

AZUREAN
AZUREAN
marbella



welcome to AZUREAN

A NEW VISION OF
BRANDED REAL ESTATE

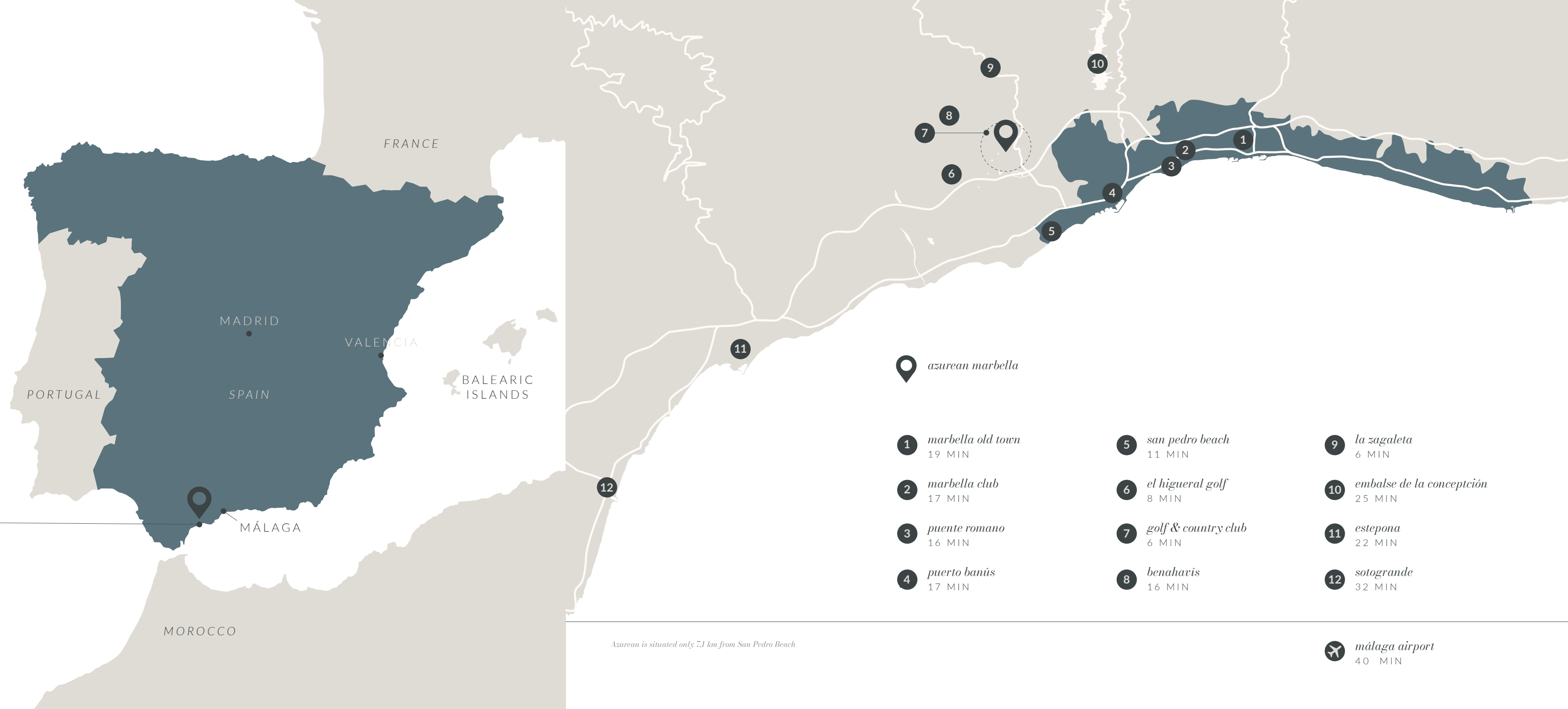
THE PLACE FOR EVERY MOOD



FOR THOSE WHO WANT TO BE WHERE IT'S AT
and also escape from there

The designs, materials and amenities depicted herein are artists' conceptual renderings based upon current development plans that are subject to change at any time and without notice.

a location
THAT JUST WORKS



Azurean is situated only 7,1 km from San Pedro Beach

AZUREAN marbella

MÁLAGA

MARBELLA

GOLDEN
MILEPUERTO
BANÚSSAN PEDRO
BEACH

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this is MARBELLA

SUN, SEA, AND EFFORTLESS
MEDITERRANEAN LIVING

For over half a century, Marbella has drawn celebrities and travellers alike, building a global reputation as a glamorous 'Jet Set' hotspot with that unmistakable Mediterranean lifestyle*.

