# el BOSQUE

LA RESERVA DE ALCUZCUZ FASE 2

PRESTIGE EXPO

TOBAL ARQUITECTOS

# BEYOND ARCHITECTURE, THE PRESTIGE STANDARD OF LIVING

For more than two decades Prestige Expo Group has pushed the limits of what is possible in architecture, moving beyond design to create complete lifestyles that shape how people live. Its work on the Costa del Sol combines technical ambition with refined craftsmanship and an enduring sense of purpose.

From Villa Cullinan and Villa Mulliner to Tyrian Residences, already established as icons on the Costa del Sol and the region's first residential project to integrate the WELL Building Standard, and from Noura to El Bosque Phase 2, each project reflects a disciplined commitment to material quality, clarity of form and residential wellbeing.

PRESTIGE EXPO



TOBAL
ARQUITECTOS

## ARCHITECTURAL HERITAGE

Founded in Marbella in 1980, Tobal is a family-led studio born of a shared passion between father and son. With over four decades of experience and a collective of more than 30 specialists, the studio remains at the forefront of prime residential design across Marbella's most distinguished locations.

Their philosophy is grounded in the essentials: light, shadow, air, proportion, and craftsmanship. Each home is designed to feel natural in its setting, with a focus on enduring quality and purity of form.

# HIGH AMONG THE PINES, YET CLOSE TO EVERYTHING.

Set within the lush hills of La Reserva de Alcuzcuz, El Bosque Phase 2 is a private collection of four contemporary villas: Forest Edge, Forest Bay, Stonehaven and Pine Crest. Each residence is shaped by the landscape, with calm proportions, open views and a clear architectural language. From this elevated setting in Benahavís, the horizon reaches Gibraltar, the Mediterranean and the distant outline of Africa.

Designed by Tobal Arquitectos, each home occupies a generous plot of around 3,000 $m^2$, with interiors from 800 to over 1,300 $m^2$ across three levels. Open-plan living, private pools and panoramic terraces create a home that feels calm, discreet and connected.

el BOSQUE

LA RESERVA DE ALCUZCUZ FASE 2




# THE UNEXPECTED DIRECTION

STRATEGIC RETREAT

| | | | |
|---|---|---|---|
| NUEVA ANDALUCÍA | 17 MIN | GOLDEN MILE | 17 MIN |
| PUERTO BANÚS | 14 MIN | MARBELLA CENTRE | 25 MIN |
| BENAHAVÍS | 10 MIN | ESTEPONA | 20 MIN |
| THE SHORE | 11 MIN | MÁLAGA AIRPORT | 48 MIN |

The site occupies a quiet hillside position in the hills of Benahavís, with a direct connection to the essential hubs of the Costa del Sol. El Bosque Phase 2 sits above the coast, within the Golden Triangle of Marbella, Benahavís and Estepona.

# PROPERTIES FEATURES

1 A strategic position within a quiet forest setting

2 Panoramic views of the sea and surrounding landscapes.

3 Private community with access control

4 Intuitive home automation, lighting control, and climate integration

5 Premium quality materials and finishes by Prestige Expo.

6 Contemporary design by Tobal Arquitectos.

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# BETWEEN THE TREES AND THE SEA

La Reserva de Alcuzcuz rises along the scenic road to Ronda, where wooded slopes and open sea views shape the journey. Above Benahavís, it sits close to La Zagaleta, renowned golf courses and La Heredia, an Andalusian-style village with cafés, a bakery and everyday provisions, in an environment that ensures total privacy and peace of mind.

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# GEOMETRY IN NATURE

The architecture of El Bosque Phase 2 is defined by sculptural lines, pure volumes and a deep connection to the landscape. Light, shade and proportion guide each gesture. With a contemporary Mediterranean spirit, the villas blend openness and privacy, floating above the treetops, yet grounded in place. Designed to bring silence, space and sky into every room.



# TECHNICAL FEATURES

## Facade

The exterior is protected by a waterproof mortar finish, ensuring structural integrity and weather resistance.

## Flooring

Premium materials, including polished marble floors and elegant wooden coverings in the bedrooms.

## Swimming Pool

Outdoor pool with saltwater chlorination and pre-installation for heating and cover. Designs include architectural water mirrors.

## Lift

A private lift ensures seamless circulation across all levels of the home.

## Home Automation System

Integrated control of lighting, dimming, curtain motors and climate

## Climate Control

Daikin system with an outdoor aerothermal heat pump unit and indoor hydrokit for domestic hot water and hydronic underfloor heating .

## Bathrooms

Bespoke design with marble countertops and premium equipment. Electric underfloor heating.

## Windows

Technal-brand aluminium windows featuring thermal double glazing, combining brightness with thermal efficiency.

## Security

Private community with controlled access.

## Fireplace

A wood-burning fireplace anchors the living room, bringing warmth and character to the space.

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VILLA
## PINE CREST

**SOLD**

| | | | |
|---|---|---|---|
| Type | Villa | Plot | 3.082,86 m² |
| Bedrooms | 6 | Built area | 1.056,86 m² |
| Bathrooms | 6 + 2 | Interior | 806,06 m² |
| | | Exterior | 250,78 m² |

VILLA
## FOREST BAY

**9.100.000 €**

| | | | |
|---|---|---|---|
| Type | Villa | Plot | 3.082,86 m² |
| Bedrooms | 6 | Built area | 1.399,32 m² |
| Bathrooms | 6 + 4 | Interior | 999,01 m² |
| | | Exterior | 400 m² |

VILLA
## STONEHAVEN

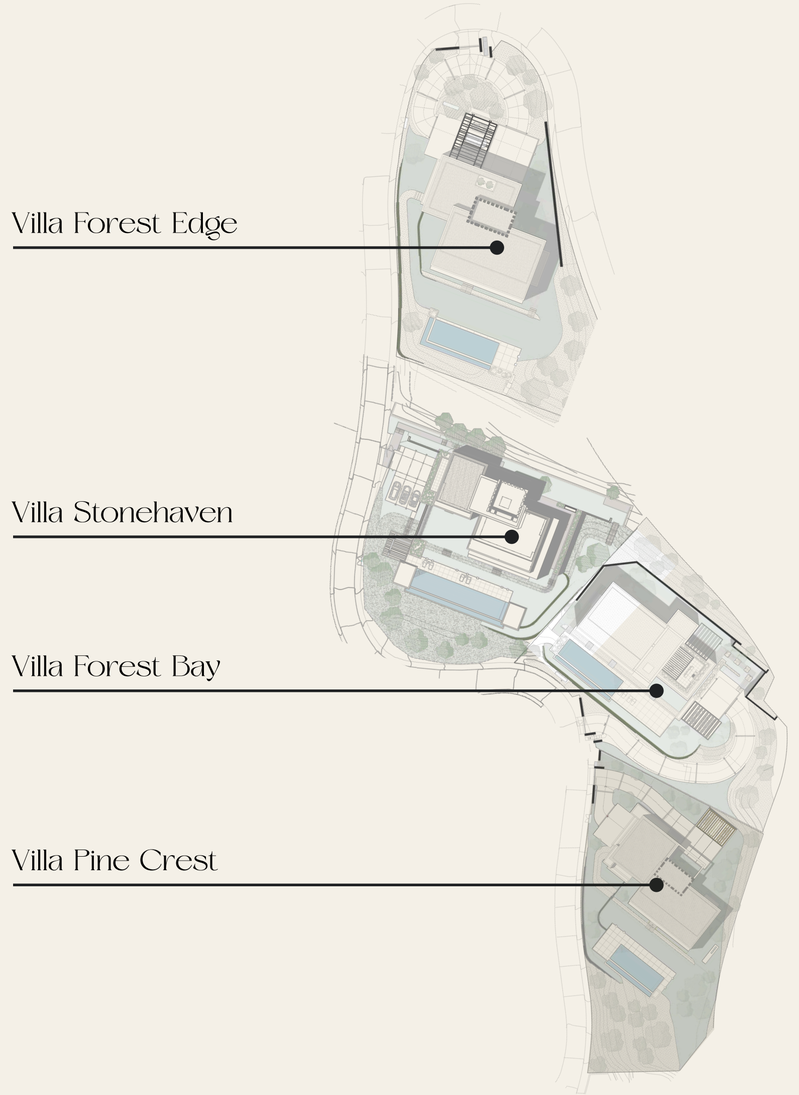
**10.900.000 €**

| | | | |
|---|---|---|---|
| Type | Villa | Plot | 3.453 m² |
| Bedrooms | 6 | Built area | 1.789 m² |
| Bathrooms | 6 + 3 | Interior | 1.309 m² |
| | | Exterior | 480 m² |

VILLA
## FOREST EDGE

**8.900.000 €**

| | | | |
|---|---|---|---|
| Type | Villa | Plot | 3.082,86 m² |
| Bedrooms | 6 | Built area | 1.084,36 m² |
| Bathrooms | 6 + 2 | Interior | 908,49 m² |
| | | Exterior | 175,87 m² |




*This price list is distributed as information and does not form par of any contract and will be valid only during the date specified in this document. This price list invalidates any previous one. Prices of the properties are net prices and do not include VAT property transfer taxes etc. The vendor reserves the right to adapt prices without prior notice before receipt of a deposit.

