

OCYAN  
LUXURY VILLAS

  
PARAISOMUNDO  
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## EXPERIENCING

the blend of architecture and  
nature is truly unforgettable.

Located in a picturesque and coveted setting  
amidst nature's splendour, **Ocyan Luxury Villas**  
comprises a collection of twelve sophisticated and  
exclusive villas boasting contemporary aesthetics.

Nestled amongst the **tranquil terrain**, each villa  
is meticulously crafted to exude its unique charm,  
seamlessly blending with the **natural environment**.

These exclusive residences offer a **serene and  
intimate existence**, elevating the standard of living  
to unparalleled heights.

Step into the  
unparalleled realm of



The concept behind the development is to combine the **marine element** that surrounds the villas with the **vibrant cyan** colour that reminds us of the vast sky.

This perfect blend captures the essence of our vision, where the peaceful **charm of the ocean** meets the infinite expanse of the sky and the **boundless heavens**.



# LOCATION

Situated in an enviable location **between Estepona and Marbella**, where panoramic vistas adorn the horizon, our exclusive collection of villas is conveniently located near major roadways yet surrounded by the tranquillity of nature.

In the desirable area, **near La Resina Golf Club on the New Golden Mile**, our peaceful retreat offers a chance to enjoy the tranquillity and natural surroundings while still having easy access to the lively attractions of the Costa del Sol.



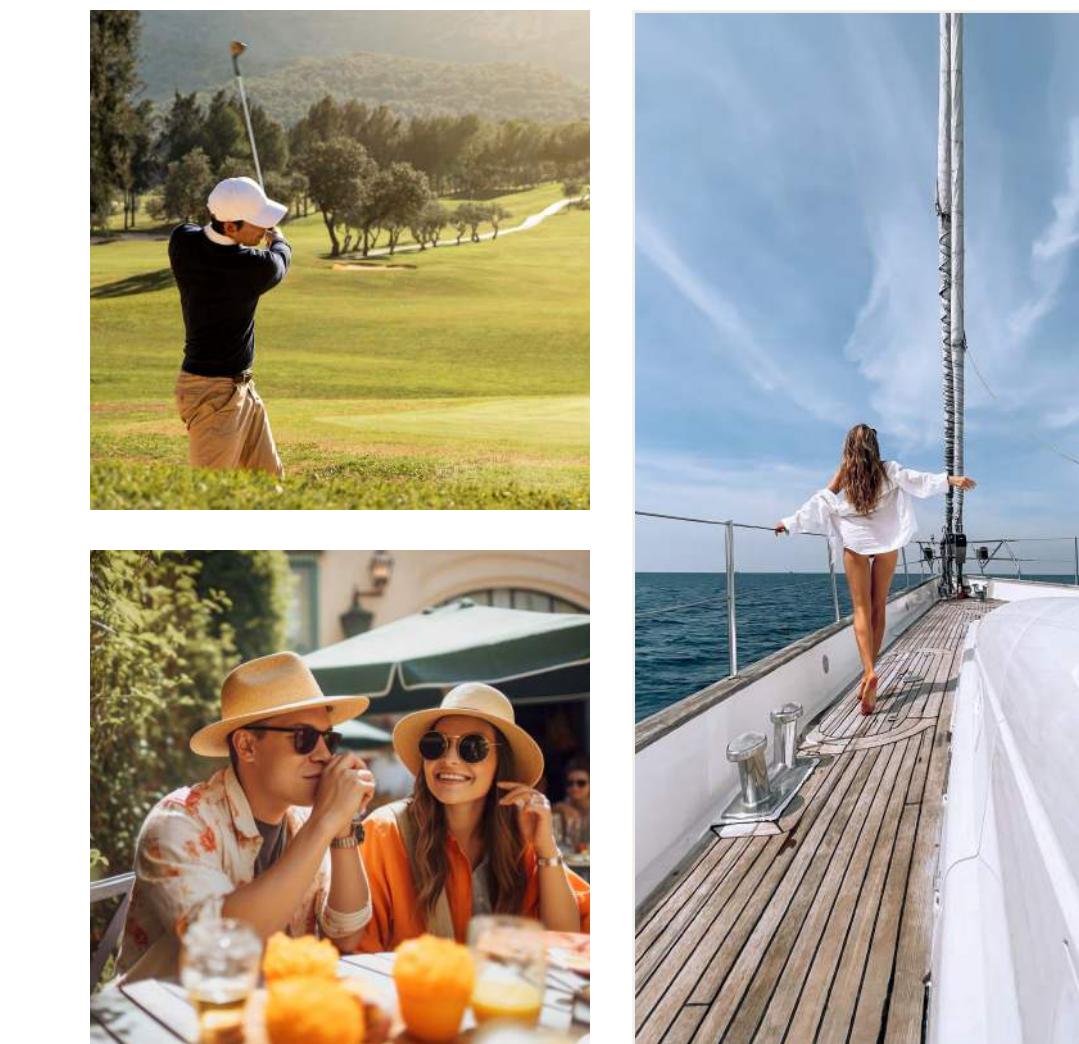
# Welcome to a life where the extraordinary is simply the norm