Part of the Costa del Sol's lively Golden Triangle, this area is known for its beachfront resorts, endless leisure options, golf courses, yachts, designer boutiques, vibrant dining scene, and buzzing nightlife.

At the heart of it all lies Marbella Old Town, a favourite slice of classic Andalusia, with its charming whitewashed buildings, historic architecture, and winding cobbled streets that lead straight to the Plaza de los Naranjos.

With sunshine almost every day of the year -around 320 days on average- it's easy to see why Marbella remains one of the most coveted spots for Mediterranean vacation homes.

**According to a survey of 1 million travellers from 172 countries, Marbella was voted #1 European Best Destination in 2024 (source: Forbes)*





life on the COSTA DEL SOL

BEYOND THE RESORT, A WORLD OF
OPTIONS FOR ALL AGES

Marbella's top-notch sports facilities, stylish marinas, boutiques, shopping centres, casinos, entertainment spots, safari park, water and theme parks, beaches, pools, gyms, restaurants, and nightclubs all come together to create that effortless Costa del Sol lifestyle.

Go for a hike or bike ride in the scenic Serranía de Ronda mountains, tee off at one of the many 18-hole championship golf courses, enjoy horse riding, tennis, padel, kite surfing, sailing, or other water sports - or just treat yourself to some retail therapy at the region's shopping outlets.

Culture is never far away, with a packed calendar of festivals, theatre, concerts, and ballets, and the historic cities of Granada, Sevilla, and Córdoba are just a drive away, each full of history and stunning Moorish architecture.

All this, and much more, on your doorstep.



discover BENAHAVÍS

RELAXED MEDITERRANEAN LIVING, JUST A
SHORT DRIVE FROM THE GOLDEN MILE

Azurean Marbella is just off the main road linking Benahavís with Puerto Banús and Marbella, both under 15 minutes by car. Málaga Airport is a 40-minute drive along the highway, and Gibraltar Airport is reachable in less than an hour.

Here, the calm vibes, beautiful natural surroundings, and top-notch dining scene offer a welcome balance to the lively beachfront towns nearby.



the benahavís LIFESTYLE

ONE OF SPAIN'S MOST DESIRABLE SPOTS IN
THE GOLDEN TRIANGLE*

Just 7 kilometres northwest of Marbella, tucked in the foothills of the Serranía de Ronda mountains, this charming village captivates with its stunning scenery and natural beauty. Typical Andalusian architecture, with whitewashed buildings, narrow winding streets, and balconies full of flowers, adds to its timeless appeal.

Set among lush green hills with panoramic views of mountains and sea, Benahavís has earned its reputation as the 'cuisine capital' of the Costa del Sol, with a lively calendar of events and festivals throughout the year.

A favourite for golf lovers, Benahavís is ranked among Spain's top three areas for golf courses**, and the surrounding landscape also invites hiking, biking, horseback riding, and a host of other outdoor adventures.

*Marbella, Estepona, and Benahavis

**Source: andaluciagolf.com





AZUREAN
marbella

azurean
RESORT

azurean MARBELLA

FOR THOSE WHO WANT THIS AND THAT

Surrounded by protected nature reserves and golf courses, Azurean Marbella sits quietly between some of the most sought-after residential enclaves on Spain's Mediterranean coast.

It's that perfect balance of privacy and connection, nature and design. Guests enjoy a variety of dining spots, activities, and signature events, all wrapped in lush greenery and thoughtful landscaping that blend seamlessly with the setting.

