Nikki Living

RGZ
DEVELOPERS




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# Reside & Invest

Experience the perfect balance of luxurious living and smart investing.

NIKKI Living is your gateway to an exceptional lifestyle in Nueva Andalucía, the most coveted destination in Marbella's exclusive Golf Valley. Each property combines timeless elegance, modern functionality, and a seamless ownership experience designed to meet your needs.

# The Project



Nikki Living introduces an innovative Luxury Flex Living Complex designed to provide a personalized and seamless living experience.

Enjoy the best of both worlds: the exclusivity of owning your own property combined with the convenience and sophistication of professional management, featuring luxury services and premium amenities.

Live in your residence whenever you wish throughout the year while enjoying the benefits of effortless revenue generation during the remaining months.

Nikki Living offers a smart, hassle-free solution for those seeking a refined lifestyle with the added advantage of a sound investment, free from the complexities of managing a rental property.

# Master Plan



# Location




← Cádiz

Málaga →

| | |
|---|---|
| Málaga airport | 30 min. |
| Marbella Center | 15 min. |
| Puerto Banús | 9 min. |
| Puente Romano | 12 min. |
| Sotogrande | 35 min. |
| Gibraltar | 55 min. |

**Golf Clubs**

| | |
|---|---|
| Real Club Las Brisas | 3 min. |
| Los Naranjos | 4 min. |
| Aloha | 6 min. |
| Magna | 7 min. |



# Location

Nueva Andalucía is Marbella's most prestigious enclave, renowned for its vibrant lifestyle, world-class amenities, and unbeatable climate.

## Golf

Located among 14 of the finest golf courses in Europe.

## Beach

Only 9 minutes to Puerto Banús and 12 minutes to Puente Romano.

## Airport

Málaga International Airport is just 30 km away, offering direct flights to all major European cities.

## Restaurants

Enjoy 6 Michelin-starred restaurants in the area.

## Shopping

Explore designer boutiques and exclusive brands.

## Appeal

Over 745,000 international visitors annually, making it the ultimate luxury destination.



# Marbella

Live the life you've always imagined.

## Coastline

Stunning beaches and breathtaking views.

## Sunshine

Enjoy 320 days of sun every year, one of Europe's sunniest climates.

## Sustainability

Home to 11 Blue Flag beaches, recognized for environmental excellence.

## Connectivity

Connected via the A-7 coastal highway and Málaga Airport.

## Global Recognition

Named 2024's ultimate luxury destination by Forbes.


Nikki Living

# Amenities





## Experience Elevated Living at Nikki Living

Nikki Living redefines luxury living with expansive, exquisitely designed communal spaces tailored to enhance every aspect of life for our residents. Discover the perfect balance of style, comfort, and convenience:

- **Lush Green Areas:** Immerse yourself in the tranquility of meticulously landscaped gardens, designed to soothe and inspire.
- **Year-Round Swimming Pools:** Delight in indoor and outdoor pools, offering endless opportunities for relaxation and leisure.
- **State-of-the-Art Fitness Facilities:** A fully equipped gym that caters to all fitness levels.
- **World-Class Spa:** Rejuvenate mind and body in a serene, luxurious setting.
- **Co-Working Spaces:** Blend productivity and elegance in modern workspaces, perfect for professionals who demand the best.
- **On-Site Fine Dining:** Indulge in gourmet culinary experiences without ever leaving the comfort of your community.
- **24/7 Concierge Services:** From personal assistance to bespoke services, we're here to cater to your every need.
- **Private & Secure Parking:** Enjoy the convenience and safety of private garages and secure storage facilities.
- **Family-Friendly Playground:** Create unforgettable family moments with thoughtfully designed play areas, including an outdoor cinema for magical evenings.

# Gym



# Swimming Pools



# Restaurant



# Interior Design

The homes at NIKKI Living are thoughtfully designed to harmonize elegance with practicality.