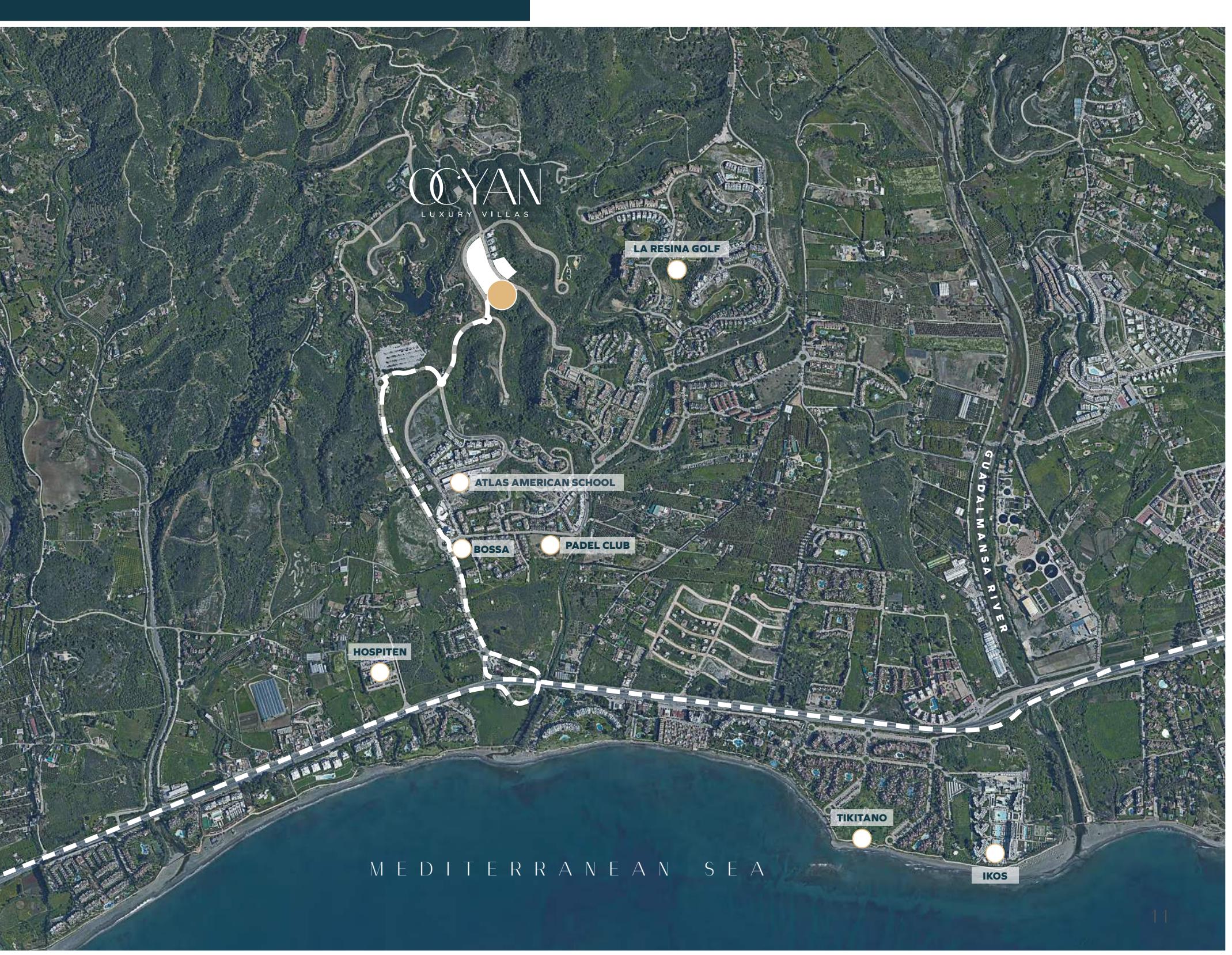


For those fortunate enough to call these villas home, every sunrise will paint the canvas of your day with hues of **Mediterranean bliss**.

Living on Spain's sun-soaked Costa del Sol, means basking in a lifestyle drenched in **luxury, rich history, and natural beauty**. Beaches, golf courses, water activities and a vast leisure offer make this enchanting area a favoured destination for expats around the world.

