

# ocean

11 EXCLUSIVE NEW VILLAS  
IN BEL-AIR MARBELLA

Developed by











ABOUT

## THE PROJECT

Welcome to the endless summer in Ocean 11. It's sunny here for 325 days per year. And it can be your home.

Choose one of 11 modern luxury villas of 500 – 600 square meters with private swimming pools and terraces.

The sea will be within hand's reach here, as the golf course and other perks of the New Golden Mile in Bel Air, Marbella.

Delightful sunny weather all year round, beautiful sandy beaches all over the Costa del Sol, golf courses cradled by majestic mountains, fresh seafood dishes, and Mediterranean cuisine – all this is waiting for you here.

Now, you can live as you have always wanted – in the great Bel Air neighborhood.

Fulfill your dream  
from the beginning of 2026.



SELECTION OF  
**OUR VILLAS**

Explore our exclusive villa complex in Belair, offering four distinct types of residences — which vary in size, layout, and number of bedrooms (4 and 5 bedrooms). Each villa is carefully designed to provide maximum privacy, comfort, and security, ensuring a superb living experience.



4-5 bedrooms



Private swimming pool



Tropical garden



Sea view



Big terraces



Security

Experience luxury living where beauty  
and practicality come together.

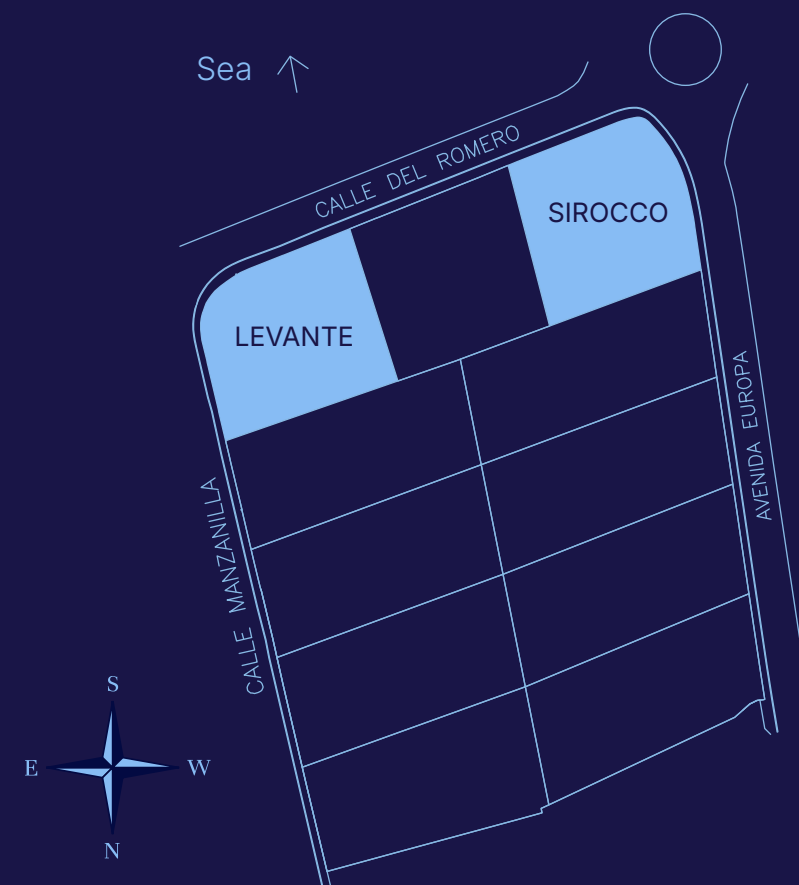




VILLAS

# LEVANTE & SIROCCO

Featuring 5 bedrooms, these villas offer sea views from both the ground and first floors, complete with pools, spacious terraces, and guaranteed security.