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TIMELINE



2024

CONSTRUCTION BEGINS

2026

Q4

DELIVERY

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LA RESERVA DE ALCUZCUZ FASE 2

# PAYMENT STRUCTURE

STEP 1

50.000€

RESERVATION

STEP 2

50%

WITH PPC

STEP 3

10%

DURING CONSTRUCTION

01.09.2026

STEP 4

10%

DURING CONSTRUCTION

01.11.2026

STEP 5

30%

AT COMPLETION

# VILLA FOREST BAY

La Reserva de Alcuzcuz

el BOSQUE



# VILLA FOREST BAY

| Type | Orientation | Plot | Built | Interior | Exterior | Bedrooms | Bathrooms |
|---|---|---|---|---|---|---|---|
| VILLA | SW | 3.082m² | 1.399m² | 999m² | 400m² | 6 | 6+3 |




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LA RESERVA DE ALCUZCUZ FASE 2

Set within the hillside and overlooking soft southwestern views, Villa Forest Bay stands on a 3,082 $m^2$ plot with 999 $m^2$ of interior built space across three levels.

The ground floor offers fluid living areas that extend outdoors, including a living-dining room with open kitchen, service kitchen, pantry, laundry, entrance hall, guest toilet and two en-suite bedrooms.



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LA RESERVA DE ALCUZCUZ FASE 2

Four terraces and two porches frame a 90 $m^2$ swimming pool, partially conceived as a mirror-edge pool. An exterior staircase and poolside toilet complete the layout.

The upper floor features the master suite with dressing room and en-suite bathroom, two additional suites, a flexible living space and two terraces with open views. The lower level includes garage access, technical rooms, storage, a gardener's bathroom, guest toilet, wardrobe, lift and staircase, all subtly integrated below ground level.






VILLA FOREST BAY

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VILLA FOREST BAY
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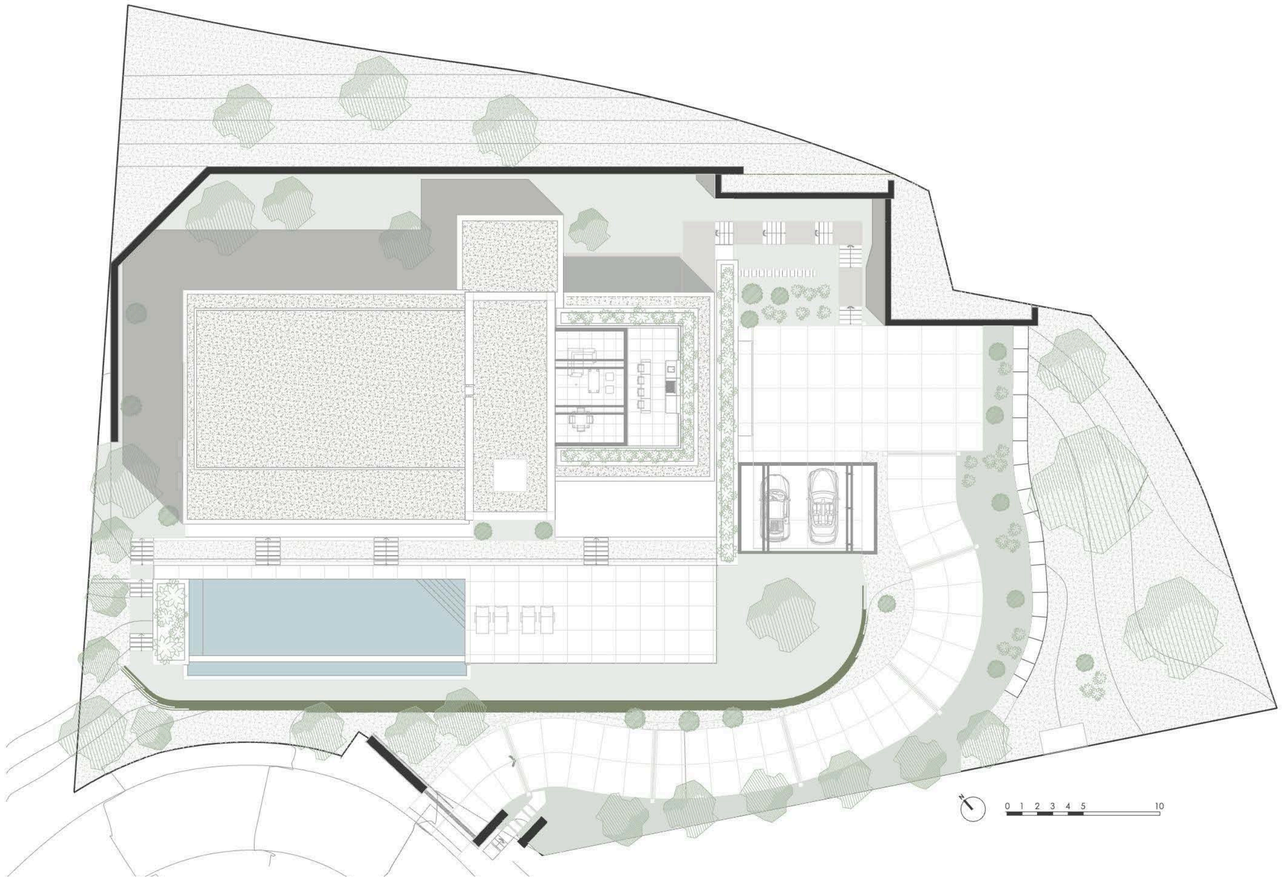

VILLA FOREST BAY
el BOSQUE


VILLA FOREST BAY
el BOSQUE


VILLA FOREST BAY
el BOSQUE


VILLA FOREST BAY
el BOSQUE

# GENERAL INFORMATION




## VILLA FOREST BAY

### GENERAL INFORMATION

| | |
|---|---|
| Type | Villa |
| Location | La Reserva de Alcuzcuz, Benahavís |
| Beds | 6 |
| Bathrooms | 6+3 |

**PLOT** **3.082,86 m²**

### BUILT AREA

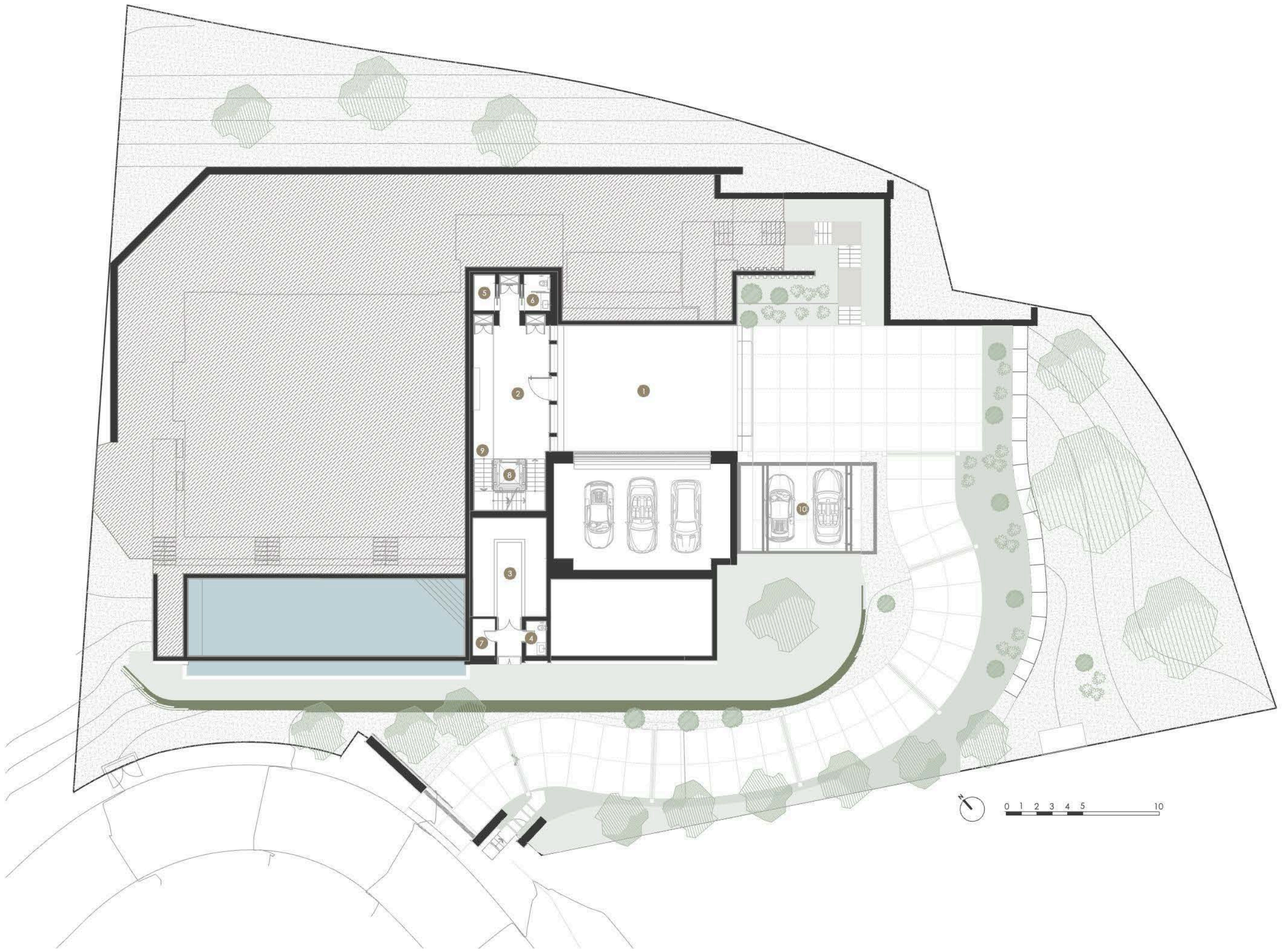
| | |
|---|---|
| Interior | 999,01 m² |
| Exterior | 400 m² |
| Total Built | 1.399,32 m² |