Azurean Marbella proudly joins the Destination by Hyatt brand, a collection of places with their own personality, each shaped by the genuine spirit of its location.



spaces for EVERY MOOD

THOUGHTFULLY DESIGNED IN HARMONY
WITH THE SURROUNDINGS

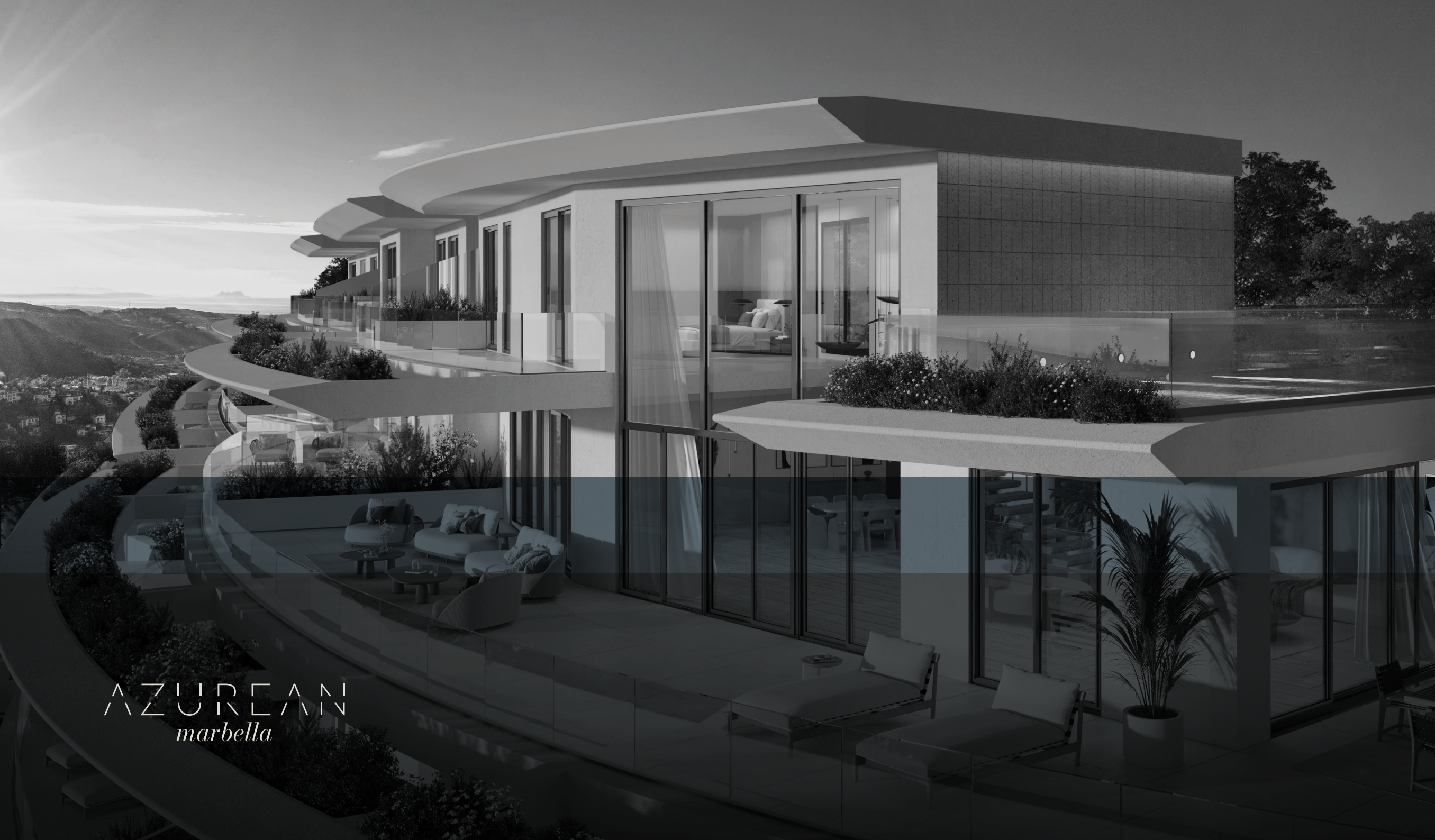
The resort is spread across four contemporary low-rise
buildings with extensive leisure and dining facilities, all
benefiting from exceptional uninterrupted sea views:

