



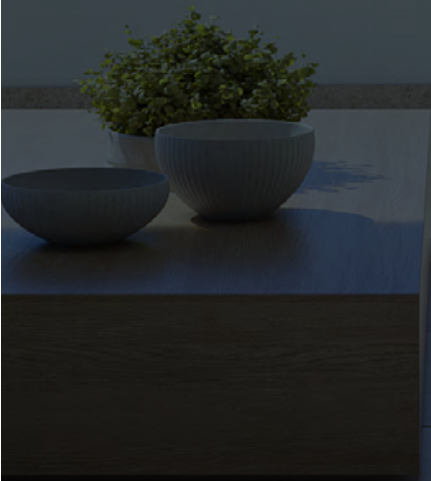


01

Life near the sea

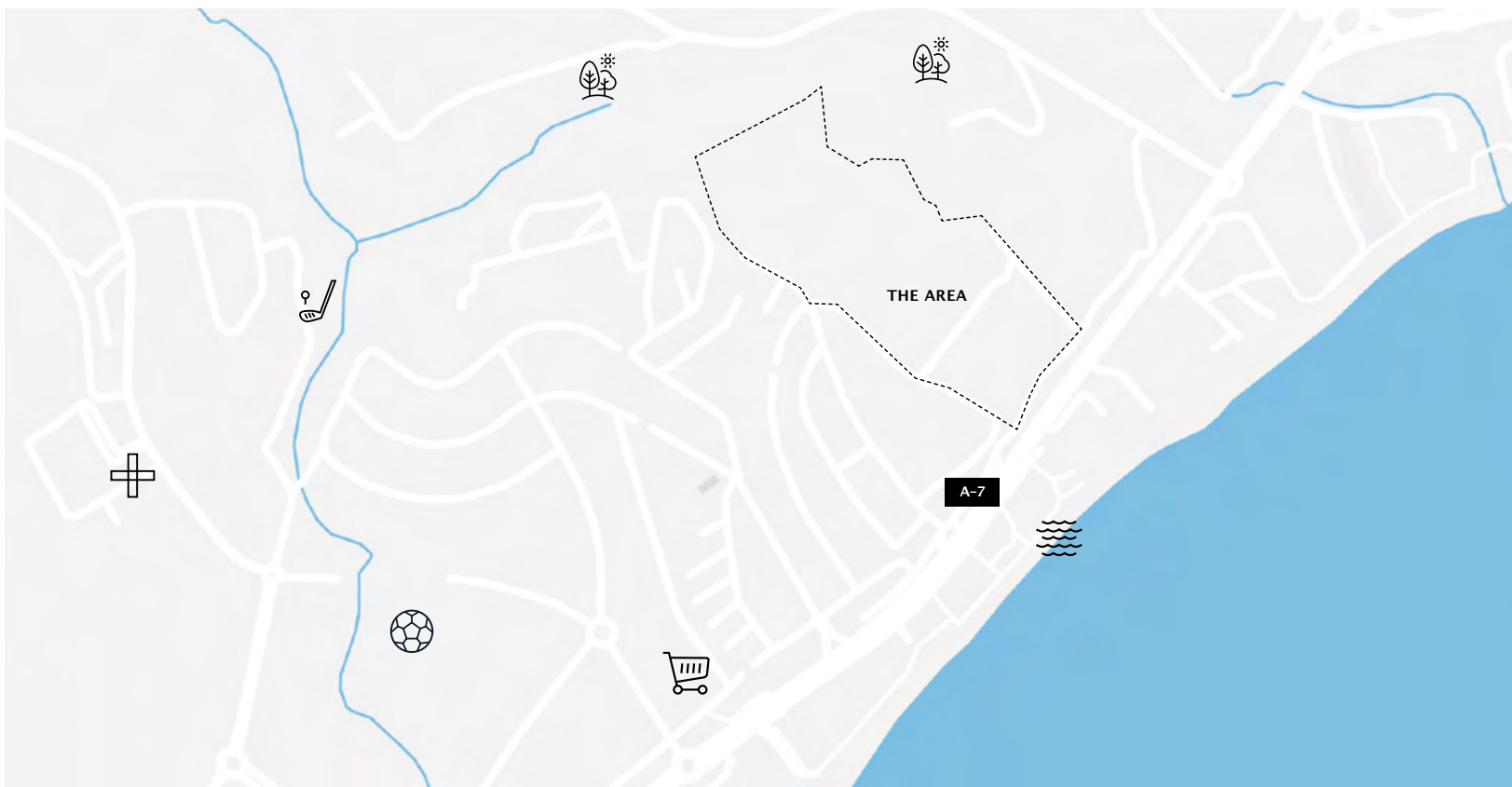
Living by the sea is living in a world impregnated with blue. The salt waters and the sky intertwine in a harmony of tones that paint our days.






A dream destination to live. The development, located in the western part of Estepona, pays tribute to the ocean and the delight of its stunning views. An exclusive urbanization with 105 homes, large internal spaces, generous terraces, extraordinary views, shared areas and swimming pools.









