



# SALVIA

Live by the sea



**SALVIA**  
Live by the sea

**ABU**

Dossier without contractual relationship subject to modifications due to the need for work or due to technical decisions imposed administratively or by the facultative management. The houses may undergo slight modifications depending on the final dimensions and the final architectural project. The furniture, grass, trees, plants, etc., as well as all ornamental elements appear exclusively for decoration, and are not included in the sale prices, nor are they contractually reflected by the parties.

*“At the beach, life is different.”*





*Where Mediterranean  
Dreams Are Realised*

# THE MAGIC OF LIVING

Welcome to **SALVIA**, a new and exclusive apartment complex situated just minutes from the Mediterranean shoreline. The stunning new development promises the best of all worlds with its enviable location next to the palm-lined beachside promenade yet within walking distance to the charming Spanish town of San Pedro de Alcántara and its comprehensive range of amenities.

*Live by the Sea*





*Where Mediterranean  
Dreams Are Realised*





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## YOUR DREAM LOCATION

Imagine waking up in the morning and taking a leisurely stroll to watch the sunrise over the Mediterranean. The promenade that is just a few minutes' walk from your luxury **SALVIA** apartment connects to the east with Marbella and to the west with Estepona. The coastal highway is easily accessible, connecting to Puerto Banús 5km away and Marbella via the Golden Mile, just a few minutes more.

## Enviably Beach Location

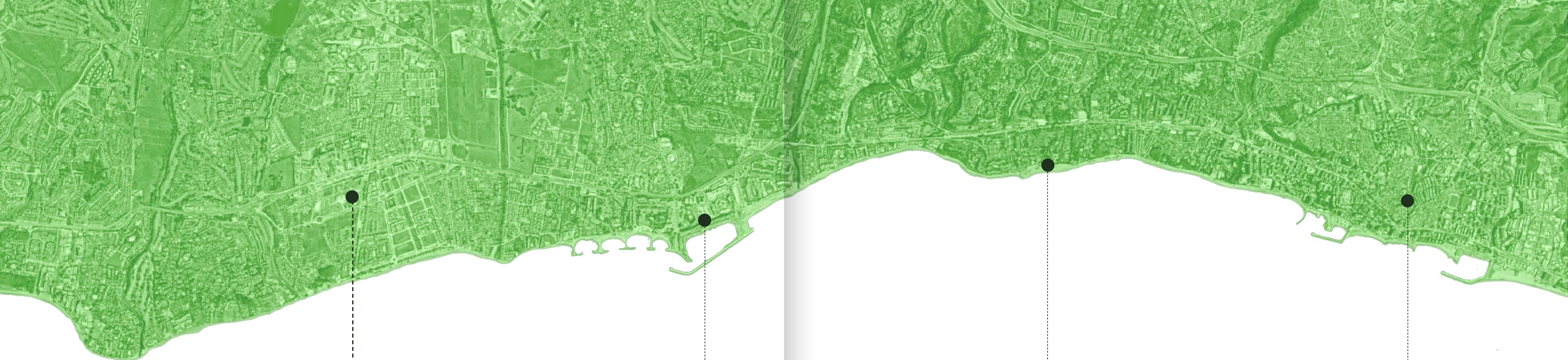
Located at the heart of the most coveted luxury destination in the world, experience the year-round allure of Europe's finest climate, boasting an average temperature of 20°C and over 300 sun-kissed days annually. Wake up to the warm Mediterranean sun almost every day of the year...

Explore the captivating region of Andalucía:

- A sweeping 185 km of pristine coastline
- 124 sun-drenched beaches
- 15 yachting and boating marinas
- An impressive collection of over 70 golf courses
- San Pedro Alcántara – a typically Spanish welcome







50 min - Gibraltar Airport  
20 min - Estepona  
35 min - Cabopino Port  
45 min - Málaga Airport

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Puerto Banús

7 min

Puente Romano

12 min

Marbella

17 min





# SAN PEDRO ALCÁNTARA

SALVIA is located in San Pedro de Alcántara, a charming town blending history and modern luxury. Nearby is Puerto Banús and Marbella's Golden Mile, with Michelin-starred restaurants and global names like Nobu and Cipriani. Our project is in the heart of San Pedro, with easy access to supermarkets, shops, pharmacies, medical services, tennis, golf, restaurants, and beach clubs. Enjoy a sophisticated mix of contemporary amenities and coastal town living.