- 133 branded residences
- Spa, wellness & beauty centre with indoor pool
- Infinity swimming pool
- Adults-only swimming pool with sun decks
- Sun terrace with pool bar
- Kids' pool
- Fitness centre with yoga & outdoor calisthenic terrace
- Meetings & events venue
- Club with lounge & signature restaurant
- All day restaurant with terrace for al fresco dining
- Owners' VIP lounge & bar
- Lounges & bars
- Teens' lounge
- Kids' club
- Complimentary Wi-Fi
- Grab & go market
- Convenience store
- Beauty & hair salon
- Underground parking
- Secure private storage
- 24/7 security



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AZUREAN
marbella

the
RESIDENCES

the RESIDENCES

BEAUTIFULLY APPOINTED RESIDENCES WITH
PRIVATE TERRACES & SPECTACULAR VIEWS

Azurean Marbella comprises *133 freehold residences* which are fully licensed under the strict 'Vivienda de Uso Turístico' regulations.

87 *1-bedroom* 72 SQ M TO 149 SQ M

38 *2-bedrooms* 132 SQ M TO 252 SQ M

8 *3-bedrooms* 347 SQ M TO 487 SQ M

With elegant contemporary furnishings, and premium finishes throughout, the interiors have been meticulously created by the international design firm Room 1804, incorporating tones and colours that reflect a unique blend of timeless elegance and fashionable Andalusian living.

All residences Owners will have access to secure private storage and underground parking.



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grand PENTHOUSES

LIFE AT THE TOP

Set above the resort, this private collection of eight duplex grand penthouses blends elevated design with a true sense of privacy. Each three-bedroom residence opens onto expansive terraces with private pools and uninterrupted sea views that stretch across the Mediterranean.

Interiors from 390 to 520 sq m are thoughtfully designed and beautifully furnished, creating a seamless flow between indoors and out, the essence of Mediterranean living.

For those moments when comfort calls for something extra, private butler service is available on request.





AZUREAN
marbella

the
AMENITIES



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MARBELLA

Residents will enjoy a unique mix of leisure and fitness amenities, dining, and entertainment to satisfy even the most active.

And, of course, you have easy access to abundant dining, entertainment, and leisure options in Marbella and Puerto Banus, just a short drive down the hill.

never a
DULL MOMENT

WHATEVER YOUR MOOD, DAY & NIGHT, THERE IS SOMETHING FOR EVERYONE



For those times when you may prefer a more intimate ambiance, find a secluded corner to enjoy a favourite book, catch some rays on the sun terrace, or savour a gourmet meal with friends and family.

leisure
AMENITIES



SPA & WELLNESS

The extensive Spa & Wellness area includes an indoor pool, sauna and steam room, relaxation area, and treatment rooms.



FITNESS CENTRE

A spacious gym with state-of-the-art equipment for indoor and outdoor training, with personal training programmes available.



RESIDENTS LOUNGE

A beautifully designed private area away from your residence, ideal for relaxing, connecting with other residents, and welcoming guests in style.



SUN TERRACE

A stylish and relaxing private outdoor space for swimming, socialising, relaxing, and sunbathing. Furnished with comfortable loungers and umbrellas, it provides a perfect spot to unwind and enjoy a poolside atmosphere.



KIDS CLUB











A vibrant and engaging space designed specifically for children with a dedicated children's pool.



TEENS LOUNGE

A dynamic 'adult-free' zone with an exciting range of equipment and activities designed for adolescents, providing an energetic and contemporary environment that caters to their unique interests, social needs - and a desire for independence!

extensive AMENITIES

- | | | |
|---|---|--|
|  <i>infinity panoramic pool</i>
815 SQ. M |  <i>wellness centre</i>
850 SQ. M |  <i>game room</i>
75 SQ. M |
|  <i>adults only swimming pool</i>
470 SQ. M |  <i>beauty salon</i>
120 SQ. M |  <i>art gallery</i>
270 SQ. M |
|  <i>indoor swimming pool</i>
170 SQ. M |  <i>cocktail bar</i>
350 SQ. M |  <i>mini market</i>
50 SQ. M |
|  <i>international restaurant</i>
1,375 SQ. M |  <i>lounge bar & library</i>
390 SQ. M |  <i>congress salon & terrace</i>
890 SQ. M |
|  <i>fine dining restaurant</i>
1,250 SQ. M |  <i>kids club & swimming pool</i>
200 SQ. M |  <i>private storage units</i>
1,200 SQ. M |
|  <i>indoor & outdoor fitness club</i>
350 SQ. M |  <i>kids outdoor play area</i>
70 SQ. M | |

Amenities and facilities available to residence owners listed herein are by way of example and are subject to change at any time and without notice.



