



SURROUNDINGS

Estepona is located in the westernmost area of the Costa del Sol. This destination has positioned itself as a leading player in the tourism sector thanks to its privileged climate, with more than 320 sunny days a year and an average temperature of 19°C. It is also known for its fine sandy beaches, its prestigious golf courses and its proximity to outstanding natural landscapes.

Located just 8 kilometres west of Estepona's centre, the tranquil neighbourhood of Arroyo Enmedio is known for its proximity to the peaceful and expansive beaches of Arroyo Vaquero and Bahía Dorada. In recent years, the area has undergone significant urban development, making it one of the most sought-after locations on the Costa del Sol.

- ← PUERTO DEPORTIVO DE SOTOGRANDE
18,4 km - 19 min
- ← DOÑA JULIA GOLF
5,2 km - 6 min
- ← ESTEPONA GOLF
2 km - 4 min
- ↑ AZATA GOLF CLUB
2 km - 4 min
- ESTEPONA →
3 kms - 5 min
- PUERTO DEPORTIVO DE ESTEPONA →
4,7 km - 7 min





Amenities and Transport Links

Strategically located in the area of Arroyo Enmedio, just a few metres from the coast, within an environment that harmonises tranquillity with a semi-urban lifestyle. This enclave stands out for its wide range of services, including prestigious international schools, commercial establishments, health centres, sports facilities and ample natural spaces.

Less than a minute's walk away is the renowned and extensive beach of Arroyo Vaquero. Golf enthusiasts can also enjoy more than 30 exclusive courses within a radius of 20 kilometres, offering an unbeatable opportunity for unforgettable sporting experiences, whether in the company of family or friends.

The town centre and its lively marina are only a 5-minute drive away. Enjoy a vibrant leisure culture and gastronomy rich in personality, along with numerous water sports options.



:GOLF:

- Estepona Golf
- Azata Golf
- Doña Julia Golf Club



HEALTH CARE FACILITIES:

- Hospital de Alta Resolución
- Hospital Vithas Xanit



SUPERMARKETS:

- Aldi
- Mercadona
- Gourmet Market



LEISURE:

- Nido Estepona
- Gran Hotel Elba
- Hotel H10 Palace



:AIRPORTS:

- Aeropuerto Internacional de Málaga
- North Front en Gibraltar
- Aeropuerto de Jerez



BUSES LINES:

- M 119 Calahonda -Cala de Mijas- Fuengirola
- L 604 Málaga-Aeropuerto-Marbella-Estepona-Algeciras



MARINAS:

- Puerto Deportivo La Duquesa
- Puerto Deportivo de Estepona
- Puerto Deportivo de Marbella
- Puerto Deportivo de Puerto Banús
- Puerto Deportivo de Sotogrande



HIGHWAYS:

- AP-7
- A-7



RESIDENTIAL COMPLEX

An exclusive boutique-style residential complex comprising 25 one-, two- and three-bedroom homes, distributed in two staggered blocks. All the homes face the sea, allowing you to enjoy abundant natural light throughout the day.

The complex has a large outdoor swimming pool in its central area, beautiful gardens and a gymnasium, all located within the same development, offering comfort and functionality for its residents.

The south orientation of the homes maximises natural light and allows for unrivalled views of the spectacular marine environment of the Mediterranean coastline. Designed by a prestigious architectural firm, it reflects a firm commitment to sustainability, both in the homes and in their communal areas.

PROPERTY DESCRIPTION

Each of the 25 units is a perfect combination of design and functionality. The interiors have been designed to make the most of the abundant natural light that characterizes the surroundings, allowing you to experience first-hand the benefits of the Mediterranean lifestyle.

The homes stand out for their high level of detail and spacious rooms, all perfectly oriented. Large format porcelain floors and large windows flood the interiors with natural light throughout the day. The generous terraces and solariums are ideal for pleasant evenings.

The open-concept kitchen integrates perfectly with the living room, creating spacious and functional spaces for daily enjoyment. Qualities are exceptional, with quartz worktops and state-of-the-art appliances. Bathrooms with elegant large-format porcelain tiling, reflect the sophistication and design of every corner.

All this without losing sight of functionality, energy efficiency and commitment to sustainability, following the standards of comfort, practicality and low consumption.