## A short walk to...

- |                            |                      |                        |
|----------------------------|----------------------|------------------------|
| 2 min                      | 3 min                | 4 min                  |
| Restaurants and Bars       | City Centre          | San Pedro Beach        |
| 5 min                      | 4 min                | 5 min                  |
| NAC - Nueva Alcántara Club | Paseo Marítimo       | THE I/O Gym            |
| 7 min                      | 8 min                | 15 min                 |
| Guadalmina Golf Course     | Barbillón Beach Club | Los Tres Jardines Park |





# THE MEDITERRANEAN SHORE AT YOUR FEET

The concept of **SALVIA** was to create an exclusive haven within steps of the Costa del Sol shoreline, representing a modern evolution in luxury apartment living in an unparalleled location.

Salvia redefines luxury apartment living in an unmatched locale. Envisioned for holistic well-being and crafted by renowned architects T10, this GRUPO ABU development stands as an architectural marvel in the region. Its modern design, abundant greenery with native plants, and sustainable facilities blend seamlessly, setting a gold standard in luxury and tranquillity.







2 - 4  
Bedrooms



2 - 3  
Bathrooms



91 - 194m<sup>2</sup>  
Built



12 - 189m<sup>2</sup>  
Terrace



Communal  
Pool



Communal  
Gardens



Communal  
Gym



Indoor Pool  
and SPA



Co-working  
Area



Private  
Parking



EV Charging  
Points



24 Hour  
Security

Our exclusive apartment complex boasts sophisticated amenities tailored for the discerning individual. Ranging from 2 to 4 bedrooms, apartments and penthouses, with spacious interiors of up to 195 m<sup>2</sup> and fabulous terraces of up to 189 m<sup>2</sup>, each apartment is a testament to contemporary design and elegance. Moreover, every residence can be tailored to match the requirements of individual buyers. All the properties will have at least one parking space and store room included in the price.

Our communal areas are no less impressive, immerse yourself in state-of-the-art facilities such as a dedicated coworking space for the modern professional, EV charging points for the environmentally conscious, indoor heated swimming pool and a fully equipped gym and spa. The complex will be completely gated, with a security entrance and a control gate.







# LIVE BY THE SEA CONCEPT

**SALVIA** exemplifies design excellence and architectural precision. Embracing both form and function, our contemporary style is accentuated by the use of premium natural materials and meticulous attention to detail. The lush plantings harmoniously intertwine with the design, adding a serene touch of nature. With spacious terraces and solariums, we prioritise both style and space. At **SALVIA**, our design philosophy goes beyond aesthetics; it's about creating homes that are not only stylish and luxurious but also crafted for utmost comfort and easy living.





Quality is our defining principle. We meticulously choose the finest materials, ensuring superior fixtures and fittings in throughout including upmarket brands for kitchen and bathroom fittings. The use of outsize floor tiles and the refined touch of natural stones further accentuate our dedication to luxury and lasting durability.





Sleeping areas seamlessly blend style with functional elegance. Thoughtful design elements, such as recessed lighting and built-in wardrobes with internal illumination, enhance the space, while generous dressing areas add to the convenience. Expansive master bedrooms, accentuated by floor-to-ceiling windows, lead to broad terraces, epitomising a harmonious fusion of comfort and sophistication.





Life on the Costa del Sol is lived as much inside as outside thanks to the enviable climate in this part of the world. Salvia invites the outdoors in thanks to expansive windows that flood the interior with natural light. Overlooking the lush landscaped gardens and delightful pool area, wide terraces offer inviting spaces to relax in tranquillity, or enjoy memorable moments with friends or family.





Live by the Eye

## PRIME QUALITY

Few premium luxury apartment complexes can boast the quality of specifications offered at **SALVIA**. Materials and fittings are of the finest standard, from aerothermal air conditioning to outsize floor tiling, designer kitchens, top-of-the-range appliances, bathroom fittings and fixtures throughout the apartments. Noble materials such as wood and stone complement the contemporary design, inviting an appealing sensation of natural warmth to the vision.



# MORE THAN A PROPERTY

We want you to be part of a community. Shared spaces are an important factor of this philosophy, from our modern coworking areas to the refreshing swimming pool zone, lush gardens, and fully equipped gym, all designed to foster connections, well-being, and a sense of belonging among residents.







# GREEN OASIS SHARED SPACES

The communal areas of *SALVIA* can't help but revive the soul, with lush planting and areas laid to grass in which to bask and take in the beauty of nature.

The sustainable salt-water swimming pool is an inviting feature all year round, reflecting the blue of the Mediterranean sky and the abundant leafy planting of the gardens. The complex has a swimming pool for adults and a children's pool, both of which seamlessly blend with the verdant surroundings. Every nuance has been thoughtfully curated to craft this sanctuary of tranquillity and harmony.