-  Hospital
-  Supermarket
-  Nature Parks
-  Beach
-  Sports
-  Golf
-  Football



A unique enclave

Very close to your house they are the most exclusive beaches in Estepona for enjoy your rest and let yourself be seduced by the beauty and color of its landscape.

Near your home you will have access to all the services necessary to make your stay more comfortable day to day.

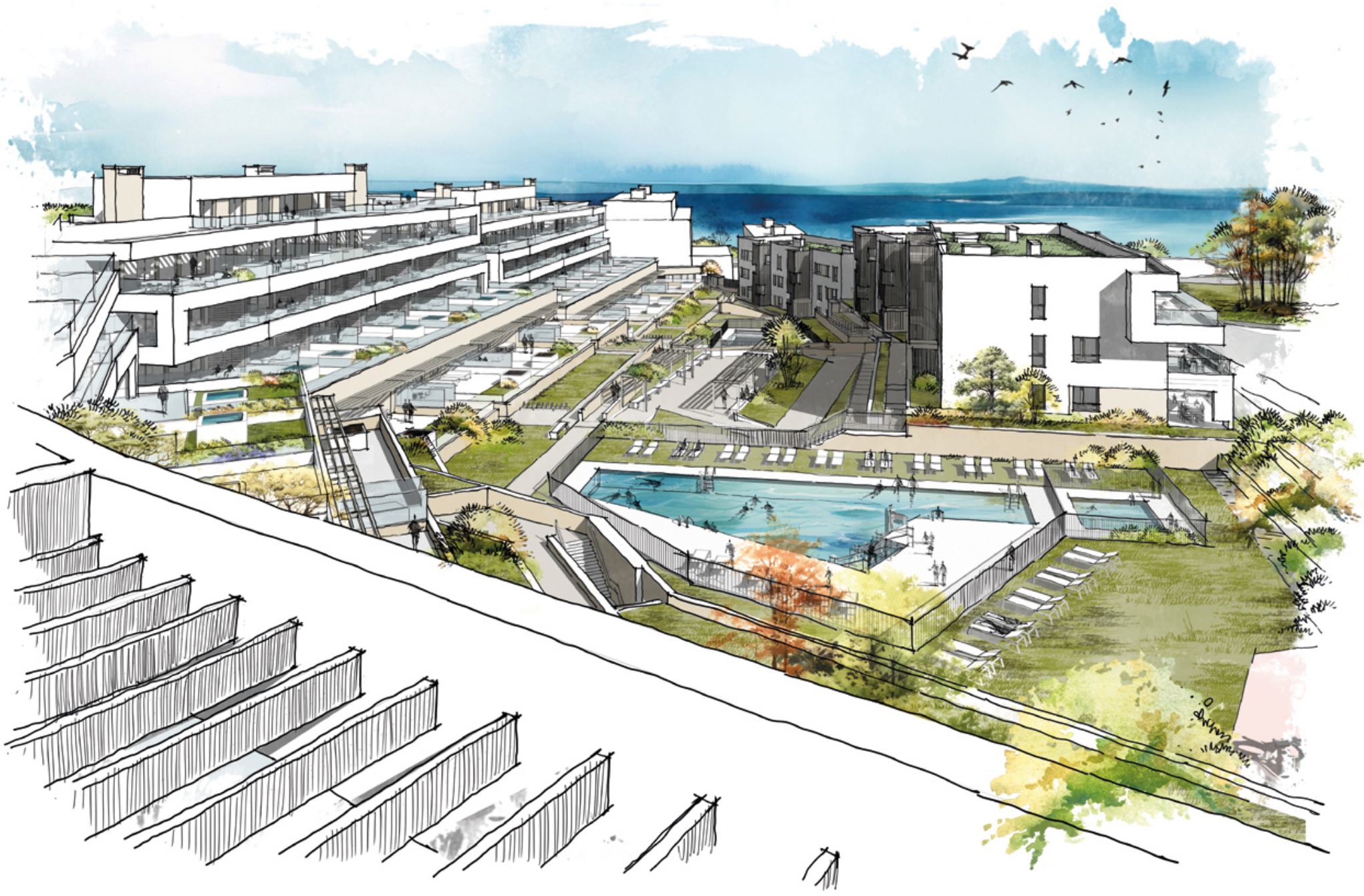
In the surroundings of the promotion, and thank you to the quick and convenient access via the A-7, you will be very close to other interesting destinations. Like Marbella, one of the cities with greatest charm of the Costa del Sol with a great gastronomic offer, leisure, culture and shopping. In addition, you will live just a few minutes from the exclusive location in Sotogrande where find one of the largest golf courses international recognition.

Also very close to Malaga, a open, cosmopolitan and perfect city if you What do you feel like is a cultural day, eat in a fantastic restaurant or stroll through its lively streets.