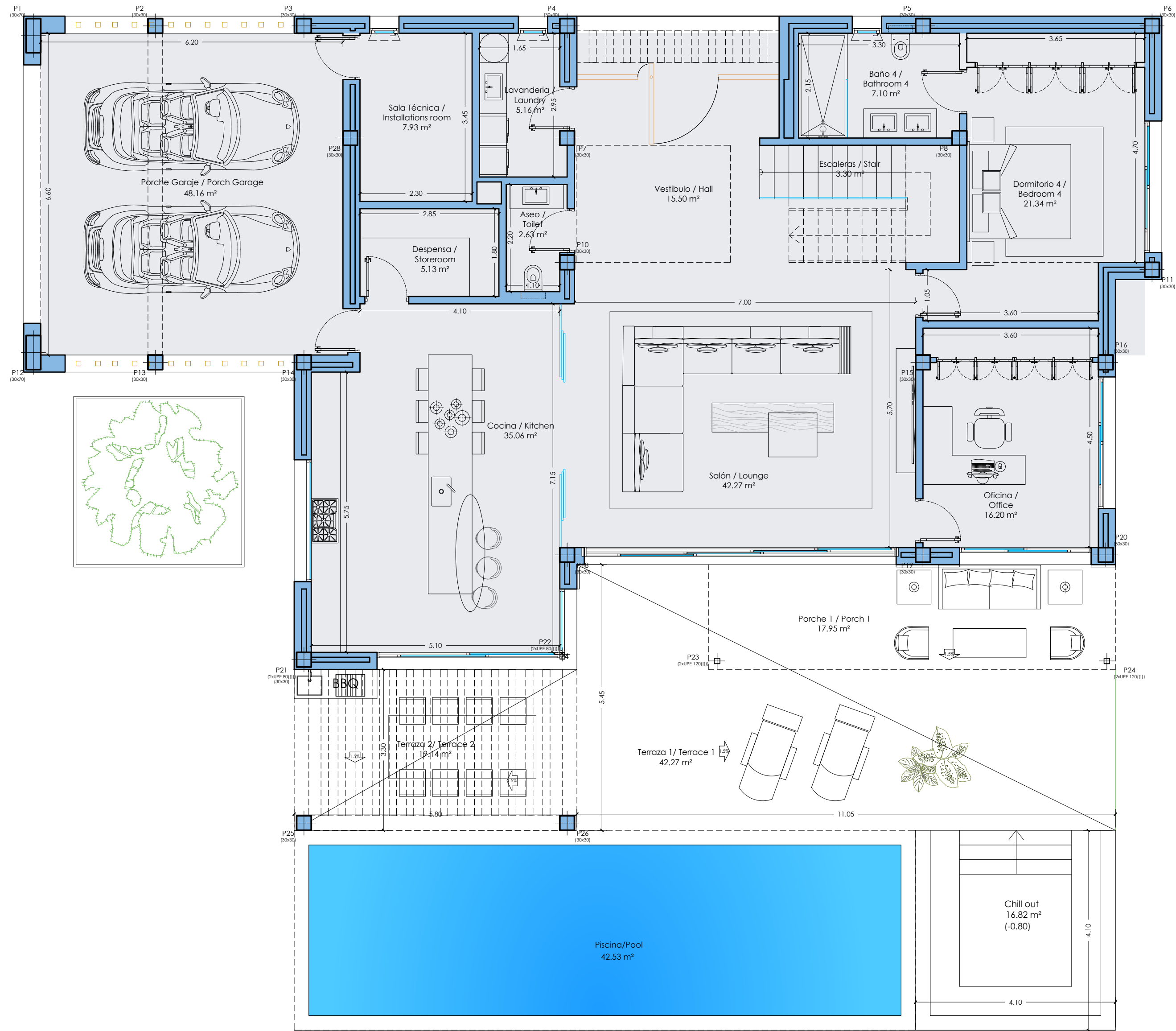




VILLAS

LEVANTE  
& SIROCCO

|                  |                            |
|------------------|----------------------------|
| Bedrooms         | 5                          |
| Bathrooms        | 4.5                        |
| Plot             | 1044 - 1050 m <sup>2</sup> |
| Build Area       | 359.46 m <sup>2</sup>      |
| Covered terraces | 34.60 m <sup>2</sup>       |
| Garage           | 48.16 m <sup>2</sup>       |
| Open terraces    | 101.16 m <sup>2</sup>      |
| Pool size        | 42.53 m <sup>2</sup>       |
| Total            | 543.38 m <sup>2</sup>      |

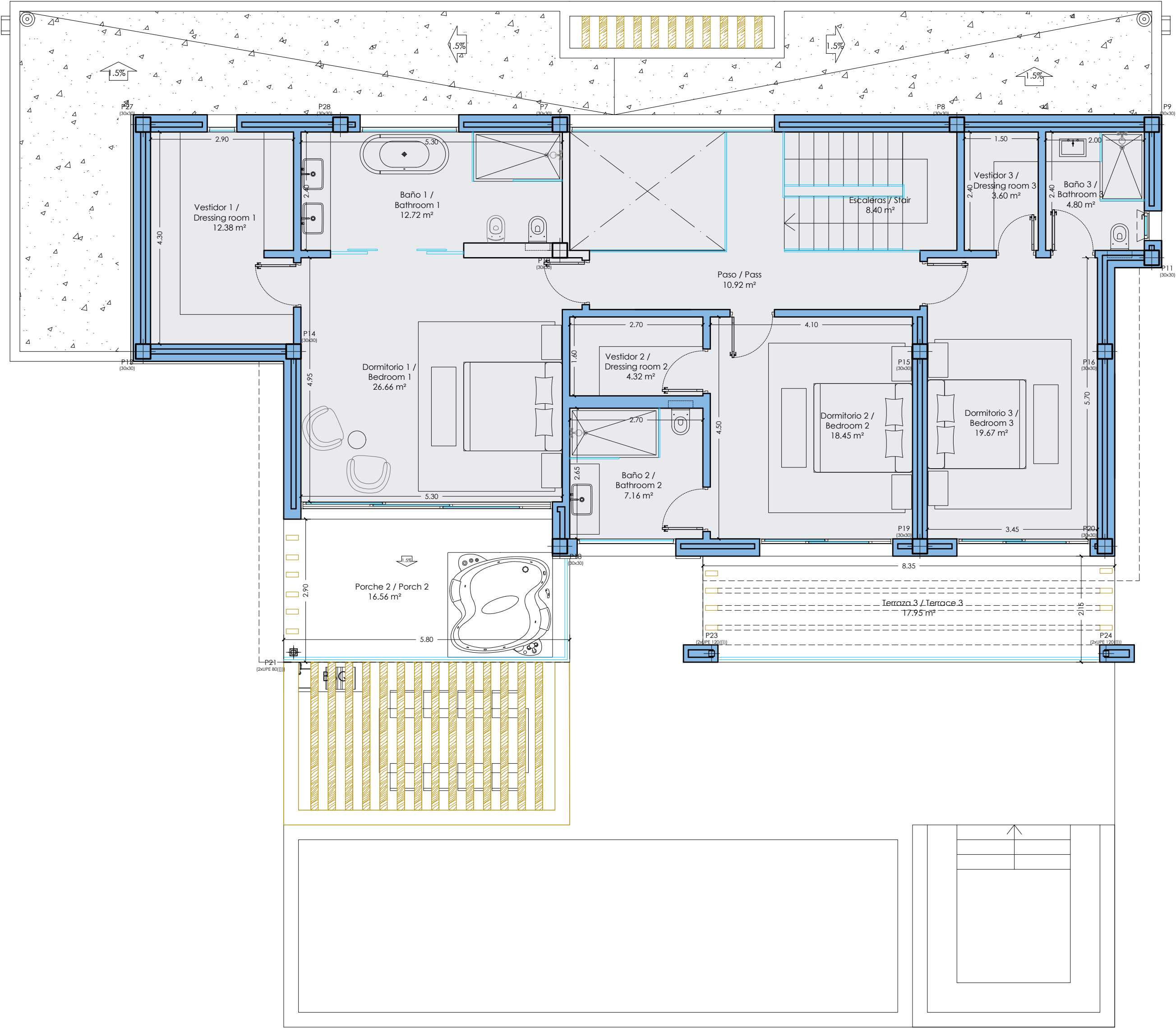




VILLAS

LEVANTE  
& SIROCCO

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| Bathrooms        | 4.5            |
| Plot             | 1044 - 1050 m² |
| Build Area       | 359.46 m²      |
| Covered terraces | 34.60 m²       |
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VILLAS

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GROUND  
FLOOR PLAN





VILLAS

# LEVANTE & SIROCCO

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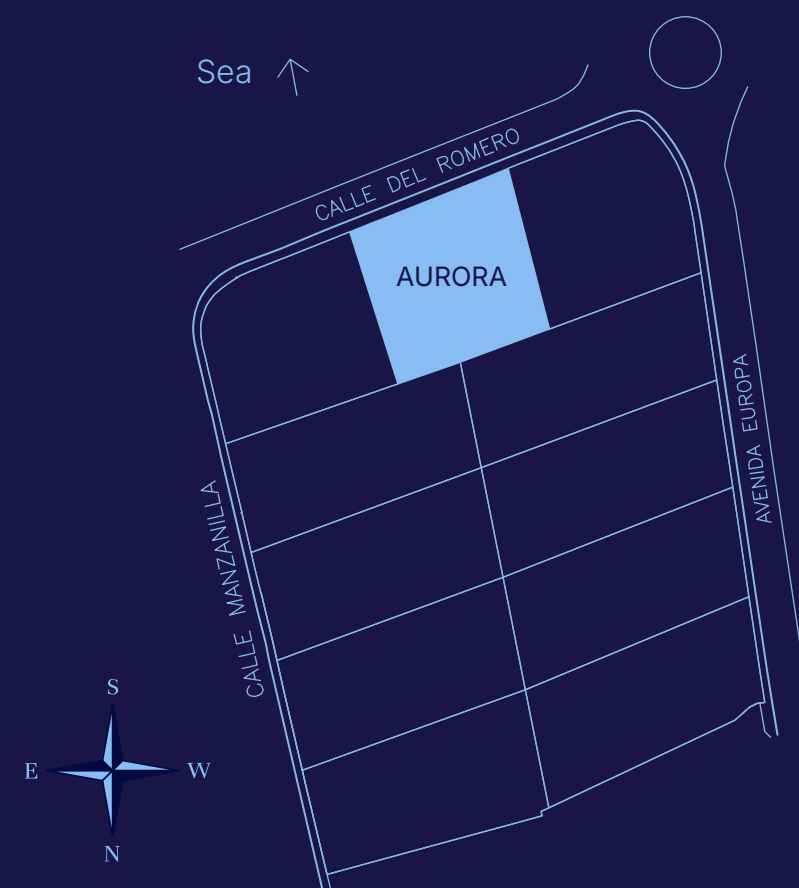
1<sup>st</sup>  
FLOOR PLAN