- **Modern Aesthetic:** Each unit features a modern, functional design inspired by Marbella's sophisticated lifestyle.
- **Premium Materials:** High-quality finishes that exude luxury and comfort.
- **Bright and Airy Spaces:** Interiors maximize natural light, blending seamlessly with outdoor spaces.



# Cinema



# Enjoy & Profit

## Smart and flexible homes

NIKKI Living residences are tailored for modern lifestyles, offering privacy, community, and flexibility in one unique package.

### Great Potential

Whether you plan to reside, invest, or both, this is an opportunity unlike any other.

### Great Price

Homes start from €450,000, offering exceptional value in a luxury setting.

### Great Place

Marbella is where everyone dreams of living, but only a few can call home.



# VILLAS

4 to 6 bedrooms.

4 floors

## Dimensions

Units from 298,21 – 637,83 m².

## Pricing

Discover exceptional value in a prime location.

# Type A1



# Type A1

## Villa 1

Total built: 330,28 m².



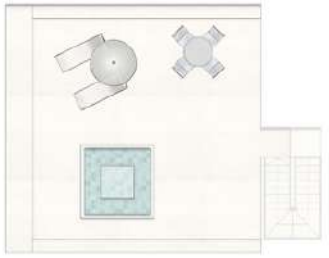
Basement
61,43 m².



Ground floor
43,33 m².



First floor
43,33 m².



Solarium
54,12 m².

### Bedrooms

· 2 bedrooms en-suite.
· 2 bedrooms in the lower level with bathroom.

### 4 levels

The townhouse is distributed in 4 floors, providing ample space.

### Surfaces

| | |
|---|---|
| Basement | 61,43 m². |
| Ground floor | 43,33 m². |
| First floor | 43,33 m². |
| Terrace | 25,26 m². |
| Solarium | 54,12 m². |
| Garden | 55,67 m². |
| Private pool | 10,78 m². |
| Communal areas | 36,36 m². |
| **Total built** | **330,28 m².** |

# Villa 17

Total built: 365,13 m².

# Type A1



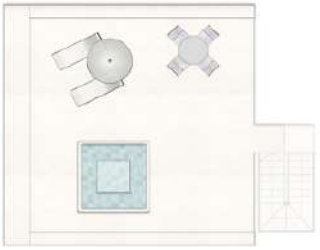
Basement
61,43 m².



Ground floor
43,33 m².



First floor
43,33 m².



Solarium
54,12 m².

## Bedrooms

· 1 bedroom en-suite.
· 2 bedrooms in the lower level with bathroom.

## 4 levels

The townhouse is distributed in 4 floors, providing ample space.

## Surfaces

| | |
|---|---|
| Basement | 61,43 m². |
| Ground floor | 43,33 m². |
| First floor | 43,33 m². |
| Terrace | 25,26 m². |
| Solarium | 54,12 m². |
| Garden | 88,18 m². |
| Private pool | 13,12 m². |
| Communal areas | 36,36 m². |
| **Total built** | **365,13 m².** |

# Type A2

# Townhouse 9 & 10

Total built: 683,62 m².



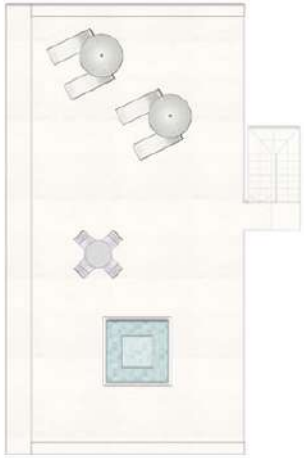
Basement
121,17 m².



Ground floor
86,66 m².



First floor
86,66 m².



Solarium
106,74 m².

## Bedrooms

6 bedrooms en-suite throughout the house.

· 2 bedrooms in first floor.
· 2 bedrooms in ground floor.
· 2 bedrooms in the lower level.

## 4 Levels

The townhouse is distributed in 4 levels, providing ample space.