The Selwo / La Resina area offers a **high standard of living**, with excellent healthcare facilities, international schools, and a robust infrastructure in a mere 30-minute radius.





# MASTER PLAN

VILLA	M <sup>2</sup> PLOT	BUILT AREA	TERRACES
1	1042.00	596.11	287.43
2	1057.05	578.88	285.37
3	1006.40	508.43	297.80
4	1054.21	570.01	292.50
5	1001.61	565.86	300.42
6	1000.16	548.23	288.34
7	1001.40	568.00	306.34
8	1038.63	549.09	294.24
9	1031.63	561.82	212.36
10	2020.87	885.99	522.54
11	2010.60	924.84	411.37
12	2033.49	742.42	302.15



# LIGHTING LUXURY

In the design, **light reigns** as both the protagonist and an essential element. The strategic placement of expansive windows and double-height spaces is meticulously crafted to harness the power of **natural light**.

The alignment of each villa allows for the seamless integration of **sunlight throughout the day**, illuminating every corner with a soft, ethereal glow.

This thoughtful approach not only enhances the aesthetic appeal but also creates an **ambience of warmth, openness, and serenity**.



A peaceful coexistence of  
the land and the sea



With meticulous attention to the natural contours  
of the terrain, every residence offers **unobstructed**  
**vistas** of the boundless Mediterranean expanse.

These vistas offer a sanctuary where the soul finds  
solace in the **infinite beauty of the scenery**.







Experience the epitome of contemporary design with our **open-plan spaces**, **seamlessly integrating kitchens as architectural masterpieces**, adorned with the finest materials and state-of-the-art appliances. Elevating the concept of both indoor and outdoor kitchens, the designs will be meticulously crafted by **Modulnova**, a distinguished industry leader celebrated for its artistry, elegance, and expert handling of materials.