VILLA

# AURORA

This 4-bedroom villa also provide panoramic sea views from both levels, alongside pools, ample terraces, and assured security.



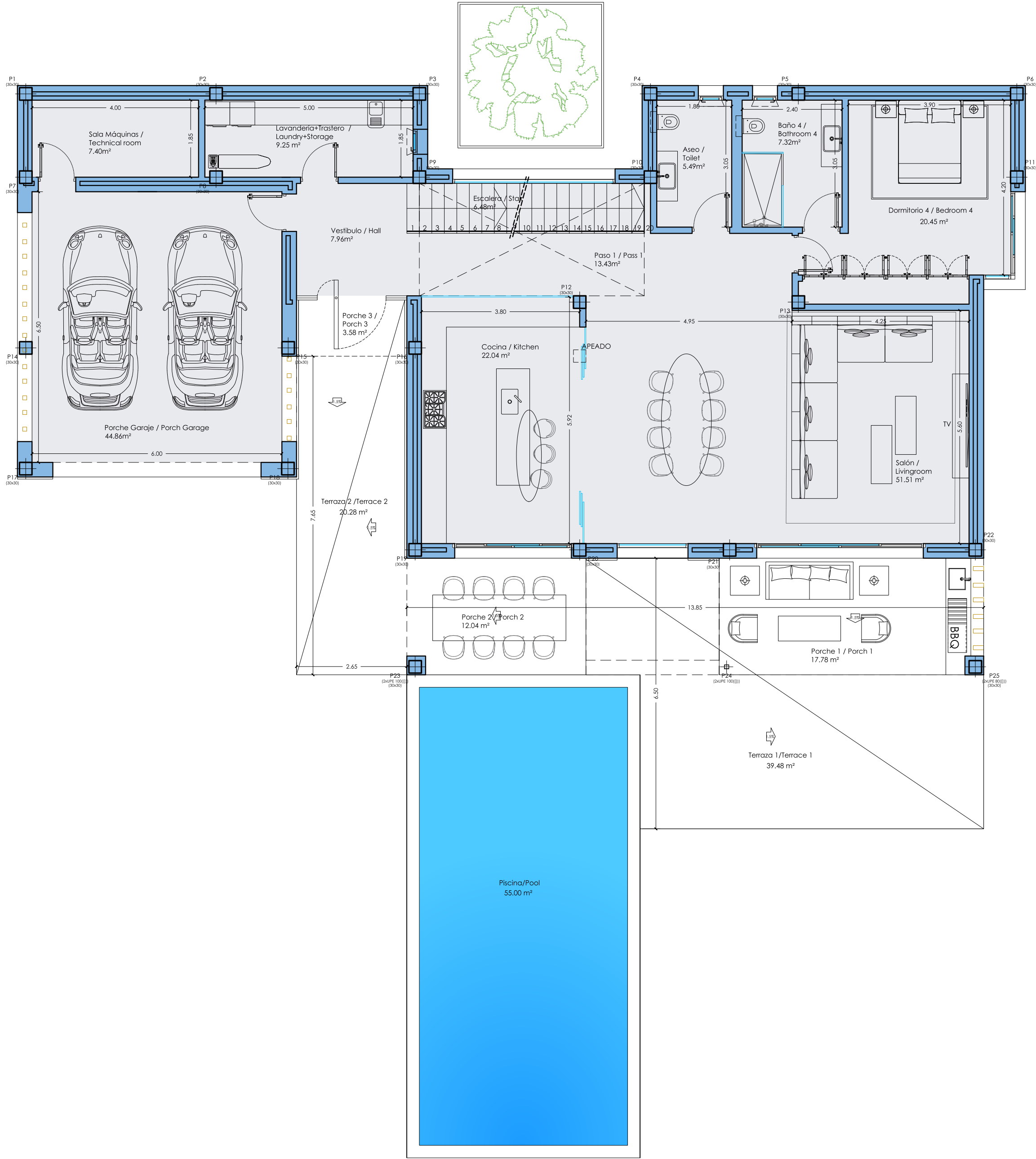


VILLA

# AURORA

|                  |                         |
|------------------|-------------------------|
| Bedrooms         | 4                       |
| Bathrooms        | 4.5                     |
| Plot             | 1046.82 m <sup>2</sup>  |
| Build Area       | 350.03 m <sup>2</sup>   |
| Covered terraces | 33.72 m <sup>2</sup>    |
| Garage           | 44.18 m <sup>2</sup>    |
| Open terraces    | 72.76 m <sup>2</sup>    |
| <i>Pool size</i> | <i>55 m<sup>2</sup></i> |
| Total            | 500.69 m <sup>2</sup>   |