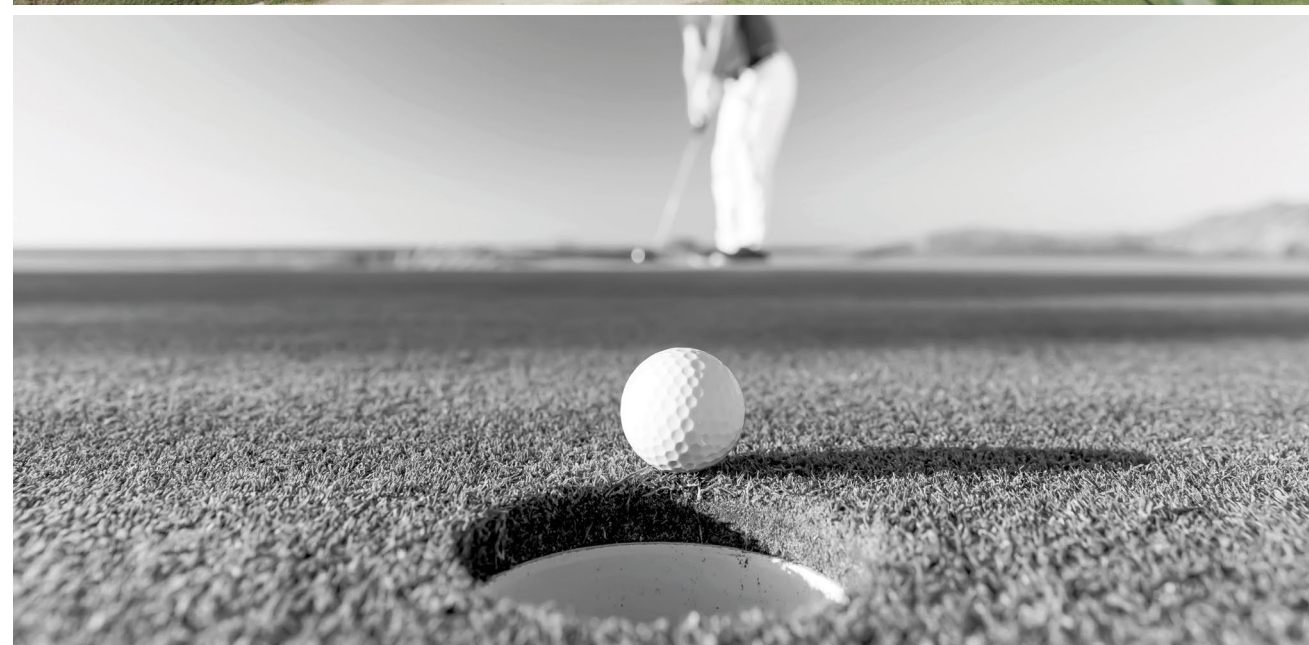
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WELCOME TO THE COSTA DEL GOLF

Golf has been part of the region's story for almost a century, drawing players from around the world to its sun-kissed fairways year-round. The area hosts some of the most renowned international tournaments and continues to be a favourite among golf lovers.

With twelve 18-hole courses just minutes away and more than sixty across the wider Marbella region, Benahavís stands as one of the Mediterranean's most distinguished golfing destinations. It's said you could play a new course every week of the year and still not repeat one.

Owners at Azurean will also enjoy preferential green fees at selected partner clubs, subject to availability.



dining EXPERIENCES

AT THE HEART OF THE COSTA DEL SOL'S
CULINARY SCENE, AZUREAN MARBELLA
BRINGS FRESH FLAVOURS TO THE TABLE

Choose from a variety of in-resort dining experiences, all created by internationally trained chefs with a flair for imaginative, flavourful cuisine.