This plan may be modified depending on progress of the development. The furniture shown is purely for decorative purposes. The project manager reserves the right to make he necessary changes for any possible functional, aesthetic and legal reasons, without this negatively affecting the quality of the construction. Illustrative dimensions

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PRESTIGE EXPO™

# BASEMENT

| ROOF |
| --- |
| 1 |
| 0 |
| -1 |




# VILLA
# FOREST BAY

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 282,77 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 01 | Garage | 162,92 |
| 02 | Garage entrance | 56,05 |
| 03 | Technical room | 35,42 |
| 04 | Gardener's bathroom | 3,04 |
| 05 | Storage room | 3,39 |
| 06 | Basement toilet | 4,12 |
| 07 | Storage room | 3,48 |
| 08 | Lift | 2,78 |
| 09 | Stairs | 11,57 |
| 10 | Staff room | 39,25 |
| 11 | Staff closet | 4,68 |
| 12 | Staff bathroom | 6,64 |
| | **Total** | **282,77** |

### EXTERIOR 39,96 m²

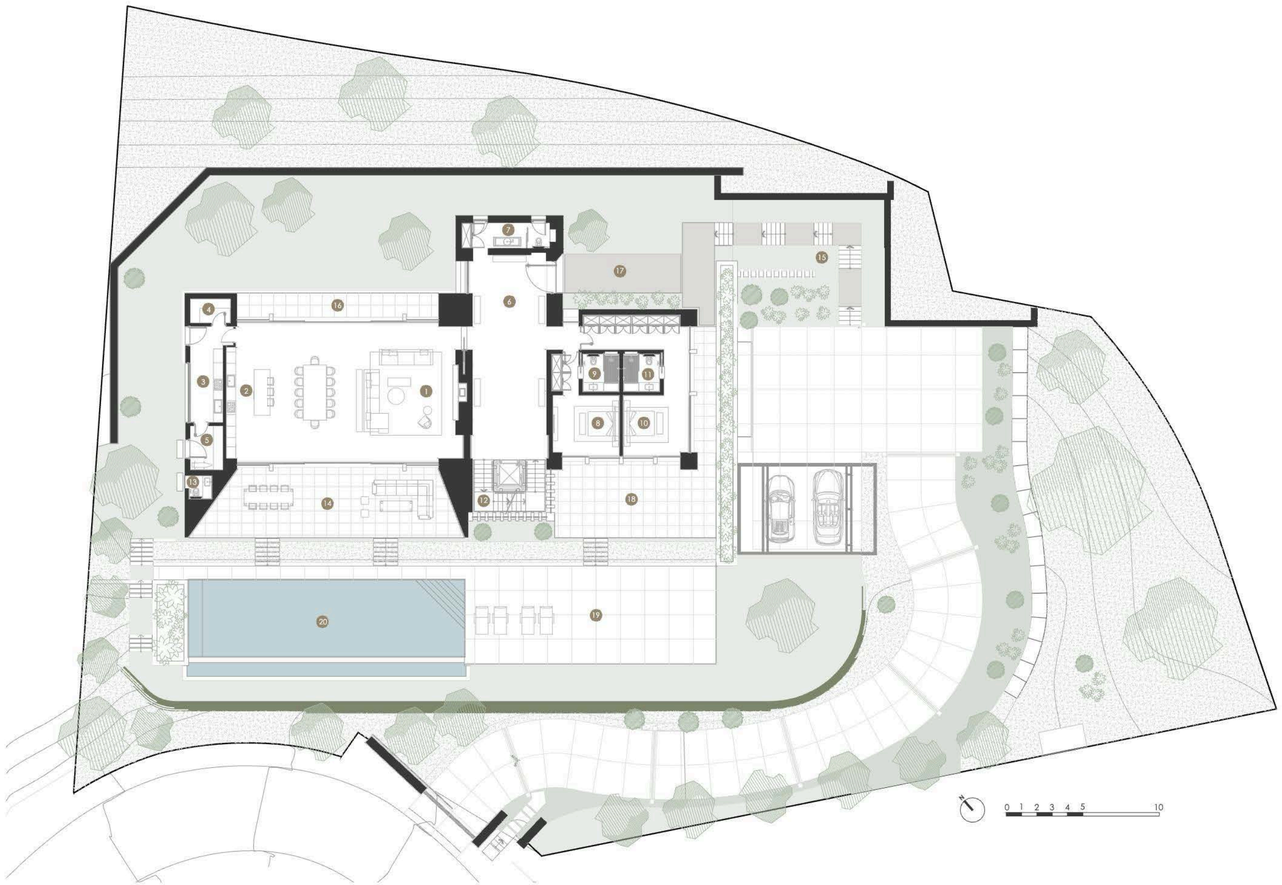
| N° | Name | m² / sqm |
| --- | --- | --- |
| 13 | Outdoor Parking | 39,96 |
| | **Total** | **39,96** |

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# GROUND FLOOR

ROOF
1
0
-1




# VILLA FOREST BAY

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 328,01 m²

| N° | Name | m² / sqm |
|---|---|---|
| 01-02 | Living-dining-kitchen area | 137,98 |
| 03 | Service Kitchen | 14,05 |
| 04 | Pantry | 4,14 |
| 05 | Laundry Room | 6,17 |
| 06 | Foyer | 70,85 |
| 07 | Toilet | 10,27 |
| 08 | Bedroom 4 | 21,77 |
| 09 | Bathroom 4 | 5,74 |
| 10 | Bedroom 5 | 37,39 |
| 11 | Bathroom 5 | 5,74 |
| 12 | Staircase | 11,57 |
| 13 | Pool Toilet | 2,34 |
| | **Total** | **328,01** |

### EXTERIOR 364,70 m²

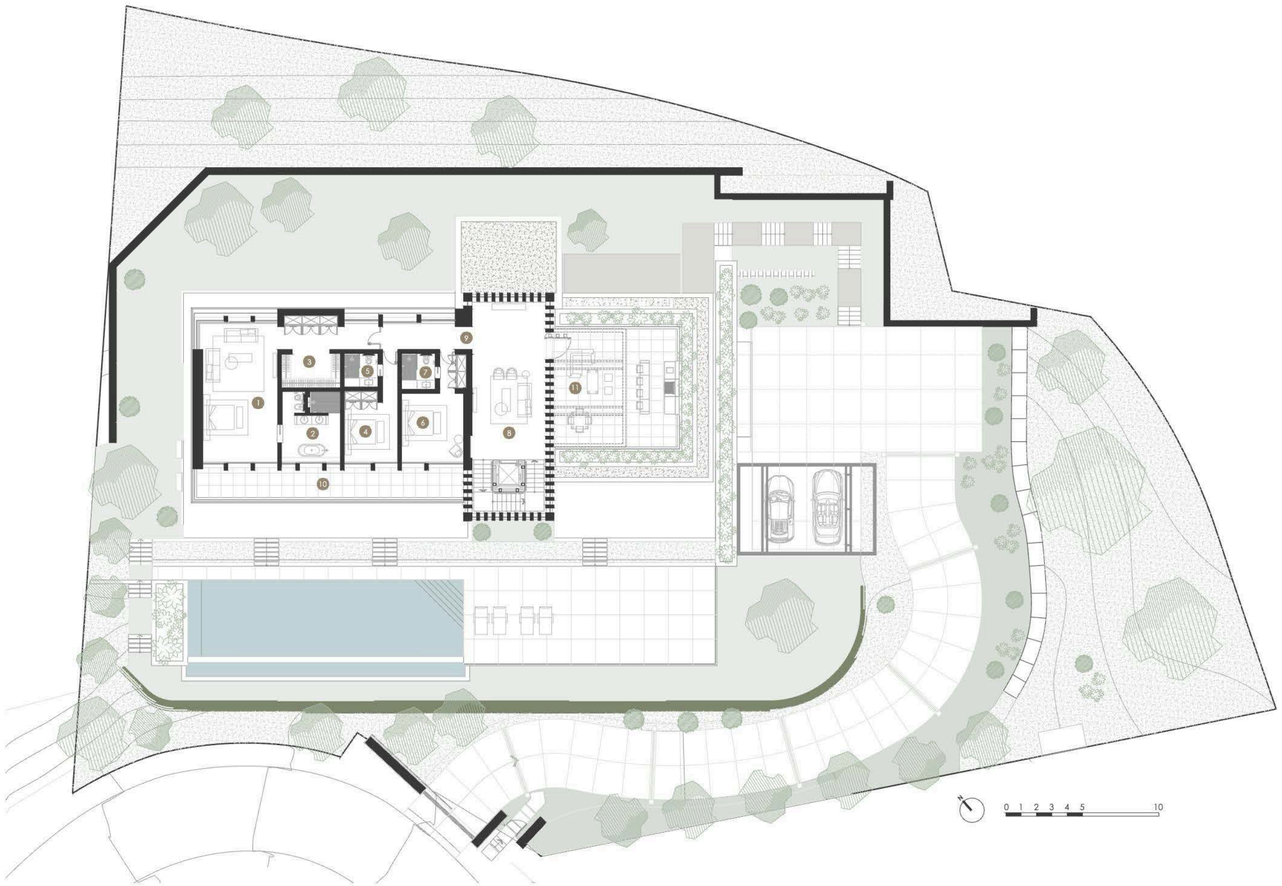
| N° | Name | m² / sqm |
|---|---|---|
| 14 | Living Room Terrace | 62,12 |
| 15 | Living Room Porch | 22,20 |
| 16 | Entrance Terrace | 20,91 |
| 17 | Bedrooms Terrace | 19,38 |
| 18 | Pool Terrace | 66,6 |
| 19 | Swimming Pool | 83,34 |
| 19 | Exterior Stairs | 90,15 |
| | **Total** | **364,70** |