GROUND  
FLOOR PLAN

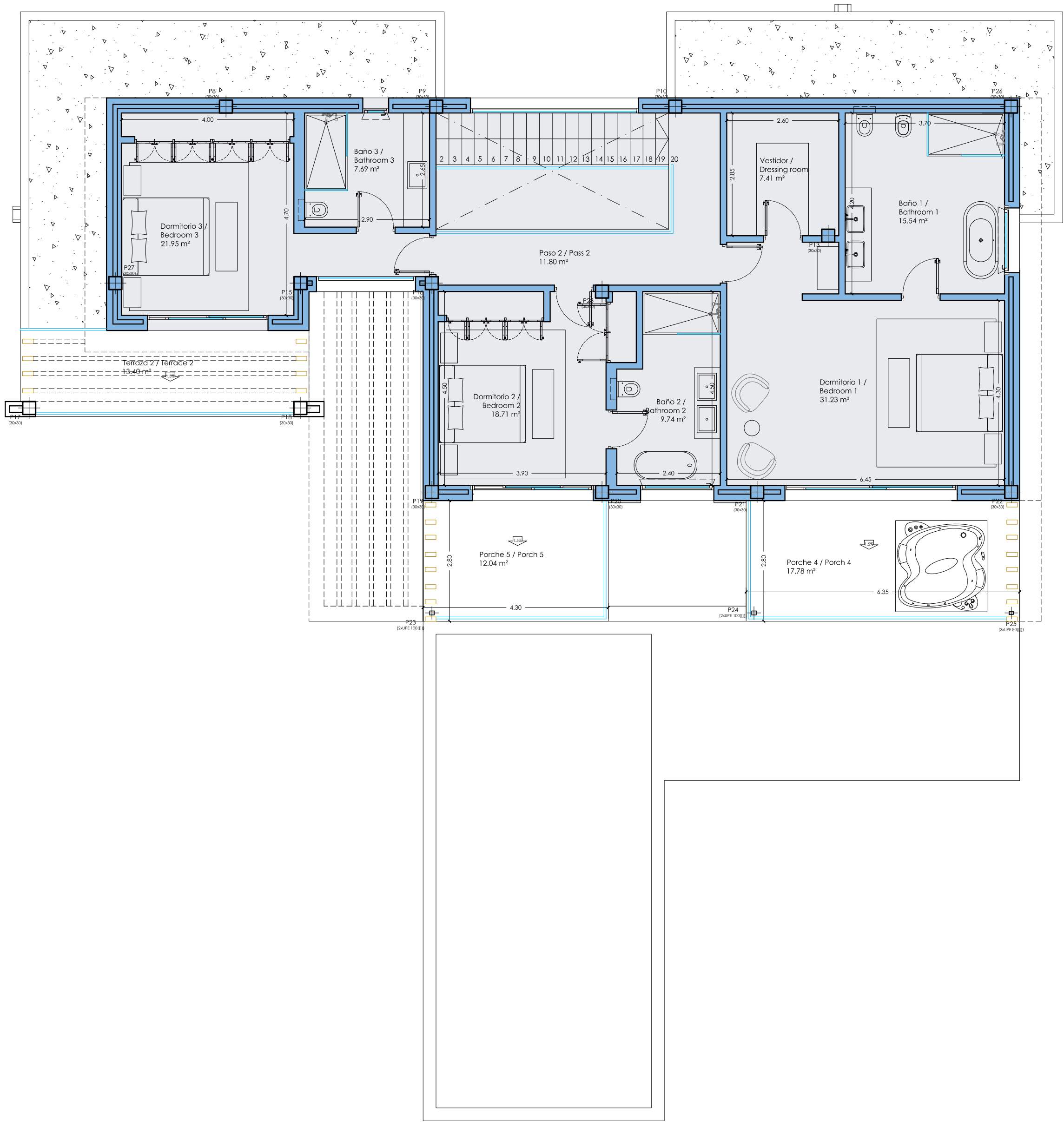




VILLA

# AURORA

|                  |              |
|------------------|--------------|
| Bedrooms         | 4            |
| Bathrooms        | 4.5          |
| Plot             | 1046.82 m²   |
| Build Area       | 350.03 m²    |
| Covered terraces | 33.72 m²     |
| Garage           | 44.18 m²     |
| Open terraces    | 72.76 m²     |
| <i>Pool size</i> | <i>55 m²</i> |
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VILLA

# AURORA

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VILLA

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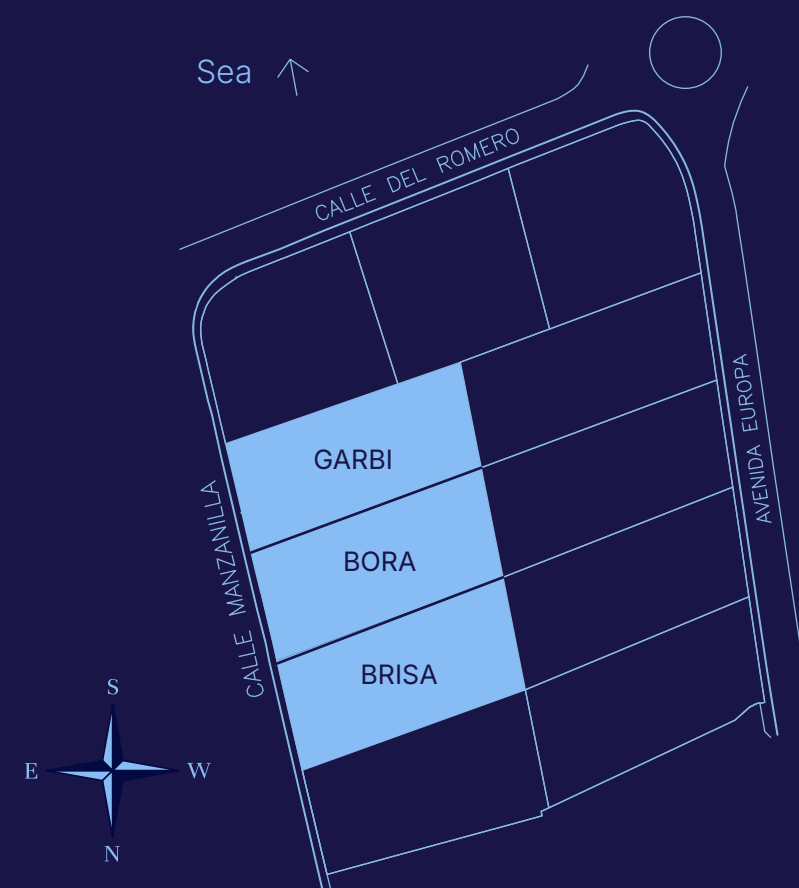
1<sup>st</sup>  
FLOOR PLAN





# VILLAS GARBI, BORA & BRISA

These 4-bedroom villas offer first-floor sea views, equipped with pools, large terraces, and assured security measures.