## Surfaces

| | |
|---|---|
| Basement: | 121,17 m². |
| Ground floor: | 86,66 m². |
| First floor: | 86,66 m². |
| Terrace: | 50,02 m². |
| Solarium: | 106,74 m². |
| Garden: | 121,50 m². |
| Private pool: | 38,67m². |
| Communal areas: | 72,20 m². |
| **Total built:** | **683,62m².** |

# Apartments

1 to 3 bedrooms.

Up to 2 levels.

## Dimensions

Units from 46,17 – 231,08 m²

.

## Pricing

Own an apartment with premium features at reasonable price.



# Type C

# Apartment 27

Total built: 154,69 m².

Duplex apartment with abundant natural light in the basement and direct access from your terrace to the communal pool on the ground floor.



Basement
65,43 m².



Ground floor
49,83 m².

## Bedrooms

3 bedrooms:

· 1 master bedroom en-suite on the top level.

· 2 bedrooms in the lower level.

## 2 Levels

The apartment is based on 2 levels, providing ample space.

## Surfaces

| | |
|---|---|
| Basement: | 65,43 m². |
| Ground floor: | 49,83 m². |
| Terrace: | 15,60 m². |
| Communal areas: | 23,83 m². |
| **Total built:** | **154,69 m².** |

# Apartment 41

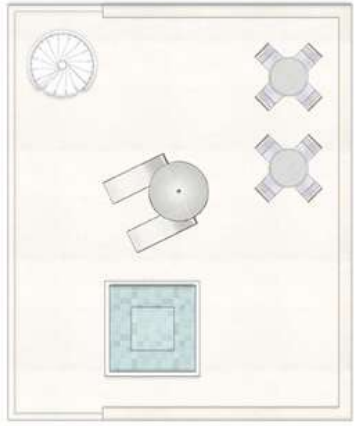
Total built: 231,08 m².

Type D

Duplex apartment featuring a private rooftop solarium, perfect for enjoying panoramic views and outdoor relaxation.



First floor
56,38 m².



Solarium
89,47 m².

## Bedrooms

2 bedrooms en-suite in the lower level.

## 2 Levels

Your own apartment is based on 2 levels with a solarium, providing ample space.

## Surfaces

| | |
|---|---|
| First floor: | 56,38 m². |
| Terrace: | 59,86 m². |
| Solarium: | 89,47 m². |
| Communal areas: | 25,37 m². |
| **Total Built:** | **231,08 m².** |

# Type E

# Apartment 36

Total built: 46,17 m².



Ground floor
38,68 m².

## Bedroom

You have at your disposal 1 bedroom and a livingroom with a sofa-bed.

## Level

This apartment is located on the ground floor.

## Surfaces

| | |
|---|---|
| Ground floor:..... | 38,68 m². |
| Communal areas:..... | 7,49 m². |
| **Total built:.....** | **46,17 m².** |

# Apartment 43

Total built: 46,17 m².

# Type F



First floor.
38,68 m².

## Bedroom

You have at your disposal 1 bedroom and a livingroom with a sofa-bed.