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# FIRST FLOOR

| ROOF |
| --- |
| 1 |
| 0 |
| -1 |




# VILLA
# FOREST BAY

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 191,34 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 01 | Master Bedroom | 54,21 |
| 02 | Master Bathroom | 16,92 |
| 03 | Master Wardrobe | 8,80 |
| 04 | Bedroom 2 | 18,76 |
| 05 | Bathroom 2 | 4,83 |
| 06 | Bedroom 3 | 22,78 |
| 07 | Bathroom 3 | 5,16 |
| 08 | Living room | 34,79 |
| 09 | Hallway | 25,09 |
| | **Total** | **191,34** |

### EXTERIORS 125,67 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 10 | Porch Bedrooms | 34,10 |
| 11 | Terrace | 62,44 |
| 12 | Utility terrace | 29,13 |
| | **Total** | **125,67** |

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# VILLA STONEHAVEN

La Reserva de Alcuzcuz

el BOSQUE



# VILLA STONEHAVEN

| Type | Orientation | Plot | Built | Interior | Exterior | Bedrooms | Bathrooms |
|---|---|---|---|---|---|---|---|
| VILLA | S | 3.453m² | 1.789m² | 1,309m² | 480m² | 6 | 6+3 |

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LA RESERVA DE ALCUZCUZ FASE 2

Set on a 3,453 $m^2$ plot with 1,789 $m^2$ of built area, it is the largest villa in El Bosque Phase 2. Across three levels, the architecture frames the forest through immense windows.

Interior volumes flow effortlessly between open-plan living, dining and kitchen areas, extending outwards to terraces, a pergola lounge, and a 130 $m^2$ pool with a 26-metre mirror edge.

A service kitchen, pantry, guest toilet and two en-suite bedrooms complete the main level, along with two porches, two storage rooms, a shared wardrobe and a poolside bathroom.








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LA RESERVA DE ALCUZCUZ FASE 2

The upper floor comprises the master suite with en-suite bathroom and dressing room, two additional suites, a landing, and two porches overlooking the trees.

The lower level is devoted to wellbeing, with a cinema and games room, gym, sauna, steam bath, massage room with bathroom, and yoga room with bathroom. Also on this level: garage parking for three vehicles, technical rooms, storage, laundry, guest toilet, landing, lift and staircase.



VILLA STONEHAVEN

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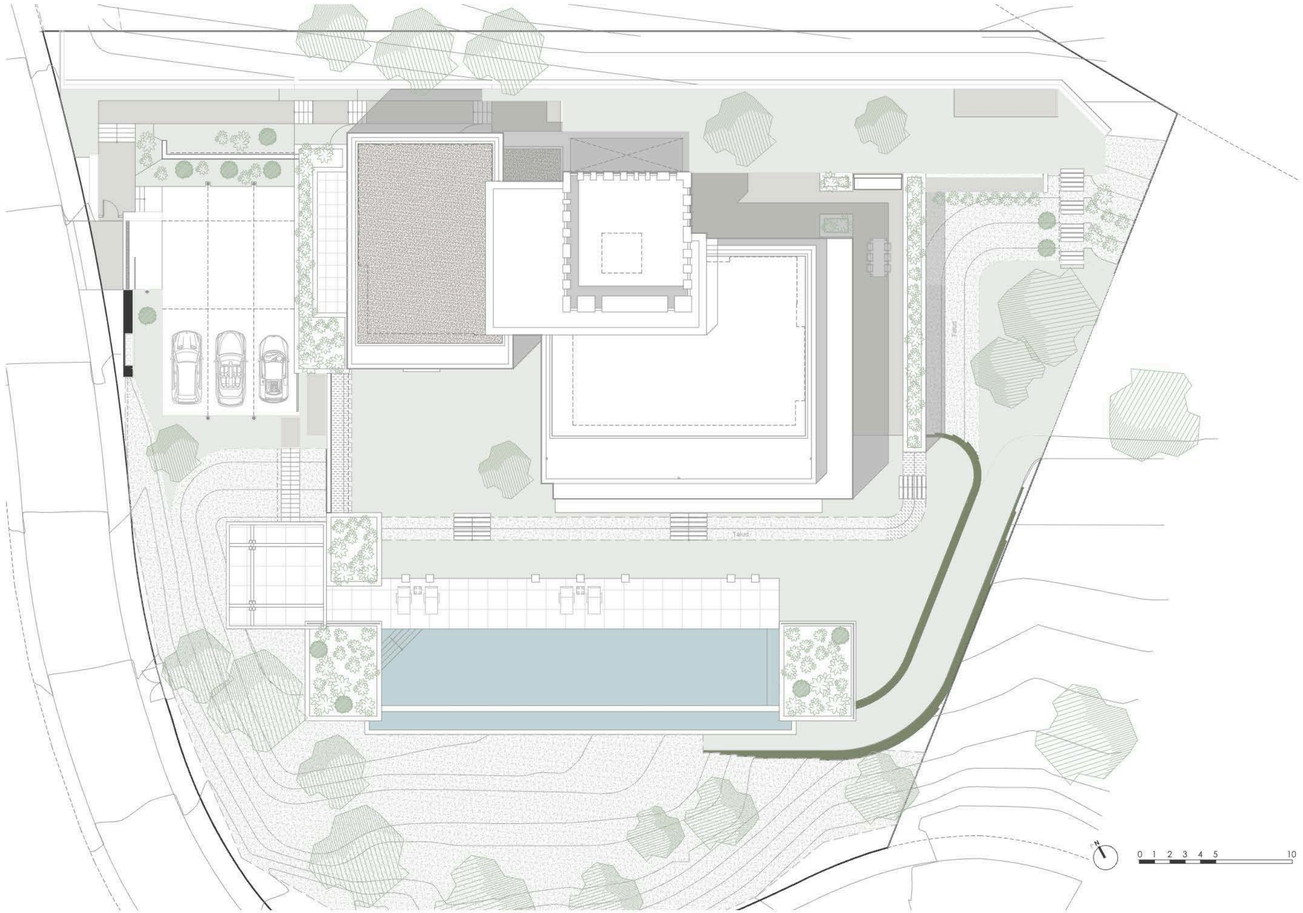


VILLA STONEHAVEN

el BOSQUE


VILLA STONEHAVEN
el BOSQUE

# GENERAL INFORMATION




# VILLA STONEHAVEN

## GENERAL INFORMATION

| | |
|---|---|
| Type | Villa |
| Location | La Reserva de Alcuzcuz, Benahavís |
| Beds | 6 |
| Bathrooms | 6+3 |

**PLOT** **3.453 m²**

## BUILT AREA

| | |
|---|---|
| Interior | 1.309 m² |
| Exterior | 480 m² |
| Total Built | 1.789 m² |

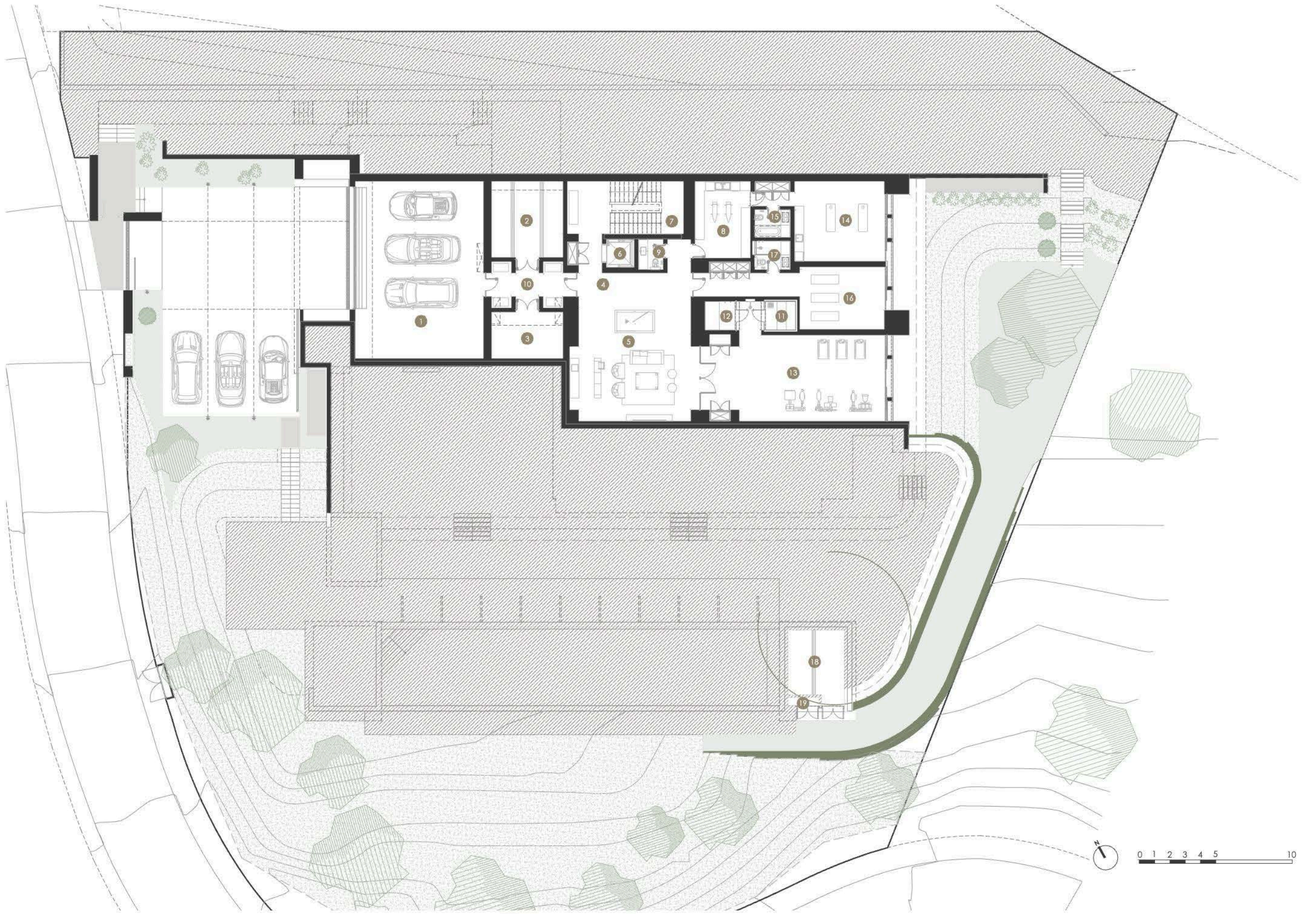
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# BASEMENT