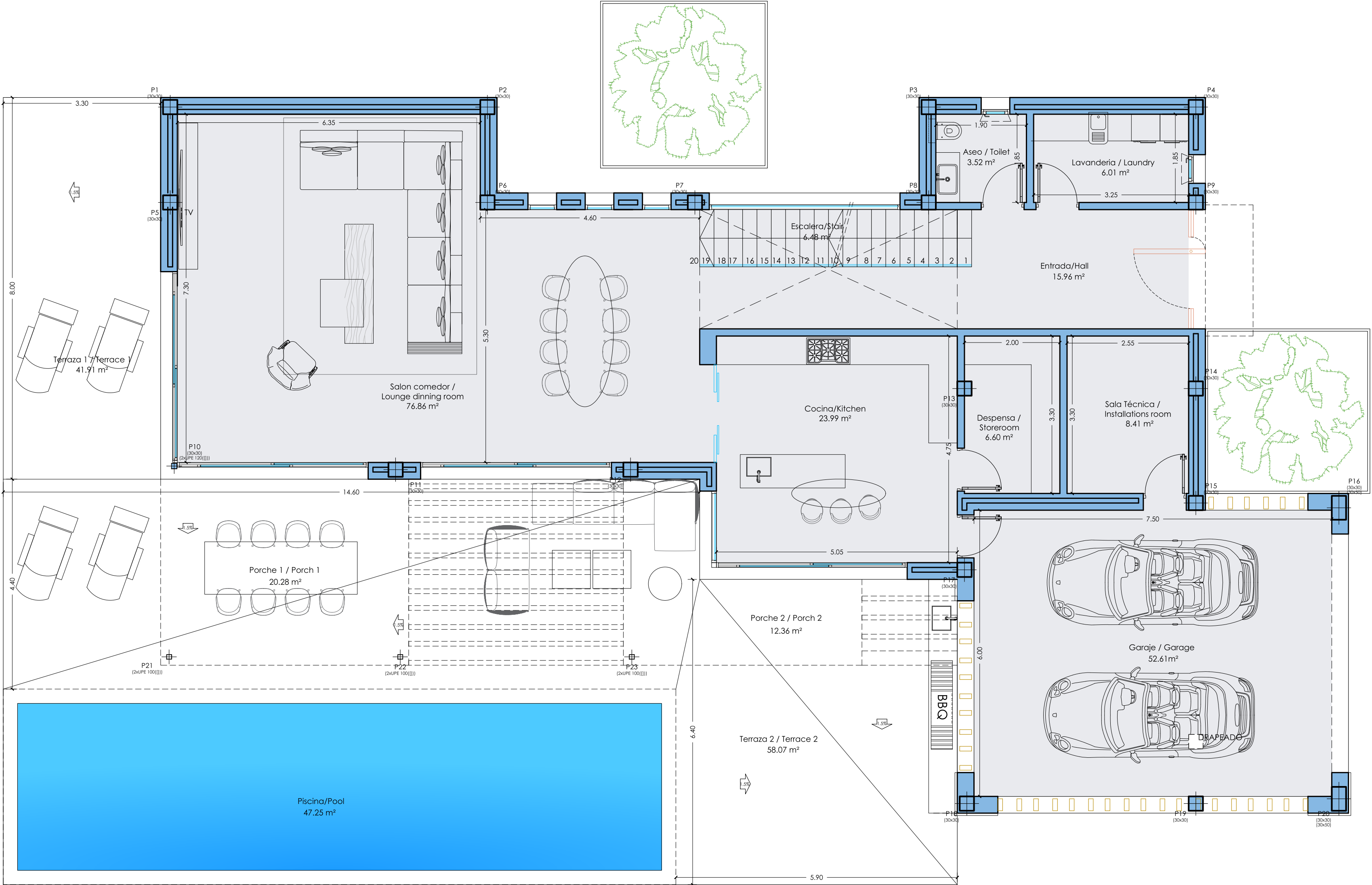




VILLAS

GARBI, BORA  
& BRISA

|                  |                            |
|------------------|----------------------------|
| Bedrooms         | 4                          |
| Bathrooms        | 4.5                        |
| Plot             | 1041 - 1045 m <sup>2</sup> |
| Build Area       | 358.52 m <sup>2</sup>      |
| Covered terraces | 61.92 m <sup>2</sup>       |
| Garage           | 52.61 m <sup>2</sup>       |
| Open terraces    | 130.22 m <sup>2</sup>      |
| Pool size        | 47.25 m <sup>2</sup>       |
| Total            | 603.27 m <sup>2</sup>      |

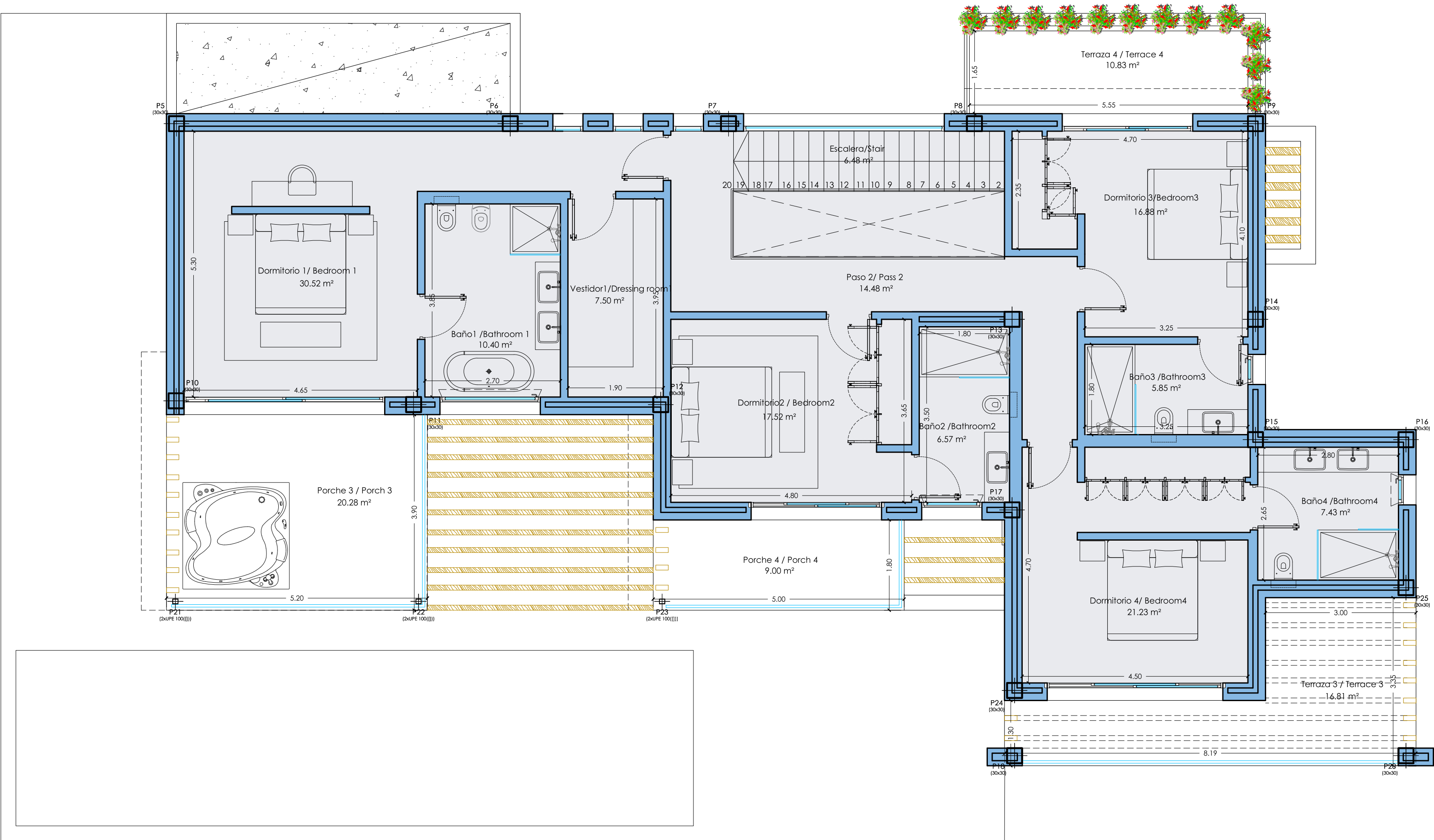




VILLAS

GARBI, BORA  
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VILLAS

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| <b>Total</b>     | <b>603.27 m<sup>2</sup></b> |