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# THE TEAM

**SALVIA**, the latest culmination of architectural excellence by GRUPO ABU. With an unwavering commitment to crafting exceptional homes in unparalleled locations, GRUPO ABU blends avant-garde design and top-tier materials to create residences that epitomise exclusivity. Each apartment at **SALVIA** is a testament to their core philosophy, harmonising design, elegance, and personalised touches for truly unique living experiences. The leadership in the industry is driven by unyielding dedication to innovation, ensuring resident well-being and comfort at every turn.

**SALVIA**'s visionary architectural concept comes to life through the expertise of T10 architects. With offices in Seville, Marbella, Cadiz, Madrid, and Gibraltar, T10 embodies excellence, quality, and sustainability in each project. Their versatility shines through in luxury hotels, heritage building rehabilitation, and cutting-edge leisure projects. T10's involvement enriches **SALVIA** with visionary architectural prowess, creating another sustainable masterpiece.







FLOORPLANS





### PENTHOUSE A | BLQ 2

- Usable Interior Living Area	85,17 m <sup>2</sup>
- Usable area of covered terrace	22,30 m <sup>2</sup>
- Usable area of uncovered terrace	101,13 m <sup>2</sup>
- Total usable area of the dwelling	208,59 m <sup>2</sup>
- Living Area Interior Built. + zzcc	122,62 m <sup>2</sup>
- Total Constructed Area	247,27 m <sup>2</sup>

*Design elements including terraces shape and dimensions may be modified for technical reasons*

ABU



### PENTHOUSE B | BLQ 1

- Usable Interior Living Area	108,71 m <sup>2</sup>
- Usable area of covered terrace	31,85 m <sup>2</sup>
- Usable area of uncovered terrace	155,81 m <sup>2</sup>
- Total usable area of the dwelling	296,37 m <sup>2</sup>
- Living Area Interior Built. + zzcc	152,26 m <sup>2</sup>
- Total Constructed Area	340,79 m <sup>2</sup>

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### PENTHOUSE B | BLQ 2

- Usable Interior Living Area	88,85 m <sup>2</sup>
- Usable area of covered terrace	18,77 m <sup>2</sup>
- Usable area of uncovered terrace	88,39 m <sup>2</sup>
- Total usable area of the dwelling	196,01 m <sup>2</sup>
- Living Area Interior Built. + zzcc	129,04 m <sup>2</sup>
- Total Constructed Area	237,03 m <sup>2</sup>

