformations from architectural drawings to lighting, furniture and décor, tailored end-to-end.



Buyers' guide



Required Documents

Two forms of identification are required for each purchaser: a proof of address (utility bill or council tax bill) and a proof of identity (driving licence or passport). These must be original documents and must have been issued within the last three months.

How to Reserve

A reservation deposit of €20,000 + IVA is payable upon reservation. The payment schedule is as follows:

- **€20,000 + IVA upon reservation**
- **20% + IVA (less reservation amount) upon signing the SPA/PPC**
- **20% + IVA after 180 days or upon completion of the structure, whichever occurs first**
- **20% + IVA after 360 days or upon enclosure of the building shell, whichever occurs first**
- **40% + IVA upon handover and title deed transfer**

FFE Package

Simplify your move-in with Solaia's FFE Package, a curated selection of high-quality furniture, fixtures, and equipment chosen to complement the design aesthetic of your residence. This package is ideal for buyers who want a fully furnished and stylishly equipped home from day one.

Turnkey Service (Optional)

For a truly seamless move-in experience, Solaia offers an optional turnkey service. Our team will manage every detail, from furnishings and décor to the final touches, so you can step into a fully completed home. This service is ideal for those who prefer a hassle-free transition and want to start enjoying their residence immediately.

How to buy

Purchasing your Solaia residence is simple. Choose your ideal unit, and our team will guide you through contracts, financing, and timelines for a smooth transaction.

Contact us at sales@solaia.es +34 690 931 406, or visit www.solaia.es to get started.

Customization Options

Your residence at Solaia can be tailored to reflect your personal style. Choose from a variety of finishes to customize floors, cabinets, and countertops. Additionally, we offer access to professional interior design consultations to help you create a space that's uniquely yours, from layout enhancements to décor selections.



Lane Development Partners S.L. presents Solaia, a premier residential development built upon more than two decades of expertise in delivering outstanding urban projects. Designed to elevate modern living, Solaia merges meticulous planning, advanced engineering, and an unwavering commitment to excellence. Every space is crafted to provide comfort, efficiency, and well-being, supported by state-of-the-art MEP systems that ensure performance, sustainability, and safety. With this development, the company reaffirms its vision of transforming urban life through innovative solutions and exceptional construction quality.

Engineering and design excellence

Solaia integrates high-efficiency HVAC systems, comprehensive electrical infrastructure, and advanced MEP services engineered to optimize building performance. Every technical feature enhances comfort, reliability, and long-term value.

Comfort and functionality in every space

Solaia's interiors are thoughtfully planned to deliver seamless living, optimal lighting, and modern comfort. Each space balances aesthetics and practicality, ensuring a refined and elevated residential experience.

Commitment to sustainable urban living

Solaia prioritizes responsible solutions through efficient systems, durable materials, and low-impact design strategies. The project aims to redefine urban living with sustainable practices and superior quality.

Architecture Studio:





SOLAIA

**A sanctuary for those
whose spirit roams free.**



sales@solaia.es
[+34 690 931 406](tel:+34690931406)
www.solaia.es