VILLAS

# GARBI, BORA & BRISA

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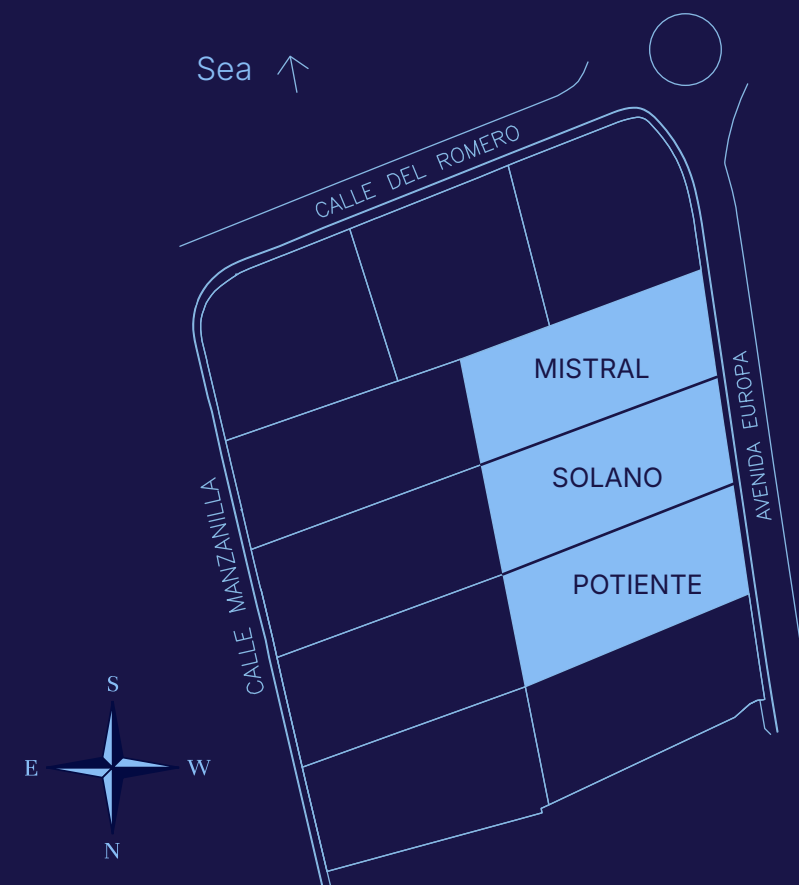
1<sup>st</sup>  
FLOOR PLAN



VILLAS

# MISTRAL, SOLANO & PONIENTE

These 4-bedroom villas offer first-floor sea views, equipped with pools, large terraces, and assured security measures.

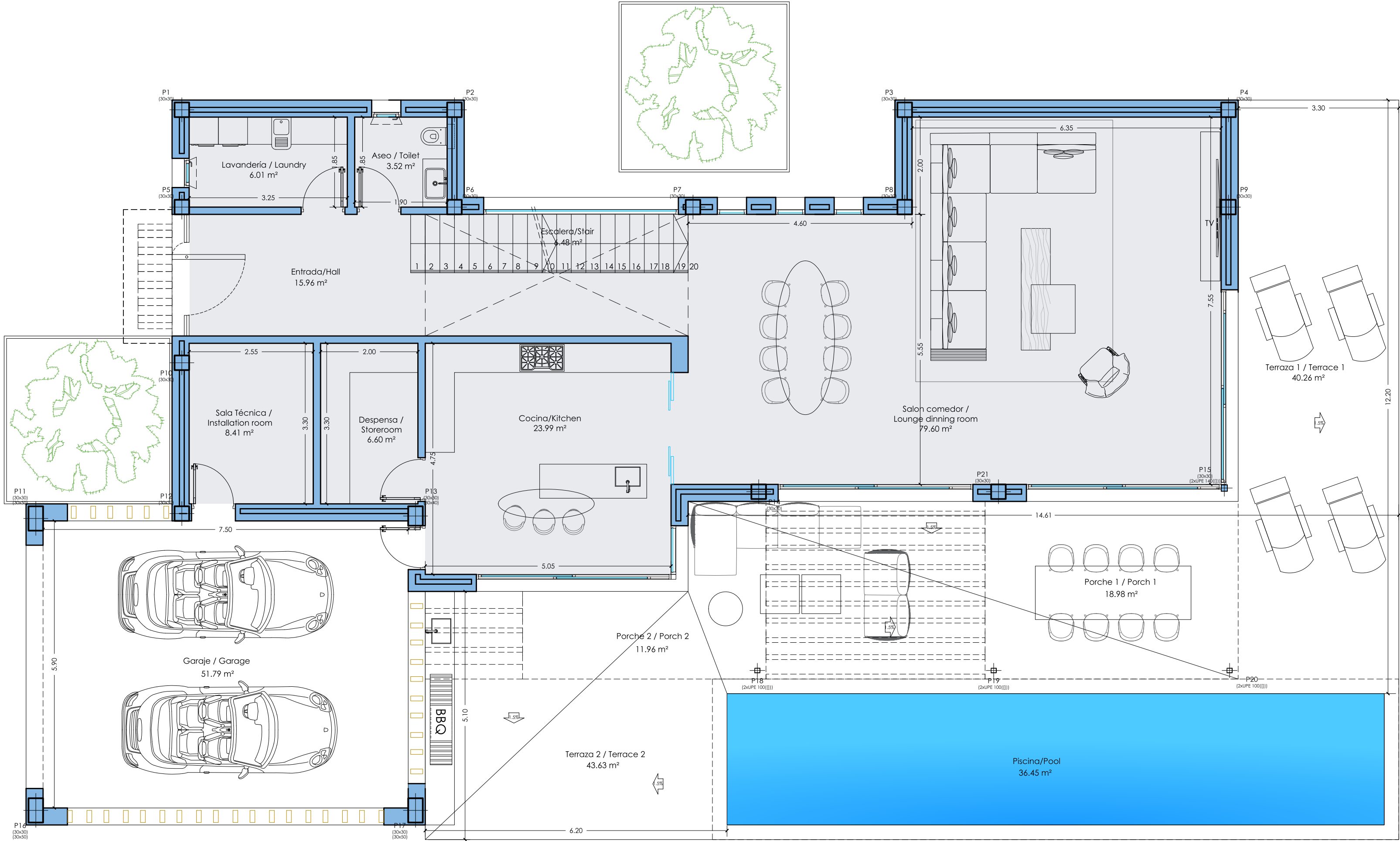




VILLAS

MISTRAL,  
SOLANO  
& PONIENTE

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| Bedrooms         | 4                          |
| Bathrooms        | 4.5                        |
| Plot             | 1044 - 1047 m <sup>2</sup> |
| Build Area       | 359.29 m <sup>2</sup>      |
| Covered terraces | 58.92 m <sup>2</sup>       |
| Garage           | 51.79 m <sup>2</sup>       |
| Open terraces    | 131.24 m <sup>2</sup>      |
| Pool size        | 47.25 m <sup>2</sup>       |
| Total            | 601.24 m <sup>2</sup>      |