**MODULNOVA**  
Marbella



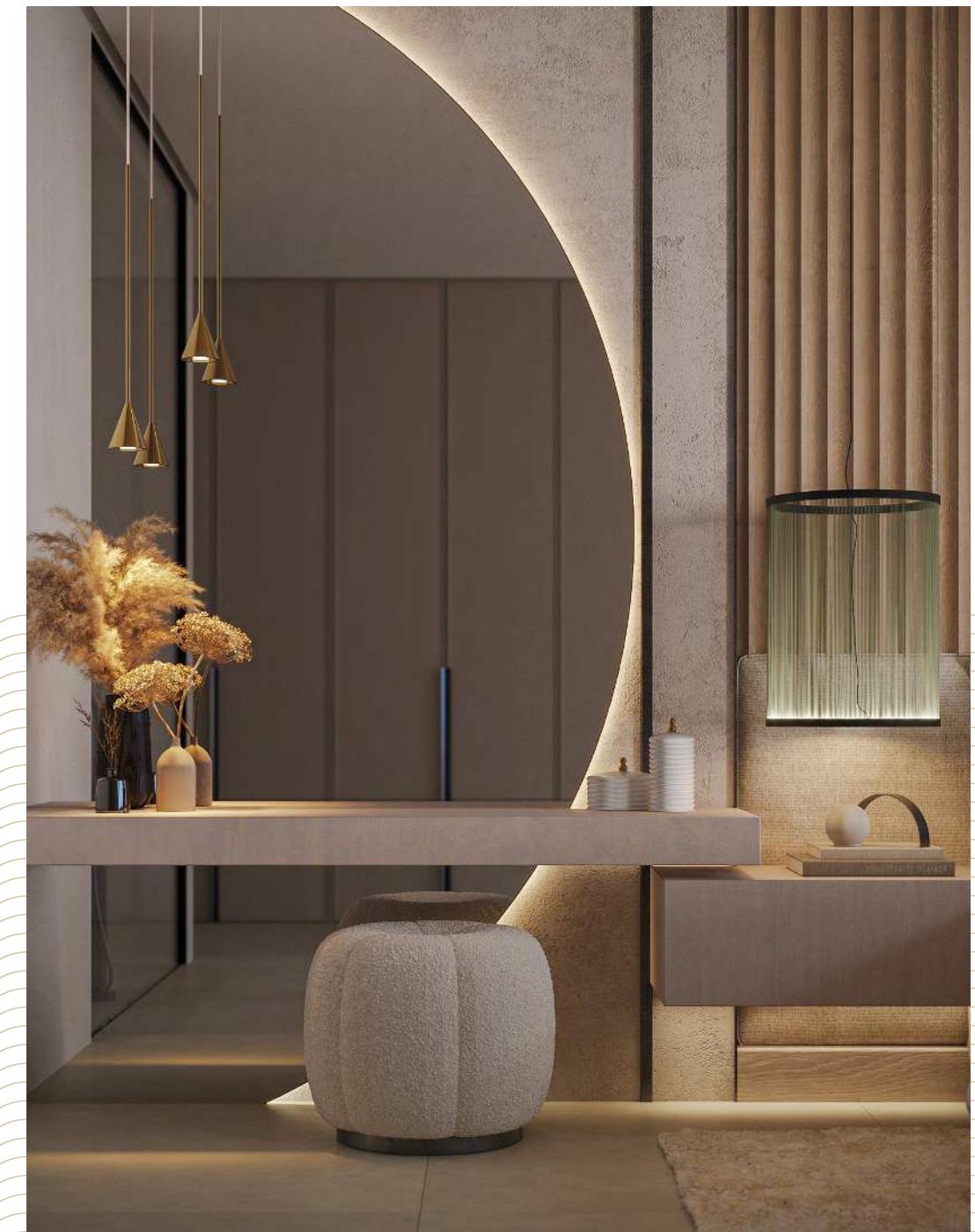
## DOUBLE HEIGHT DELIGHT

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Be captivated by the grandeur of **soaring double-height ceilings** and breathtaking views that are sure to take your breath away. Indulge in the ultimate **architectural masterpiece** that will leave you in awe from the moment you enter.

## PRIVATE AREAS

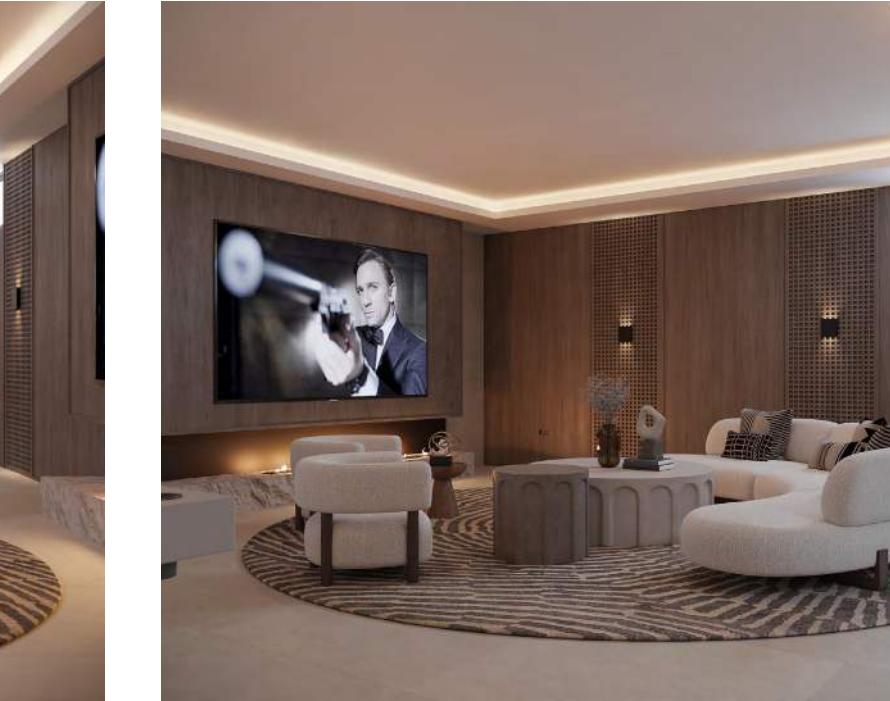
At Ocyan Luxury Villas, all bedrooms are designed to offer **maximum comfort** and embrace the Mediterranean. They draw inspiration from 6-star resorts.





## LEISURE SPACES

Indulge in a world where **luxury knows no bounds**. Our villas offer you ample space that can be configured to your liking to elevate your lifestyle. Create a space that caters to your desire for **endless entertainment**.





# WHERE EVERY VILLA IS UNIQUE, YET EXCELLENCE UNITES THEM ALL

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Each of the 12 villas comprising Ocyan boasts its own **distinct personality**, ensuring a unique experience for every resident. Despite their individuality, all villas maintain an **unparalleled level of finishes and amenities**, guaranteeing an exceptional standard of living across the board.









# ARCHITECTURE & DESIGN BY

## MAIN ARCHITECTURAL DESIGN

In the Post-Covid Era, with the increasing prevalence of remote work from home, a growing number of Europeans desire to embrace a permanent residence in southern Spain. This trend is driven by a preference for a modern and contemporary lifestyle, aligning with the evolving dynamics of remote professional endeavours.

Ocyan Luxury Villas stands out as the optimal destination to make this aspiration a reality! Modern living and panoramic sea views close to all social and health amenities!

**A dream place to call home!**

[villarroeltorrico.com](http://villarroeltorrico.com)





# OCEAN

LUXURY VILLAS

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