| ROOF |
|---|
| 1 |
| 0 |
| -1 |




# VILLA STONEHAVEN

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 439,77 m²

| N° | Name | m² / sqm |
|---|---|---|
| 01 | Garage | 97,27 |
| 02 | Technical room | 23,21 |
| 03 | Storage room | 14,14 |
| 04 | Basement Hall | 29,45 |
| 05 | Playroom | 66,15 |
| 06 | Lift | 3,24 |
| 07 | Stairs | 13,87 |
| 08 | Laundry | 18,23 |
| 09 | Toilet | 2,20 |
| 10 | Hall Garage | 15,30 |
| 11 | Sauna | 3,58 |
| 12 | Turkish bath | 3,58 |
| 13 | Gym | 71,13 |
| 14 | Massage room | 34,87 |
| 15 | Massage bath | 4,26 |
| 16 | Yoga Room | 35,05 |
| 17 | Yoga bath | 4,24 |
| | **Total** | **439,77** |

### EXTERIOR 18,11 m²

| N° | Name | m² / sqm |
|---|---|---|
| 18 | Swimming pool technical room | 16,88 |
| 19 | Technical room | 1,23 |
| | **Total** | **18,11** |

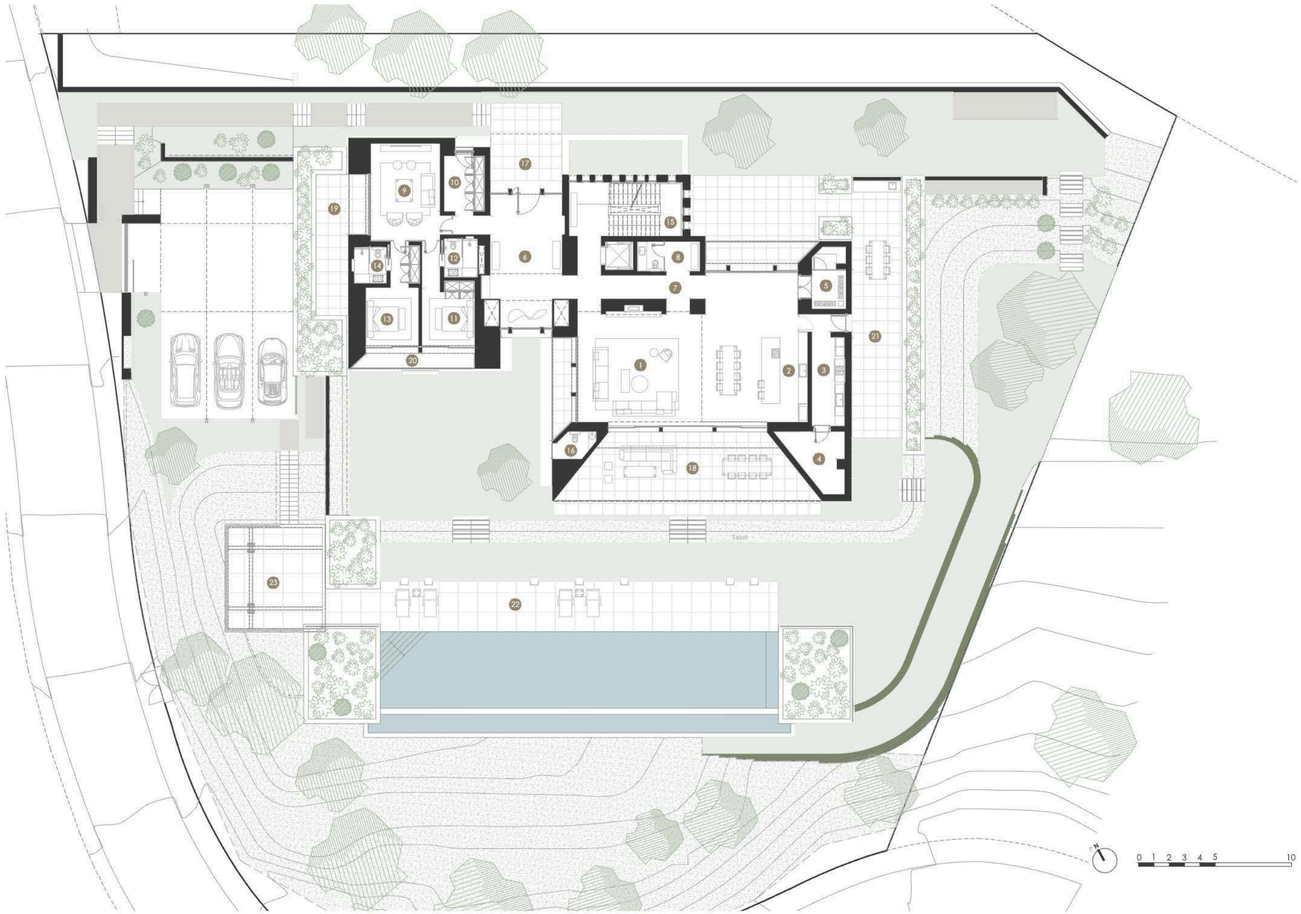
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# GROUND FLOOR

| ROOF |
| --- |
| 1 |
| 0 |
| -1 |




# VILLA STONEHAVEN

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 341,67 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 01-02 | Living-dining room-kitchen | 127,17 |
| 03 | Service Kitchen | 16,06 |
| 04 | Pantry | 11,90 |
| 05 | Winery | 9,47 |
| 06 | Entrance hall | 42,16 |
| 07 | Ground floor hall | 31,34 |
| 08 | Toilet | 3,26 |
| 09 | Family room | 30,15 |
| 10 | Dressing room | 10,24 |
| 11 | Bedroom 4 | 15,80 |
| 12 | Bathroom 4 | 5,14 |
| 13 | Bedroom 5 | 16,52 |
| 14 | Bathroom 5 | 5,00 |
| 15 | Stairs | 13,64 |
| 16 | Pool toilet | 3,82 |
| | **Total** | **341,67** |

### EXTERIOR 338,88 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 17 | Entrance porch | 12,93 |
| 18 | Lounge terrace | 48,80 |
| 19 | Terrace family room | 23,92 |
| 20 | Terrace bedrooms | 10,20 |
| 21 | Terrace kitchen | 104,67 |
| 22 | Swimming pool terrace | 93,21 |
| 23 | Pergola terrace | 45,15 |
| | **Total** | **338,88** |