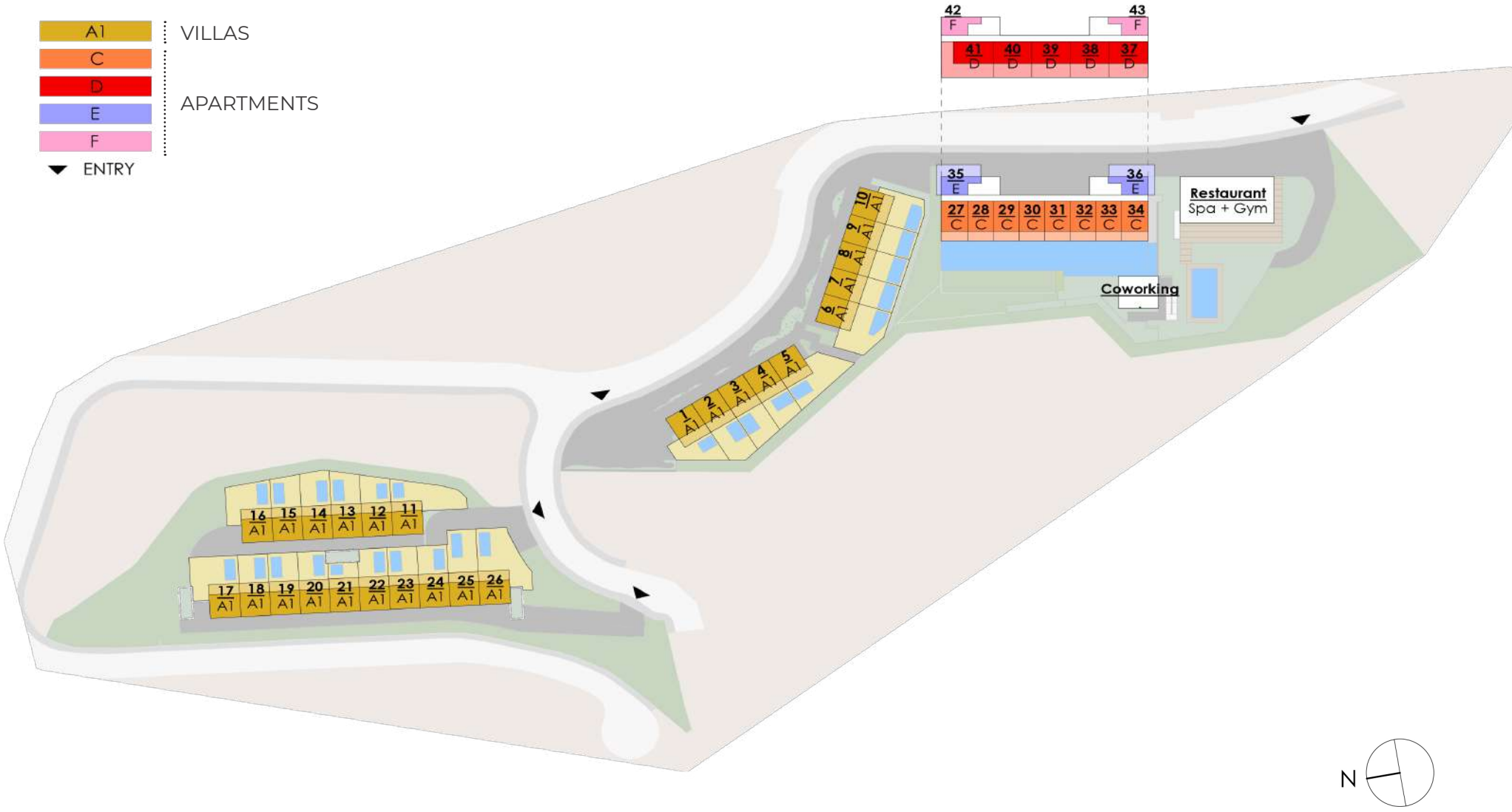
## Level

This apartment is located on the first floor.

## Surfaces

| | |
|---|---|
| First floor:..... | 38,68 m². |
| Communal areas:..... | 7,49 m². |
| **Total built:.....** | **46,17 m².** |

# Units location



# FAQs



## Are the residences equipped?

Each apartment and villa is fully equipped with modern amenities and furnitures.

## Is parking and storage available at the hotel?

Each residence includes parking and secure private storage.

## Can I sell my apartment at any time?

Yes, your property is independently registered in the property registrar.

## Who is in charge of maintenance?

We maintain your property in top condition, ensuring you get the best price if you decide to sell.

RGZ DEVELOPERS

PIONEERING DEVELOPMENT,
CONSTRUCTION
& ARCHITECTURE EXCELLENCE

RGZ Developers was founded by Juan Manuel Reyes who actively contributed to the development and comprehensive management of more than 18,000 residential units across both Peru and Spain.

KALGOUM GROUP

PROPERTY DEVELOPMENT,
HOSPITALITY, TECH
& FINANCIAL SECTOR

Kalgoum Group was founded in 2016 by Monir Kalgoum and have interest in more than over 140 different companies with almost 2,000 employees and a total turnover over 200 MM Euros.

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