In Estepona you will also find a wide variety of leisure, gastronomy, sea port and many sports options among which a prestigious school stands out polo and spaces to practice paddle tennis, tennis and nautical activities. The location will allow you to be perfectly connected to key points of Spanish geography and with many options to travel abroad.









02

More than just a house by the sea

A premium development with terraces and sea views. A total of 105 homes with 2, 3, and 4 bedrooms. Regardless of the home you choose, all options come with:

Average terrace size of 34 m²



Storage room



At least one parking space



Design and architecture also play a fundamental role in this development: underfloor heating, furnished and equipped kitchen, and the possibility to choose different environments are other advantages. Beyond your home, but without leaving your urbanization, the common areas and landscaped spaces feature two adult pools, a children's pool, a gym, and a social club for your enjoyment.







Innovation and Elegance

The spaces are flexible and designed for your enjoyment, offering various typologies for comfortable living without space being an issue.

The construction is resource-conscious and contributes to protecting the planet.

The sustainable architecture of your new home allows for environmental preservation and reduces environmental impact, while also offering significant energy savings.

In this promotion, we offer you constructions designed and based on respect for the environment, which seek to avoid energy waste by taking advantage of the resources that the environment provides.

This not only benefits the planet, but also your pocketbook.





03

Energy efficiency always in mind

Because your home is energy-efficient, you'll likely find that your monthly bills are noticeably reduced. The double glazing helps maintain a constant temperature, reducing the need for excessive air conditioning usage. Additionally, you'll experience sound insulation, allowing for peaceful sleep without disturbances.









An aerial photograph of a garden. The top half features several large, spiky green plants, possibly agaves or yuccas, arranged in a row. Below them is a dense field of small white daisies. The bottom right corner shows a different section of the garden with sandy soil, some rocks, and a small orange tree with ripe fruit. The overall scene is bright and sunny.

Gardens

An expression of our commitment to good practices and environmental preservation. Our team of landscaping experts works meticulously to design green spaces that not only beautify but also contribute to ecological balance. We prioritize the use of local Mediterranean species, thus creating an ecosystem that harmoniously integrates with the surrounding nature.

Your Home





Foyer, living room, hallway, and bedrooms

The flooring in your new home's foyer, living room, hallway, and bedrooms will be porcelain tile.

The floors will be finished with a skirting board with a white finish to match the interior woodwork, creating a fully integrated ambiance throughout the house. The walls will be finished with smooth plastic paint.

A false ceiling will be installed throughout the house, finished with plastic paint.

Kitchen

Preparing your favorite dishes will be much easier in this space designed for you. Here are the qualities and finishes that your new kitchen will include:

- › Porcelain tile flooring with vertical surfaces finished in smooth plastic paint on drywall.
- › False ceiling with smooth plastic paint.
- › It will be delivered furnished with a modern design of high and low cabinets.

In addition, it will include the following equipment:

- › Induction ceramic hob.
- › Extractor hood.
- › Electric oven and microwave column.
- › Paneled dishwasher.
- › Paneled refrigerator.
- › Washing machine.
- › Countertop and gap between low and high cabinets.
- › Sink with single-lever faucet.



Bathrooms

The walls of the bathrooms, both main and secondary, they will go covered with ceramic tile combining with the stoneware flooring porcelain.

False ceilings will be placed with Plastic paint. thinking about you comfort, system installation air conditioning will have false Registered roof to allow future maintenance of the unit inside.

In both bathrooms they will be installed

single-lever – thermostatic faucets in the shower of the main bathroom, resin shower tray, screen and white toilets of current design. In addition, the main bathroom will have

with ceramic sink with furniture and compact quartz countertop.



Terraces, porches and/or private gardens

For maximum security, these spaces outdoors will be paved with non-slip stoneware and will contain a skirting board of the same material in the areas that are required.

All terraces will have a water intake and system for water evacuation. They will also include lighting, power outlet and television socket. If your home is located on the attic floor, you can enjoy a large solarium from where contemplate the spectacular views offered by the promotion.

Pergolas will be installed to create shaded areas.

Interior partitions and insulation

The dry partition walls used in your new home will achieve an optimal finish for the application of smooth paint.

- › Interior divisions between rooms: executed with dry partitions.
- › Divisions between homes: partitions made dry, soundproof partitions and panel acoustic isolation.
- › Divisions between homes and common areas: made dry partitions, partitions Sound resistant and acoustic insulation panel.

Interior carpentry

The carpentry interior so you can enjoy all the details of your new house. The access door to the home will be armored with white lacquered interior finish and Equipped with optical sight. The interior doors of the house fold down, 220 cm high, they will be with a lacquered finish white and chrome handles, providing the

housing with an elegant and current appearance. In They will generally be foldable, except in those cases in which it is advisable to put sliding ones to improve the use of the room that give access. Folding door cabinets taking advantage of maximize space with lacquered finish white to match the rest of the carpentry. The interior will be modular, covered in melamine with hanging bar, shelf and a drawers in bedroom closets.