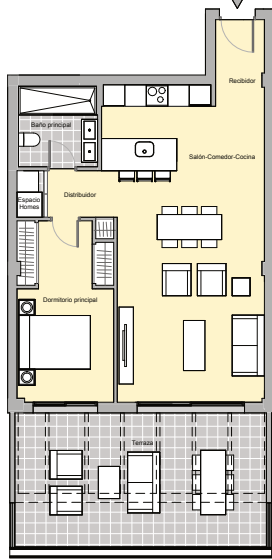


PERSONALISATION

Your new home and we strive to surpass all your expectations and desires. To this end, it lets you personalise your home with exclusive designs crafted by our architects and interiordesigners.

You can choose from the various specs included in our personalization pack, all of them in keeping with the elegance for which our homes stand out and always true to the quality promise.





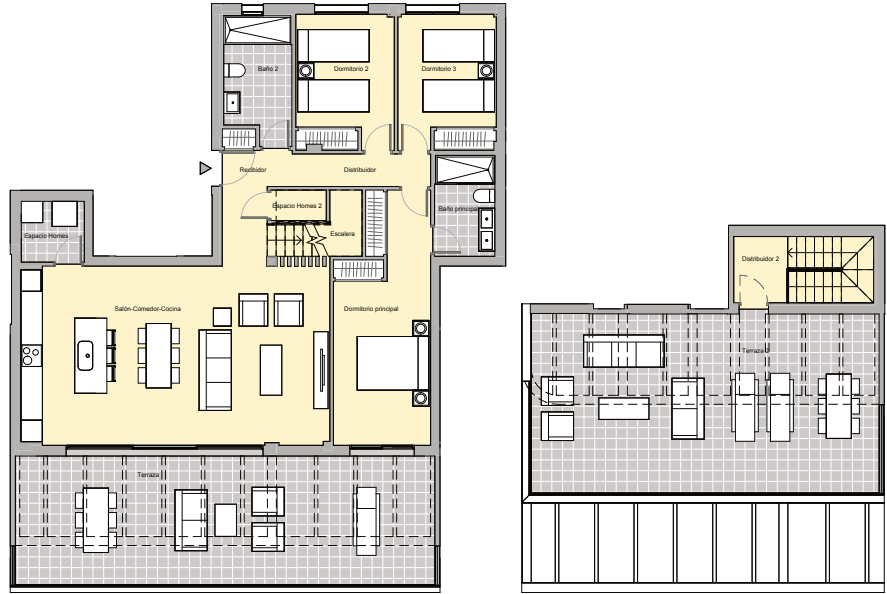
1 DORMITORIO
PORTAL 1
PLANTA PRIMERA
PUERTA B

1 BEDROOMS
PORTAL 1
FIRST FLOOR
DOOR B



2 DORMITORIOS
PORTAL 3
PLANTA PRIMERA
PUERTA A

2 BEDROOM
PORTAL 3
FIRST FLOOR
DOOR A



3 DORMITORIOS
PORTAL 1
PLANTA SEGUNDA Y SOLARIUM
PUERTA A

3 BEDROOMS
PORTAL 1
SECOND FLOOR &
SOLARIUM
DOOR A

The project is currently in the pre-marketing phase to identify prospective buyers. The construction permit is being processed. The architectural drawings for each of the units and annexes are available to buyers in the sales offices. This document, including the infographics, has been prepared from the initial construction drawings (Basic Project) and may be modified if technical, legal or commercial constraints so require, or as ordered by any competent public body. In any case, it shall be adjusted to the final construction drawings (Final Project) and any conditions required by municipal authorities. For all intents and purposes, the Developer expressly states that its actions, as well as the contracting of this development, shall be executed according to the provisions set forth in Law 38/1999, of 5 November, on the Regulation of Building Construction. Likewise, any amount paid for the construction of the development, plus the corresponding interests, shall be guaranteed by a financial institution to be named from the date on which the corresponding construction permit is granted and the amounts to be paid towards the purchase price begin to accrue. The amounts paid, including the down payment, shall be held in a special account according to the provisions set forth in the aforementioned law. Buyers shall be provided with a copy of said bank guarantee at the signing of the private purchase agreement. A copy of this purchase agreement is available to buyers, so they may review its general terms and conditions. The Homeowners' Association Bylaws shall be approved upon completion of the works. Each buyer's quota in the common areas shall be determined by the criteria established in Art. 5 of Law 49/1960, of 21 July, on Horizontal Property.

The specific brand and model of each product are merely illustrative and the products mentioned may be substituted for others of equal quality in any of the aforementioned circumstances. The images and infographics shown have been prepared from the Basic Project and may not include facilities like radiators, grilles, sockets, downpipes, etc.

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