- Main restaurant and terrace for healthy all-day dining
- Poolside bar for casual bites and refreshments
- Signature gastronomic restaurant
- Lounge bar and terrace with panoramic views

Azurean Marbella also supports the celebrated Escuela Hostelería Benahavís, where many top chefs have trained. Here, you can enjoy on-site tasting experiences crafted by talented Master Chefs of the future, showcasing the very best of local cuisine.





nightlife THE AZUREAN WAY

Located near the resort entrance, Azurean's signature restaurant brings a touch of Marbella flair to the hills.

Open to the public, it offers modern dining with high-end international cuisine served in style. The rooftop terrace sets the scene with panoramic coastline views, while the lounge and cocktail bar invite guests to unwind as the sun goes down. As evening turns to night, a DJ takes over, creating the perfect backdrop for sundowner cocktails and memorable moments.

A place where great food, music, and atmosphere come together effortlessly.

beach AND MOUNTAINS

THE BEST OF BOTH WORLDS

Benahavís Hills Country Club, our sister development, sits high above the town of Benahavís. Residents at Azurean Marbella will have exclusive access to this private estate, where they can take in unbeatable views of the Costa del Sol while enjoying cocktails or delicious meals on the Clubhouse terrace.

For those who love the beach, Azur Group plans to partner with an upscale beachfront venue, giving residents privileged access. A convenient shuttle service will connect the two locations throughout the day.





AZUREAN
marbella

residential
SERVICES





residential SERVICES

RESIDENCE OWNERS WILL BENEFIT
FROM THE FOLLOWING SERVICES:

on-site BENEFITS

- Exclusive residents' card offering in-resort VIP preferential pricing up to 20% off F&B, wellness & beauty care services, kids club services & activities, & events
- Private parking
- Preferential hotel rates for visiting family & friends *(subject to availability)*
- Preferential room rates for stays outside Owners' usage weeks *(subject to availability)*
- Preferential green fees at selected local golf clubs
- Priority restaurant reservations
- Complimentary or discounted access to speciality workshops *(e.g., photography, cooking, art, wine tastings, etc.)*
- Preferential pricing on airport transfers
- Preferential pricing on private events, parties, birthday celebrations, weddings, etc.
- Referral commissions paid to Owners on direct reservations made by visiting family & friends

core SERVICES

THE FOLLOWING ARE INCLUDED IN THE
OWNERS' MONTHLY SERVICE CHARGE:

- | | |
|--|--|
| • 24/7 reception | • Repairs & maintenance in your residence |
| • Priority check-in & check-out | • Common area maintenance |
| • Concierge services for arranging restaurant reservations, tours, leisure activities, transportation, grocery shopping & others | • Common area housekeeping |
| • Doorman | • Common area utilities |
| • Complimentary valet parking | • Common area 'reserve for replacement' |
| • Golf valet | • Complimentary Wi-Fi |
| • Underground parking | • General & administrative services |
| • 24/7 security | • Property insurance (building & common areas) |

à la carte SERVICES

THE FOLLOWING SERVICES ARE MADE
AVAILABLE FOR AN ADDITIONAL FEE:

- | | |
|--|--------------------------------------|
| • In-residence housekeeping | • Dry cleaning & laundry |
| • In-residence catering with personal chef | • Newspaper & magazine delivery |
| • Residence management | • Shopping assistant |
| • Excursions & transport arrangements | • Secretarial & translation services |
| • Personal fitness training / yoga | • Private butler service on demand |
| • Childcare | • Personal security services |
| • Pet minding & dog walking | |

step into the
WORLD OF HYATT

TRAVEL LIKE A WORLD OF HYATT GLOBALIST

As an owner of Azurean Marbella, you will be awarded the highest level of the World of Hyatt loyalty program, Globalist status, for the first two years after the hotel opens. Enjoy remarkable service, rewards, and benefits that will exceed every expectation.