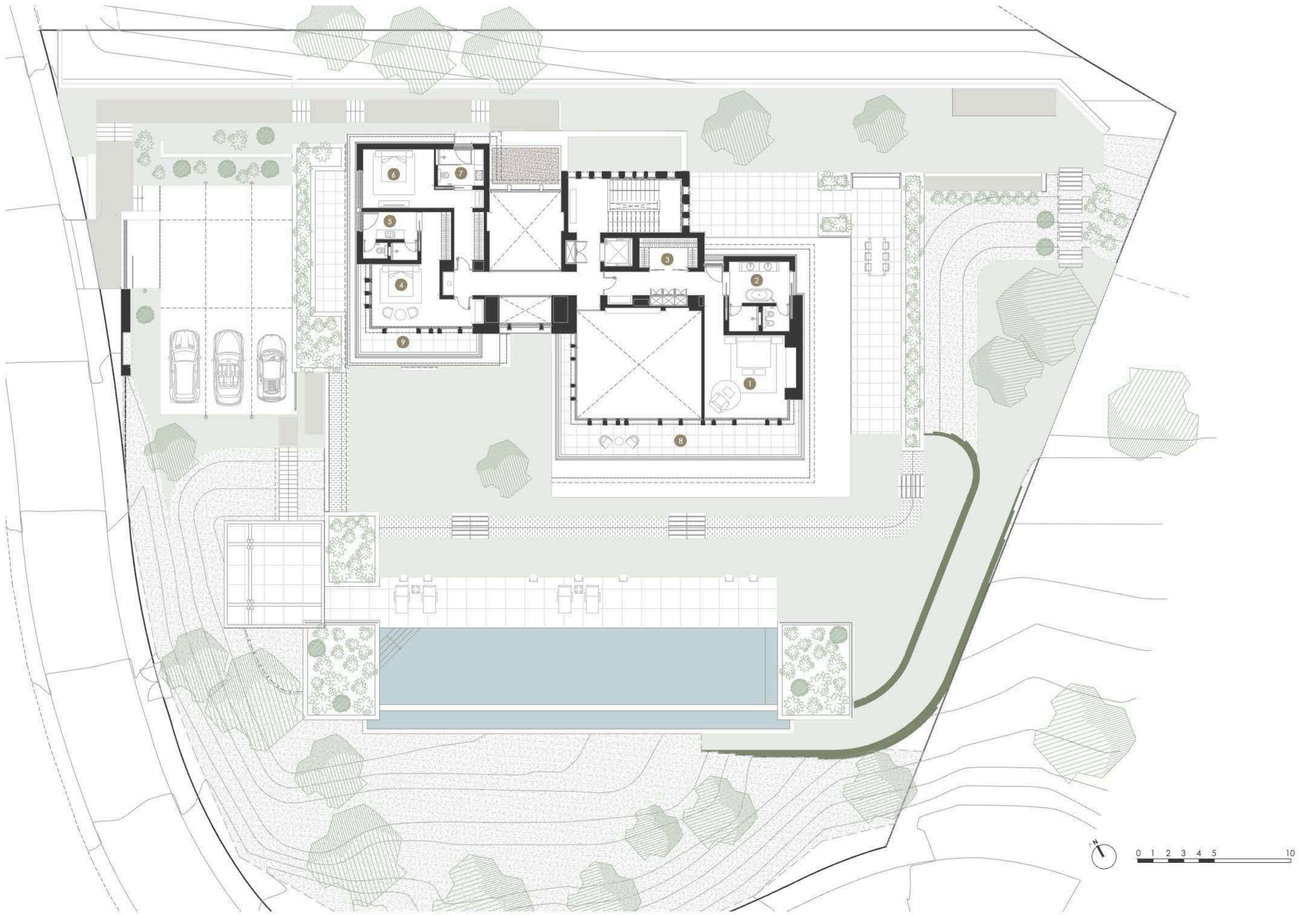
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# FIRST FLOOR

| ROOF |
| --- |
| 1 |
| 0 |
| -1 |




# VILLA STONEHAVEN

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

### USABLE AREA

### INTERIORS 148,85 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 01 | Master bedroom | 36,27 |
| 02 | Master bathroom | 16,76 |
| 03 | Master Wardrobe | 20,40 |
| 04 | Bedroom 2 | 29,83 |
| 05 | Bathroom 2 | 10,07 |
| 06 | Bedroom 3 | 28,42 |
| 07 | Bathroom 3 | 7,10 |
| | **Total** | **148,85** |

### EXTERIORS 41,16 m²

| N° | Name | m² / sqm |
| --- | --- | --- |
| 8 | Porch bedroom 1 | 30,01 |
| 9 | Porch bedroom 2 | 11,15 |
| | **Total** | **41,16** |

0 1 2 3 4 5 10

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# VILLA FOREST EDGE

La Reserva de Alcuzcuz

el BOSQUE



# VILLA
# FOREST EDGE

| Type | Orientation | Plot | Built | Interior | Exterior | Bedrooms | Bathrooms |
|---|---|---|---|---|---|---|---|
| VILLA | S | 3.082m² | 1.084m² | 908m² | 175m² | 6 | 6+2 |



VILLA FOREST EDGE

el BOSQUE
LA RESERVA DE ALCUZCUZ FASE 2

Positioned where the treeline thins and the landscape opens, Villa Forest Edge stands on a 3,082 $m^2$ plot with 908 $m^2$ of interior built space, unfolding across three levels. South-facing and set on a gentle slope, it is designed to maximise openness, light and privacy.

The ground floor offers a spacious living, dining and kitchen area, complemented by a service kitchen, two pantries, guest toilet, entrance hall, walk-in wardrobe and two en-suite bedrooms.



el BOSQUE
LA RESERVA DE ALCUZCUZ FASE 2

Four terraces and two porches extend the living space outdoors, one of them designed as a pool terrace, framing a 75 $m^2$ swimming pool with the technical area discreetly below. A pool changing room and storage room complete the layout.

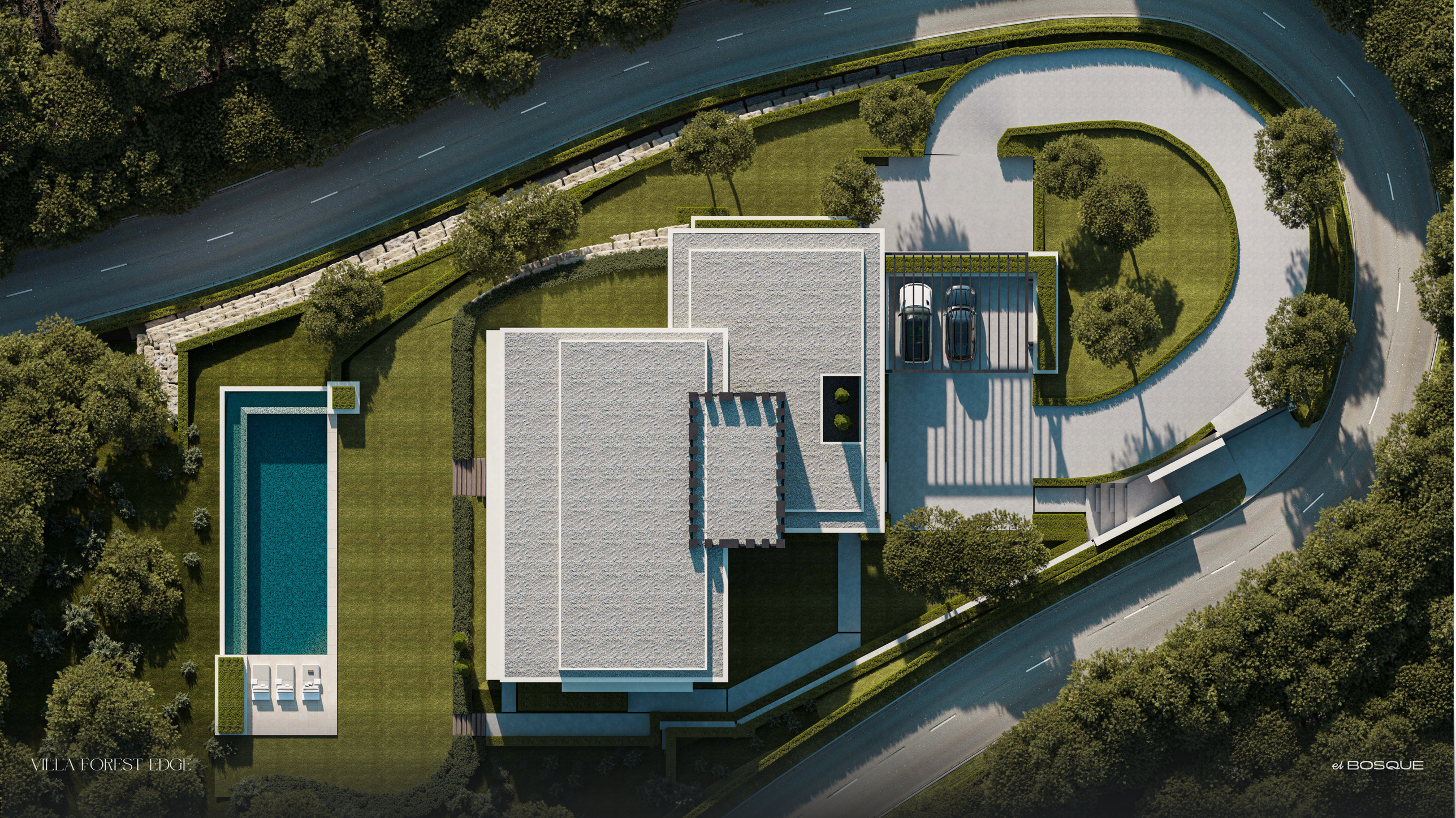
Upstairs, the master suite is accompanied by two further suites and a living area opening to a covered porch. Below, the lower level integrates the garage, laundry, storage and service areas with quiet discretion.