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### APARTMENT 0A | BLQ 1

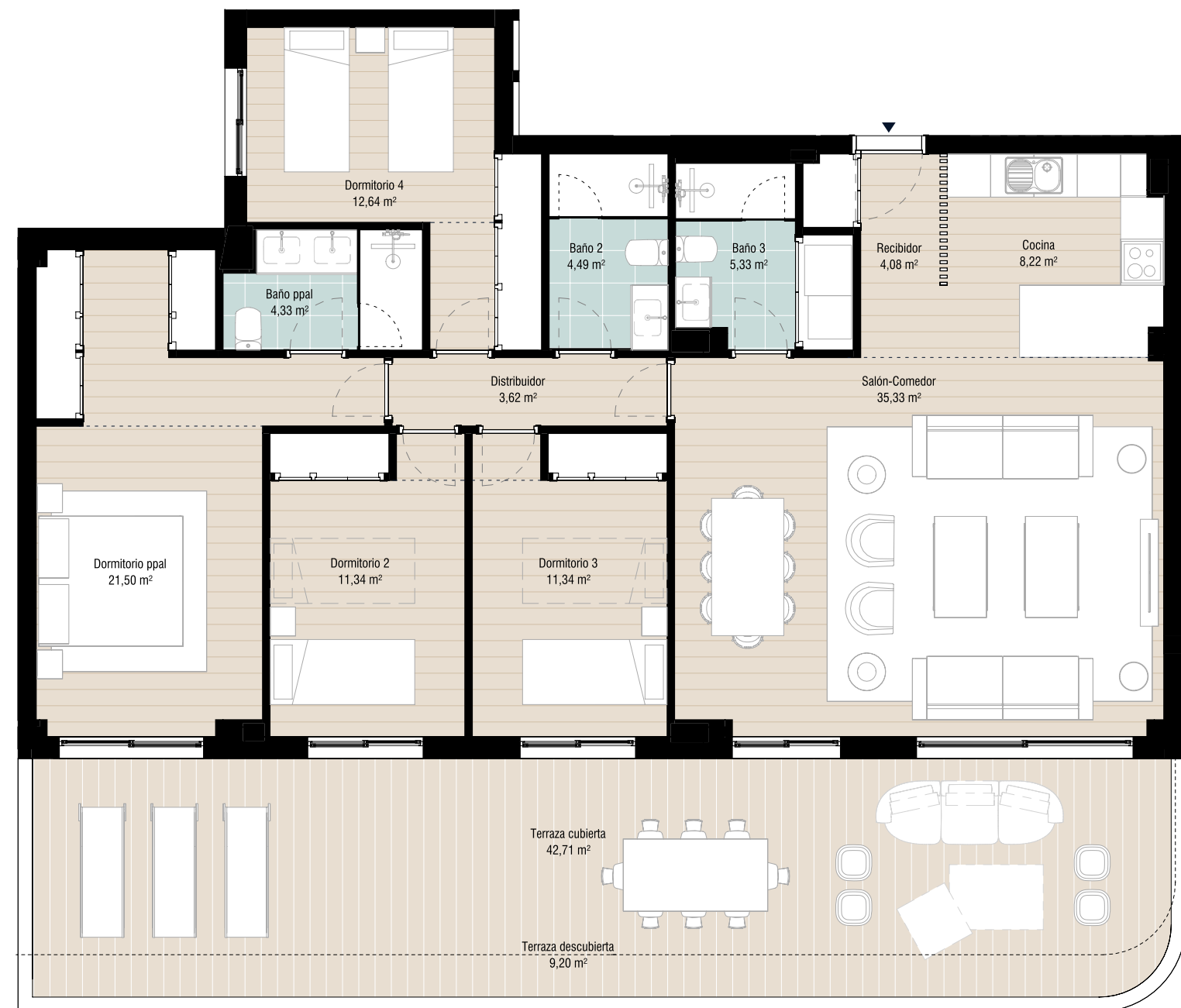
- Usable Interior Living Area	122,22 m <sup>2</sup>
- Usable area of covered terrace	41,26 m <sup>2</sup>
- Usable area of uncovered terrace	36,06 m <sup>2</sup>
- Total usable area of the dwelling	199,54 m <sup>2</sup>
- Living Area Interior Built. + zzcc	170,34 m <sup>2</sup>
- Total Constructed Area	254,27 m <sup>2</sup>

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### APARTMENT 0A | BLQ 2

- Usable Interior Living Area	122,24 m <sup>2</sup>
- Usable area of covered terrace	42,71 m <sup>2</sup>
- Usable area of uncovered terrace	9,20 m <sup>2</sup>
- Total usable area of the dwelling	174,12 m <sup>2</sup>
- Living Area Interior Built. + zzcc	170,44 m <sup>2</sup>
- Total Constructed Area	226,80 m <sup>2</sup>

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### APARTMENT 0A | BLQ 2

- Usable Interior Living Area	145,17 m <sup>2</sup>
- Usable area of covered terrace	21,59 m <sup>2</sup>
- Usable area of uncovered terrace	45,02 m <sup>2</sup>
- Total usable area of the dwelling	211,79 m <sup>2</sup>
- Living Area Interior Built. + zzcc	201,11 m <sup>2</sup>
- Total Constructed Area	273,37 m <sup>2</sup>

*Design elements including terraces shape and dimensions may be modified for technical reasons*





### APARTMENT 1C, 2C, 3C | BLQ 1

- Usable Interior Living Area	102,88 m <sup>2</sup>
- Usable area of covered terrace	14,64 m <sup>2</sup>
- Usable area of uncovered terrace	0,00 m <sup>2</sup>
- Total usable area of the dwelling	117,52 m <sup>2</sup>
- Living Area Interior Built. + zzcc	142,82 m <sup>2</sup>
- Total Constructed Area	157,87 m <sup>2</sup>

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### APARTMENT 1B, 2B, 3B | BLQ 1

- Usable Interior Living Area	67,49 m <sup>2</sup>
- Usable area of covered terrace	14,43 m <sup>2</sup>
- Usable area of uncovered terrace	0,00 m <sup>2</sup>
- Total usable area of the dwelling	83,91 m <sup>2</sup>
- Living Area Interior Built. + zzcc	97,90 m <sup>2</sup>
- Total Constructed Area	114,75 m <sup>2</sup>