MEMBERSHIP LEVEL	NIGHTS	BASE POINTS
MEMBER	Free to join -- no minimums on nights or points	
DISCOVERIST	10	- or - 25,000
EXPLORIST	30	- or - 50,000
GLOBALIST	60	- or - 100,000
LIFETIME GLOBALIST	N/A	1,000,000 Lifetime base points

GLOBALIST BENEFITS

Base point earning	Free nights	Member rates	Resort fees benefit	Benefits with Mr & Mrs Smith
Benefits with The Venetian Resort Las Vegas	Peloton® benefits	Bonus point earning	Premium internet	Bottled water
Room upgrade (as available at check-in)	Elite check-in	Late checkout (as available at some locations)	AAAdvantage® redemption options	Guaranteed availability
Welcome amenity at Hyatt Studios	Club access or breakfast	Free parking on free nights	Priority access to rooms	

LUXURY

PARK HYATT®Alila.MIRAVAL.IMPRESSION BY SECRETS

LIFESTYLE

ANdAZ.THOMPSON HOTELS.The Standard*.DREAM HOTELS.

INCLUSIVE

ZOËTRY®HYATT ZIVA®HYATT ZILARA®SECRETS® Resorts & Spas.DREAMS® Resorts & Spas.HYATT vivid HOTELS & RESORTS.SUNSCAPE® RESORTS & SPAS.ALUA HOTELS&RESORTS®

CLASSICS

GRAND HYATT®HYATT REGENCY®DESTINATION BY HYATT®HYATT CENTRIC®HYATT VACATION CLUBHYATT®

ESSENTIALS

Caption®BY HYATT.unscriptedBY HYATT.HYATT PLACE®HYATT house®HYATT studiosHYATT SELECTUrCoveby HYATT逸扉酒店

BE MORE HERE

Your Globalist benefits are recognized across the full World of Hyatt portfolio. Whether traveling for business or leisure, you'll enjoy exclusive advantages, personalized service, and access to a network of distinctive destinations worldwide.

* Coming soon to World of Hyatt



residential MANAGEMENT

Azur's proven experience spans over four decades, ensuring that the residences and leisure facilities will be delivered and managed to high international standards.

A Property Management service is available to residence Owners, who can relax in the knowledge that a professional property team is on hand to take care of their homes all year round, operated in alignment with Hyatt's brand standards.



sustainability

SUSTAINABILITY PLAYS A PIVOTAL ROLE
IN AZUR'S DESIGN PHILOSOPHY

Azurean Marbella is working towards achieving the highest classification tier of globally respected sustainability certification.

Solar panels provide energy to the entire complex, and established eco-friendly initiatives will be applied such as waste management and recycling, water recycling, and minimal use of plastics; we work with carefully selected suppliers to ensure the sourcing of responsible products and services, and to decrease waste.



The Destination by Hyatt brand is a diverse collection of independent hotels, resorts and residences that are individual at heart yet connected by a commitment to embody the true spirit of each location. Ranging from upper-upscale to luxury, each property is purposefully crafted to be a place of immersive discoveries, authentic design, and warm and welcoming service.

As an honoured host, each Destination by Hyatt location connects guests to both people and place - offering a sense of belonging that invites all to make our destination yours.



Hana Maui Resort, Hawaii

FOR MORE INFORMATION, VISIT
DESTINATIONBYHYATT.COM

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Destination Hotels

MARBELLA

the DEVELOPER

AZUR GROUP

With a successful track record of delivering thousands of properties over more than 40 years, Azur Group is an established real estate developer with an impressive portfolio in the high-end residential, hospitality, and commercial sectors.

Headquartered in Luxembourg with offices in Ibiza, Alicante, Marbella, and Valencia, Azur's services cover the full spectrum of the real estate development process, from concept to completion - acquiring, investing, designing, and delivering large-scale real estate projects.

“Azur’s success is based on proven expertise, excellent design, and a focus that places human wellbeing at its centre. Ultimately, everything we do is about turning our clients’ dreams, aspirations, and lifestyle ambitions into reality.”

Roberto Bergonzi, Chairman & CEO



JOYFUL *life* INCLUDED

AZUREANMARBELLA.COM

AZUREAN *marbella*



DESTINATION
BY HYATT™

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