VILLA FOREST EDGE


VILLA FOREST EDGE
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VILLA FOREST EDGE
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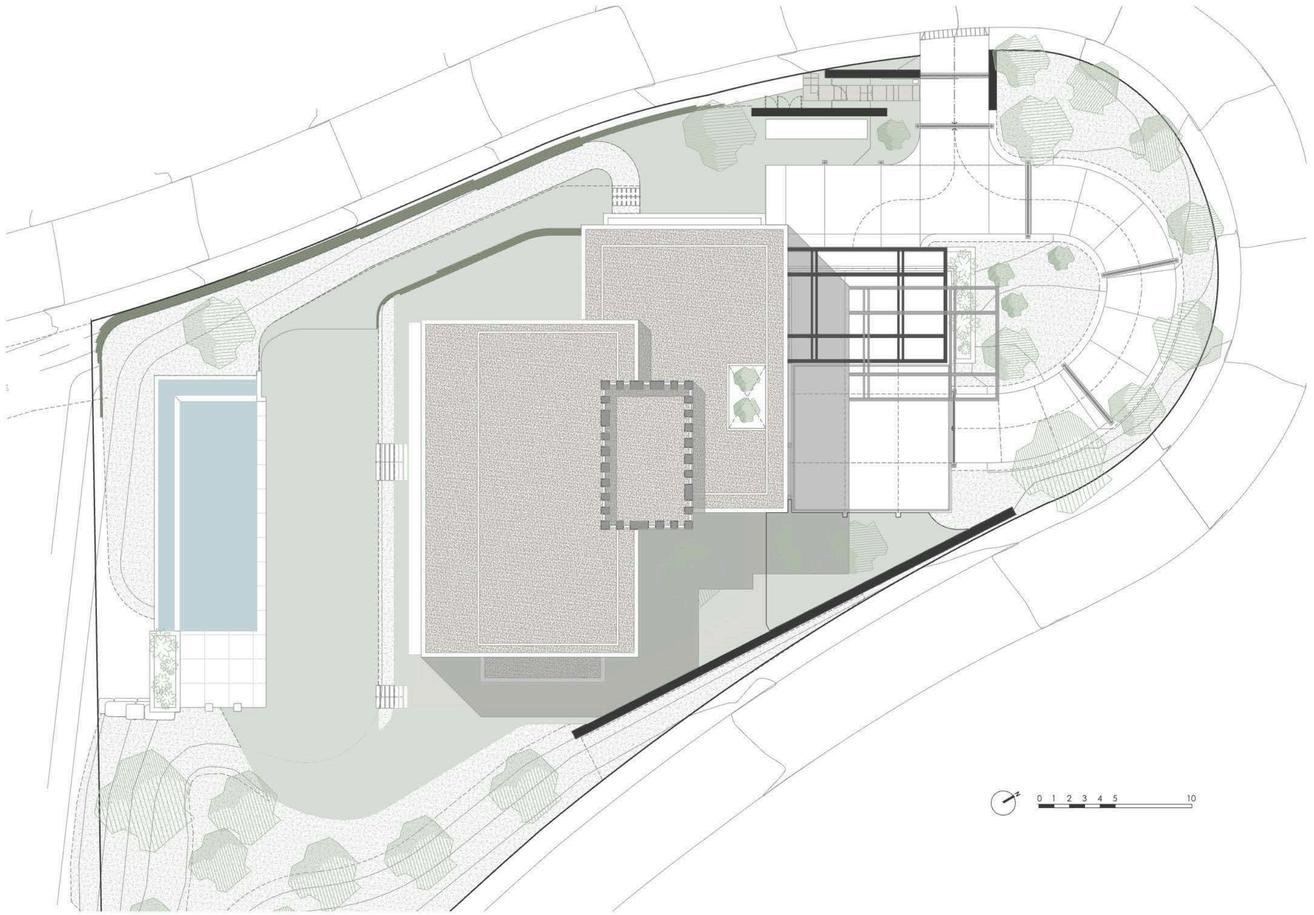


VILLA FOREST EDGE

el BOSQUE

# GENERAL INFORMATION

# VILLA
# FOREST EDGE




## GENERAL INFORMATION

| | |
|---|---|
| Type | Villa |
| Location | La Reserva de Alcuzcuz, Benahavís |
| Beds | 6 |
| Bathrooms | 6+2 |
| **PLOT** | **3.082,86 m²** |

## BUILT AREA

| | |
|---|---|
| Interior | 908,49 m² |
| Exterior | 175,87 m² |
| Total Built | 1.084,36 m² |

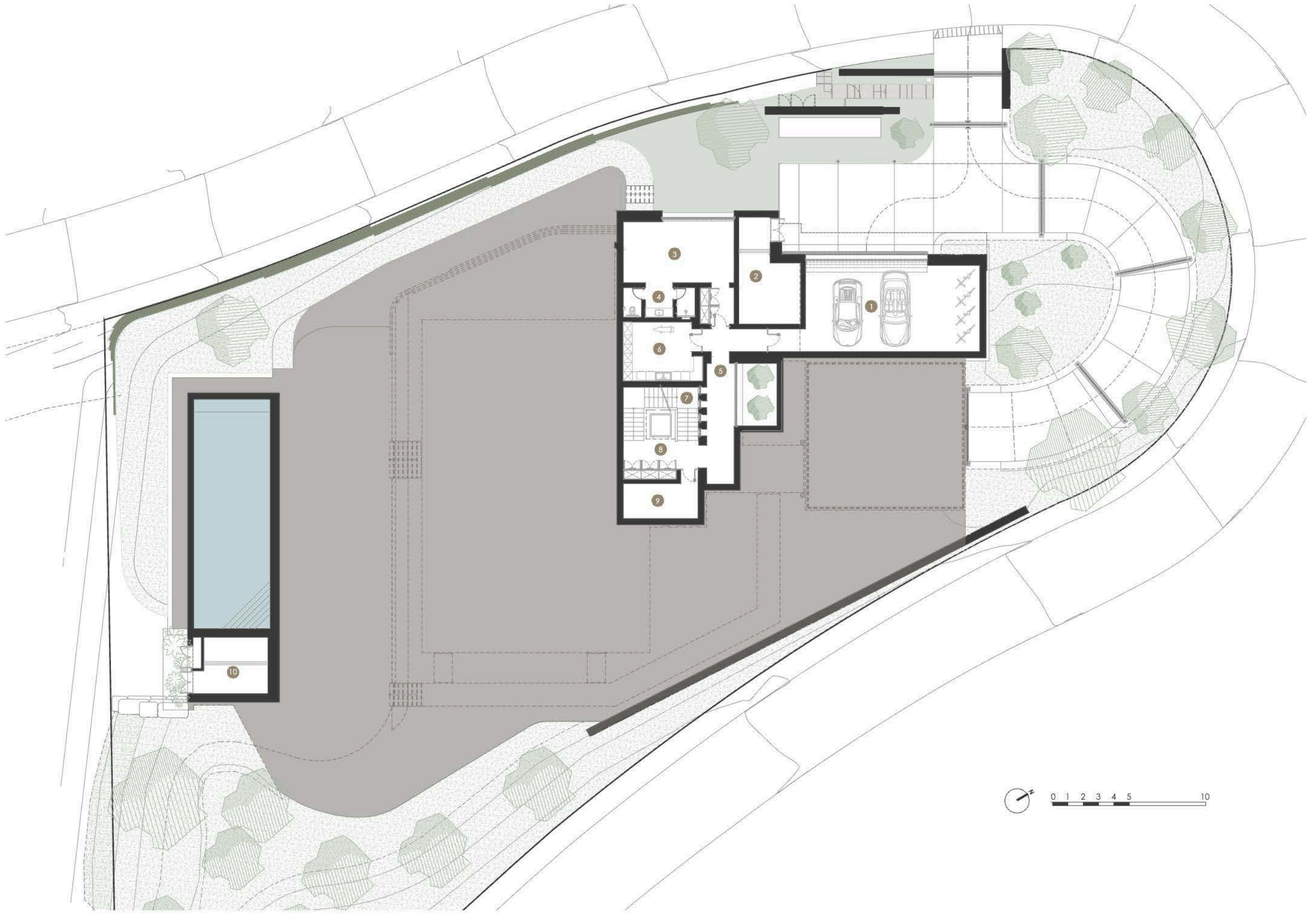
0 1 2 3 4 5 10

This plan may be modified depending on progress of the development. The furniture shown is purely for decorative purposes. The project manager reserves the right to make he necessary changes for any possible functional, aesthetic and legal reasons, without this negatively affecting the quality of the construction. Illustrative dimensions

DEVELOPED BY
PRESTIGE EXPO™

# BASEMENT

| ROOF |
|---|
| 1 |
| 0 |
| -1 |




# VILLA
# FOREST EDGE

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 229,00 m²

| N° | Name | m² / sqm |
|---|---|---|
| 01 | Garage | 70,87 |
| 02 | Technical room | 22,41 |
| 03 | Gardener's warehouse | 35,84 |
| 04 | Gardener's bathroom | 8,75 |
| 05 | Hallway | 40,36 |
| 06 | Laundry | 19,38 |
| 07 | Staircase | 12,42 |
| 08 | Vestibule | 6,66 |
| 09 | Storage room 1 | 12,31 |
| | **Total** | **229,00** |

### EXTERIOR 16,62 m²

| N° | Name | m² / sqm |
|---|---|---|
| 10 | Pool technical room | 16,62 |
| | **Total** | **16,62** |