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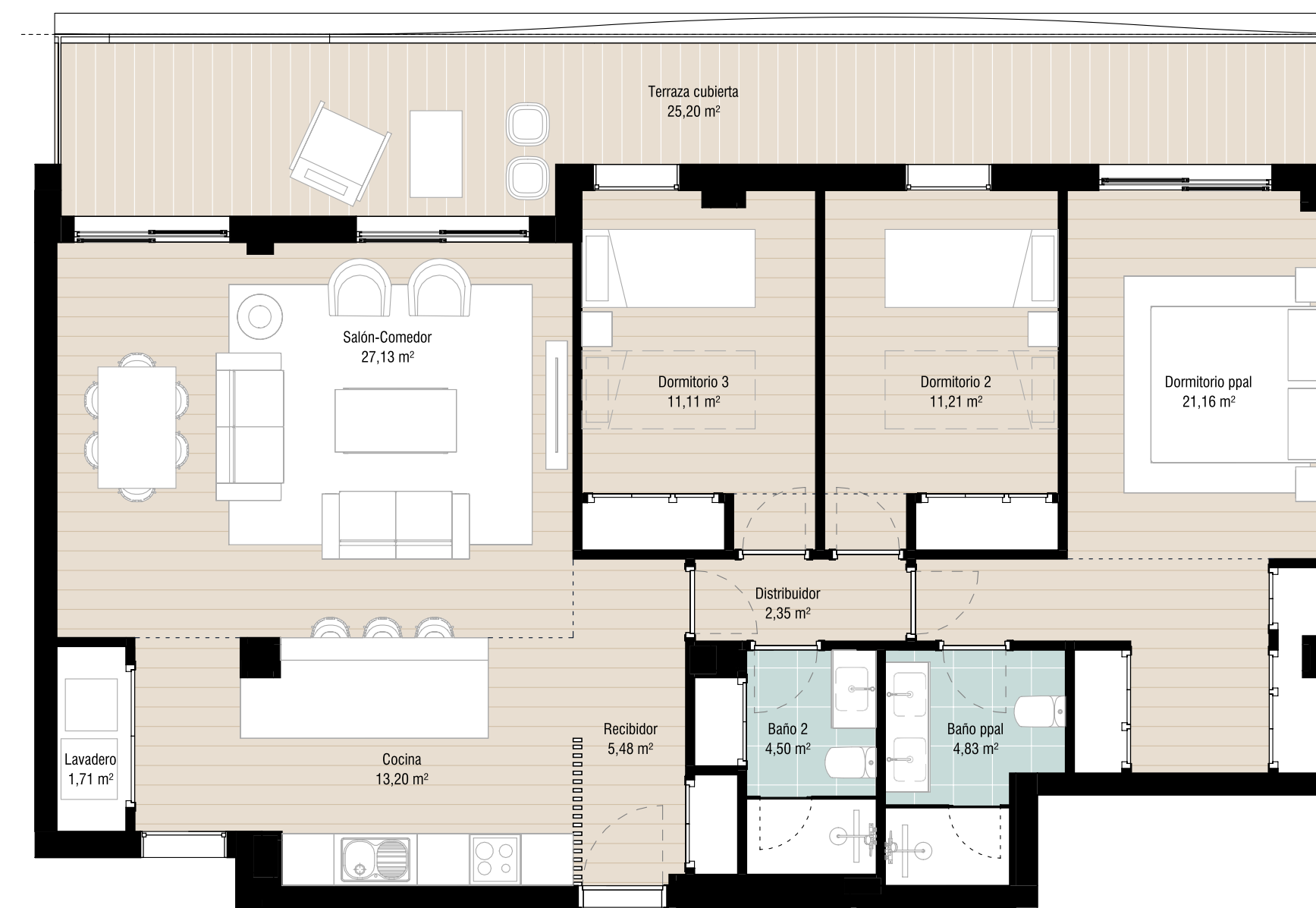




### APARTMENT 1C, 2C, 3C | BLQ 1

- Usable Interior Living Area	99,13 m <sup>2</sup>
- Usable area of covered terrace	86,62 m <sup>2</sup>
- Usable area of uncovered terrace	0,00 m <sup>2</sup>
- Total usable area of the dwelling	185,75 m <sup>2</sup>
- Living Area Interior Built. + zzcc	140,94 m <sup>2</sup>
- Total Constructed Area	229,25 m <sup>2</sup>

*Design elements including terraces shape and dimensions may be modified for technical reasons*



### APARTMENT 1A, 2A, 3A | BLQ 2

- Usable Interior Living Area	102,58 m <sup>2</sup>
- Usable area of covered terrace	25,20 m <sup>2</sup>
- Usable area of uncovered terrace	0,00 m <sup>2</sup>
- Total usable area of the dwelling	127,78 m <sup>2</sup>
- Living Area Interior Built. + zzcc	143,81 m <sup>2</sup>
- Total Constructed Area	169,53 m <sup>2</sup>

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