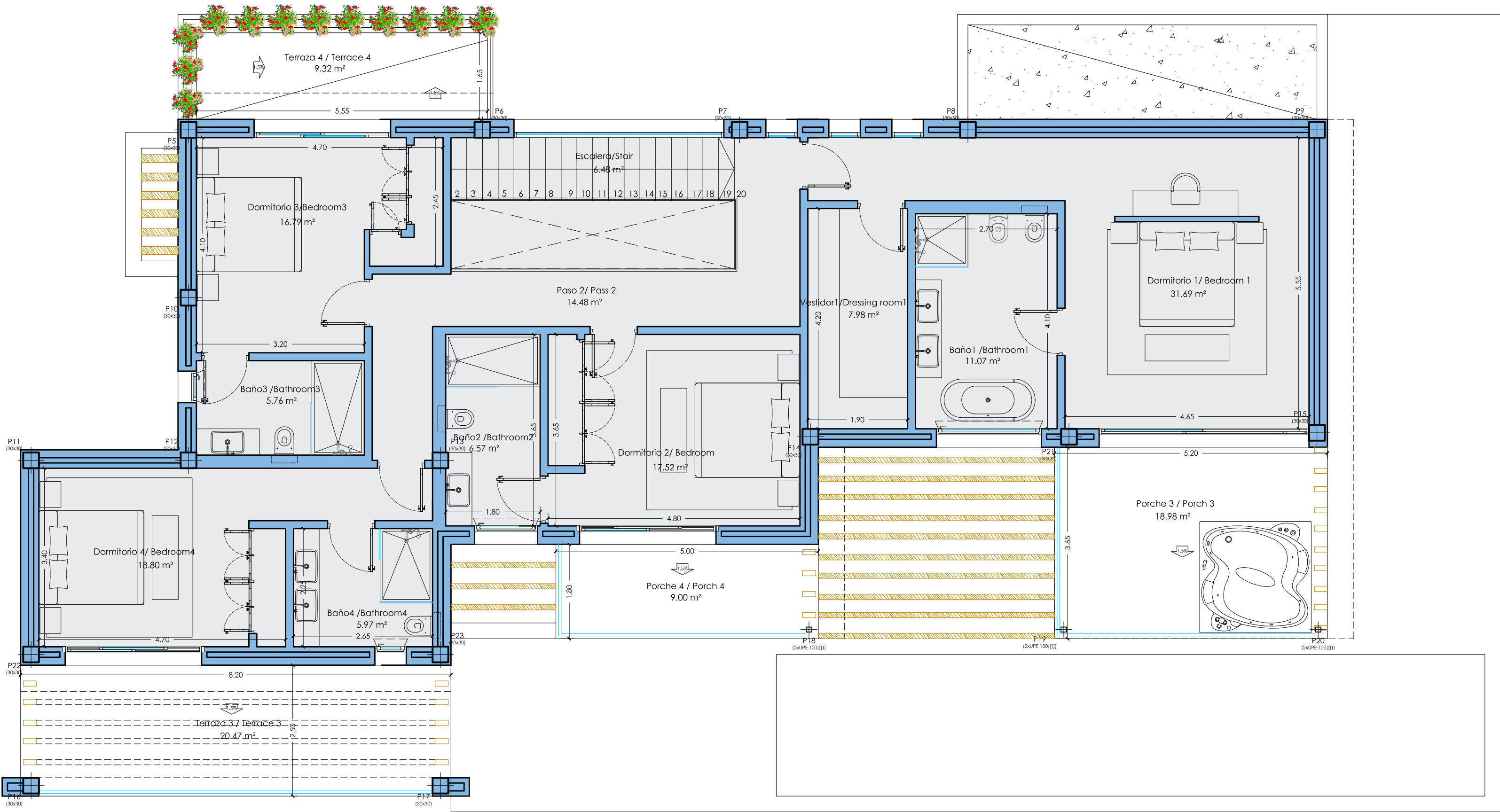




VILLAS

MISTRAL,  
SOLANO  
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VILLAS

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1<sup>st</sup>  
FLOOR PLAN



VILLAS

# GREGAL & TRAMUNTANA

With 5 bedrooms, these villas boast sea views starting from the first floor, and include pools, expansive terraces, and assured security.