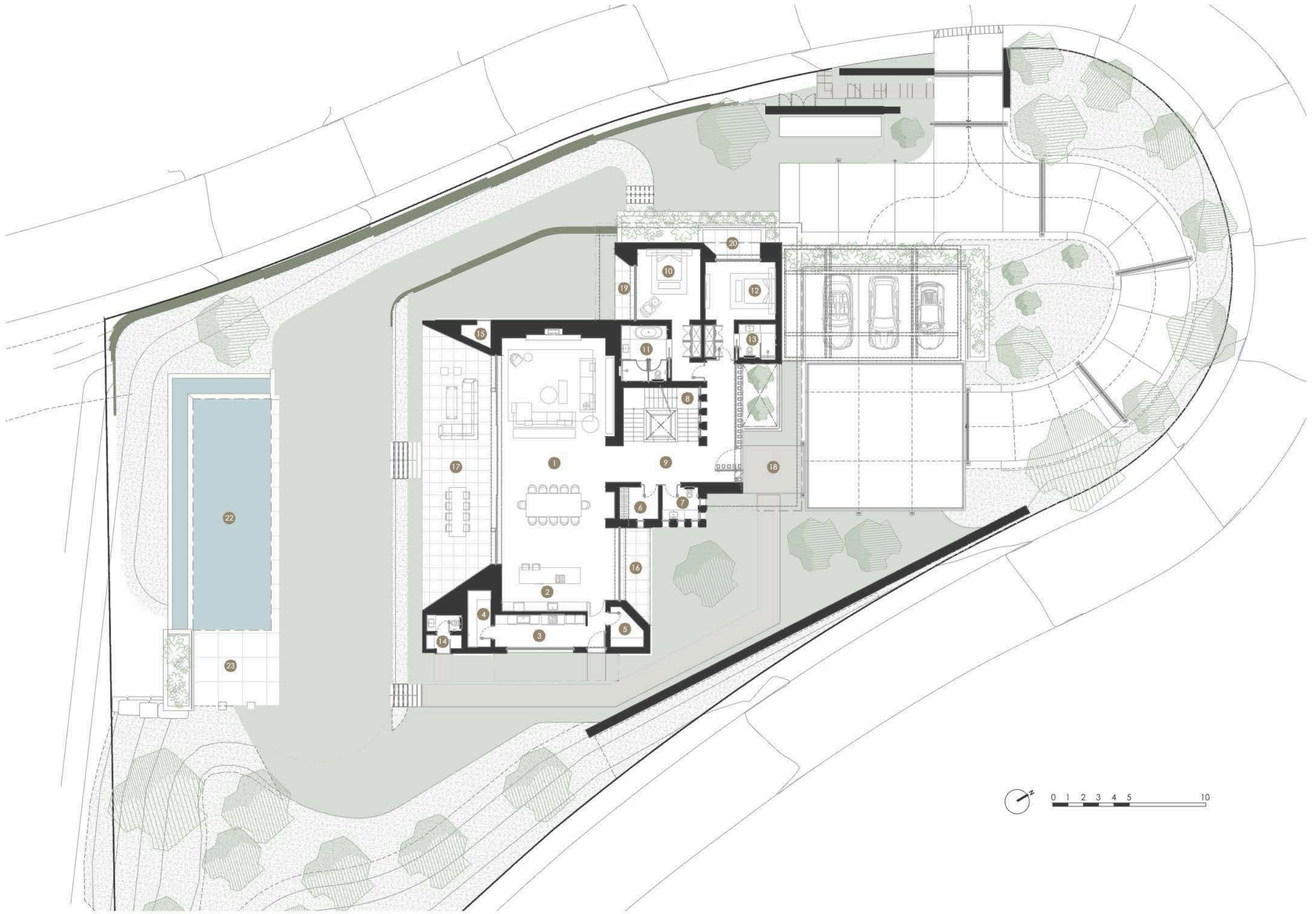
0 1 2 3 4 5 10

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# GROUND FLOOR

| ROOF |
|---|
| 1 |
| 0 |
| -1 |




# VILLA
# FOREST EDGE
## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

### USABLE AREA

### INTERIORS 341,67 m²

| N° | Name | m² / sqm |
|---|---|---|
| 01-02 | Living-dining room kitchen | 135,79 |
| 03 | Staff kitchen | 16,22 |
| 04 | Pantry 1 | 5,64 |
| 05 | Pantry 2 | 4,76 |
| 06 | Walk-in closet | 5,54 |
| 07 | Toilet | 5,16 |
| 08 | Staircase | 12,42 |
| 09 | Entrance hall | 30,59 |
| 10 | Bedroom 4 | 27,3 |
| 11 | Bathroom 4 | 10,99 |
| 12 | Bedroom 5 | 22,51 |
| 13 | Bathroom 5 | 5,27 |
| 14 | Pool changing room | 4,83 |
| 15 | Storage room pool | 2,43 |
| | **Total** | **289,45** |

### EXTERIOR 338,88 m²

| N° | Name | m² / sqm |
|---|---|---|
| 16 | Kitchen porch | 8,93 |
| 17 | Lounge porch | 67,89 |
| 18 | Entrance porch | 12,4 |
| 19 | Terrace bedroom 4 | 3,99 |
| 20 | Terrace bedroom 5 | 5,93 |
| 21 | Parking | 63,22 |
| 22 | Pool | 75,00 |
| 23 | Pool terrace | 36,75 |
| | **Total** | **274,11** |

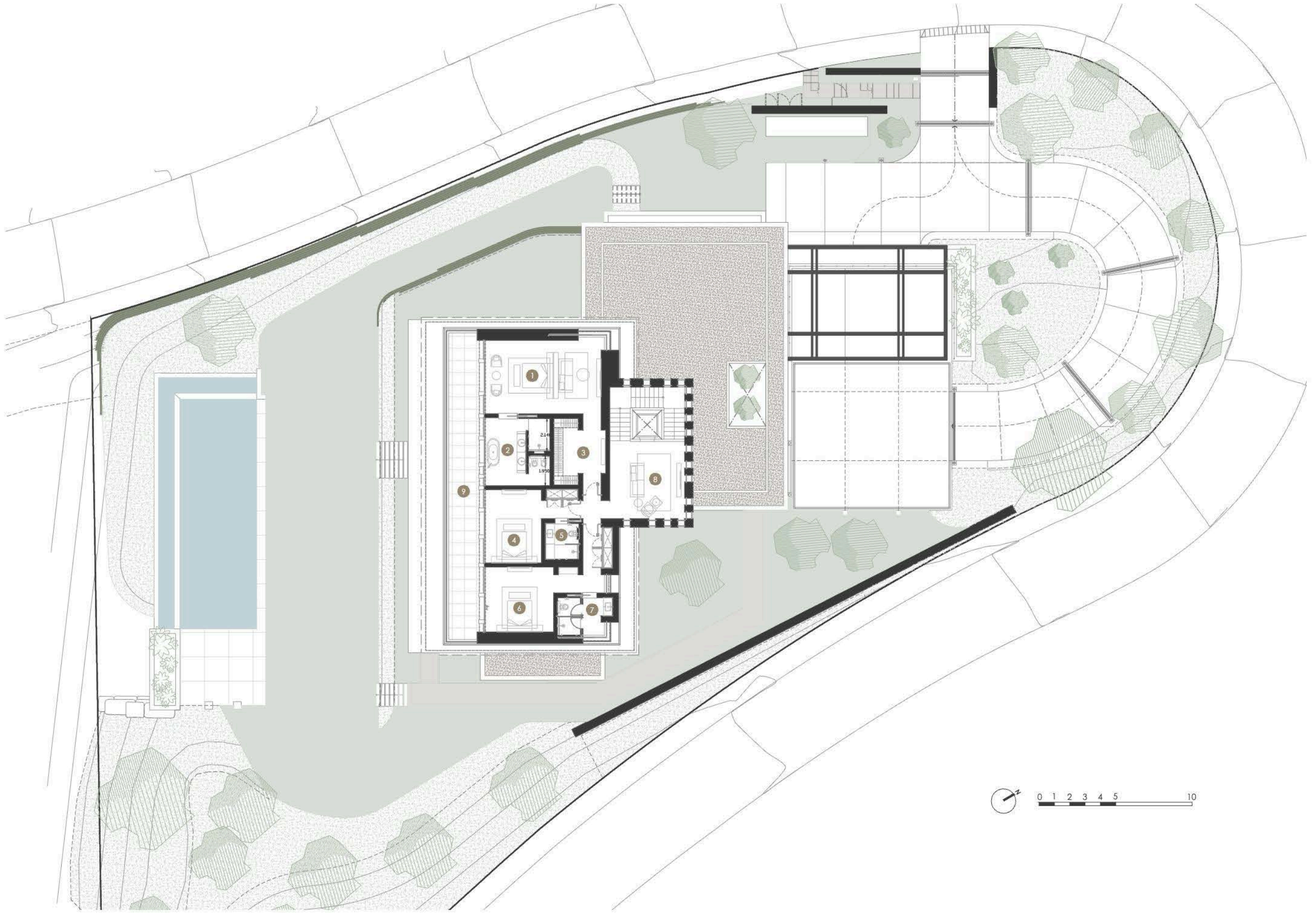


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# FIRST FLOOR

| ROOF |
|---|
| 1 |
| 0 |
| -1 |




# VILLA
# FOREST EDGE

## 6 BEDS

PLOT 3.082,86 m²
BUILT 1.399,32 m²

## USABLE AREA

### INTERIORS 163,57 m²

| N° | Name | m² / sqm |
|---|---|---|
| 01 | Master bedroom | 37,13 |
| 02 | Main bathroom | 17,88 |
| 03 | Main walk-in wardrobe | 15,00 |
| 04 | Bedroom 2 | 22,47 |
| 05 | Bathroom 2 | 5,15 |
| 06 | Bedroom 3 | 29,82 |
| 07 | Bathroom 3 | 7,95 |
| 08 | Family room | 28,17 |
| | **Total** | **148,85** |

### EXTERIORS 39,95 m²

| N° | Name | m² / sqm |
|---|---|---|
| 09 | Bedrooms porch | 39,95 |
| | **Total** | **39,95** |

0 1 2 3 4 5 10

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# el BOSQUE

LA RESERVA DE ALCUZCUZ FASE 2



PRESTIGE EXPO

TOBAL ARQUITECTOS