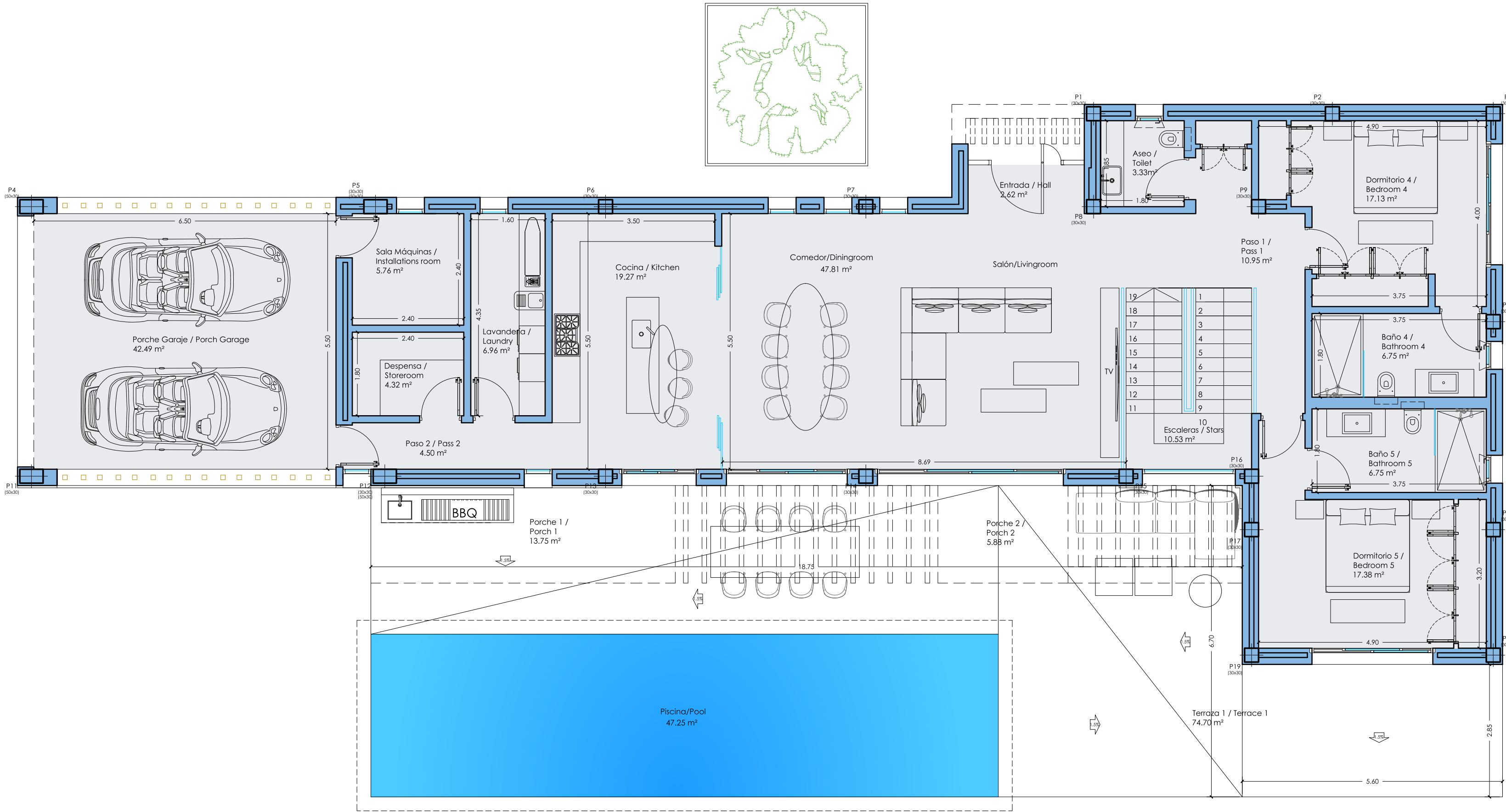




VILLAS

GREGAL &  
TRAMUNTANA

|                  |                            |
|------------------|----------------------------|
| Bedrooms         | 5                          |
| Bathrooms        | 5.5                        |
| Plot             | 1041 - 1054 m <sup>2</sup> |
| Build Area       | 355.99 m <sup>2</sup>      |
| Covered terraces | 38.5 m <sup>2</sup>        |
| Garage           | 42.49 m <sup>2</sup>       |
| Open terraces    | 92.24 m <sup>2</sup>       |
| Pool size        | 47.25 m <sup>2</sup>       |
| Total            | 529.22 m <sup>2</sup>      |

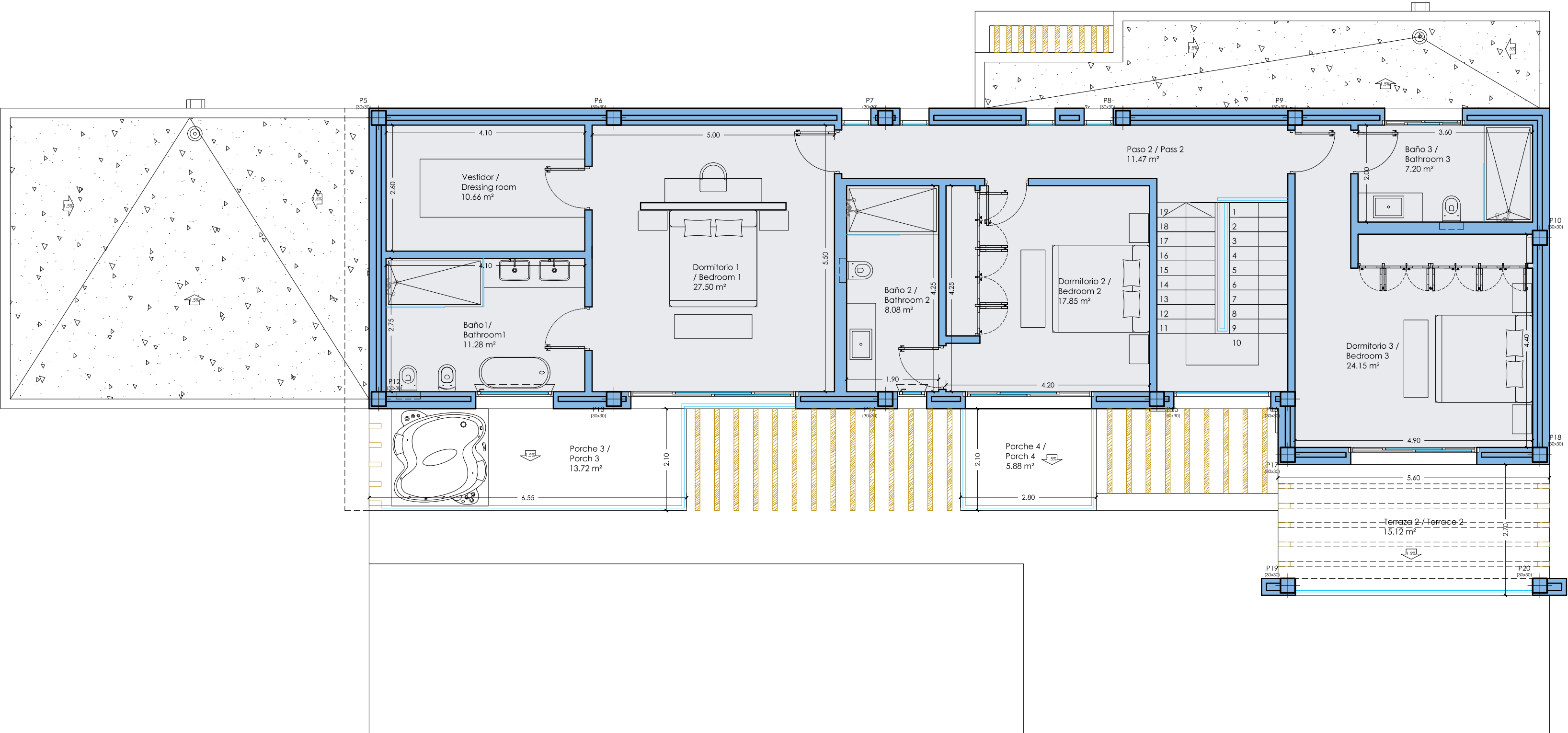




VILLAS

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1<sup>st</sup> FLOOR PLAN





For more information please visit: [www.ocean11.com](http://www.ocean11.com)

