





## Location and Lifestyle:

**On the Costa del Sol real estate landscape, opportunities rarely arise with such a wealth of compelling elements. From the ideal location just a short stroll from the beautiful port of Estepona, to an exceptional development that promises a privileged lifestyle in a luxurious environment. Welcome to this new development, your entrance to a resort-style living experience where every convenience is just a step away.**

Residents are offered a lifestyle without compromises. This privileged apartment complex is set in an enviable location, within walking distance of the pretty coastal town of Estepona. It has become one of the most sought-after spots on the Costa del Sol following years of astute investment by the local town hall. The nickname 'The Garden of the Costa del Sol' has stuck, with flowerbeds and roadside shrubberies bursting with multi-coloured blooms all year round. Quaint cobbled streets lead to the picturesque Old Town, where whitewashed walls are adorned with primary-coloured geraniums set in polka-dotted pots.

This development is a stylish boutique, low-rise apartment complex of just 41 apartments, arranged over four blocks, with four floors to each. With configurations of 2, 3 and 4-bedroom apartments, there is a layout to suit everyone, from couples and small families to larger families or those who cherish more space to entertain.

Just a short ten-minute stroll leads to the blue-flag beaches of Estepona, their wide, sandy shores some of the most beautiful in the region. The popular Paseo Marítimo, or beachside promenade, is a wonderful place for a walk with the kids, a morning jog or a romantic stroll, with the breathtaking views of Africa and the Rock of Gibraltar seemingly almost in touching distance on the horizon.

Estepona has facilities and amenities to rival any global beachside resort, with a brand-new state-of-the-art hospital recently opened. Also recently opened on the seafront is a cultural centre displaying works of art inside and spectacular sea and mountain vistas from the open-air viewpoint on the top floor. From culture to healthcare, shopping to schooling, Estepona has something for everyone.

Estepona's strategic location means that it's ideally placed to experience some of the Costa del Sol's other favourite settings. The glitzy yachting marina of Puerto Banús is just 15 minutes by car, the quays lined with couture boutiques and upscale restaurants, it is a place to see and be seen.

Just a short journey along the iconic Golden Mile, you'll find Marbella, a globally celebrated destination. It boasts an array of Michelin starred dining options and prestigious brands like Nobu and Cipriani, set alongside illustrious five-star hotels including the Puente Romano and Marbella Club. Marbella is a favoured haunt of celebrities from the film and sports industries, music legends, and international business moguls.

One of the most attractive features, however, is Estepona's enviable climate which sees 320 days of sunshine per year – ideal for golf fans, who can indulge their passion at one of the many championship courses that are within easy distance.

Whether looking forward to an exhilarating day on the golf course, shopping in the upscale boutiques or enjoying the Mediterranean sun, this development extends a warm welcome. South-facing apartments enjoy the sun throughout the day, and with expansive terraces, the enviable indoor-outdoor lifestyle of the southernmost part of Spain can be indulged almost all year round. The focal point of the meticulously landscaped gardens is the salt-water swimming pool, perfectly inviting for a few laps or playing with the children. Perhaps a more gruelling workout is in order, in which case, head to the fully equipped gym. It may be a boutique development, but it has amenities that would grace many a luxury resort.



## Development Features

This luxury community boasts superb facilities that will ensure owning a property here will be an investment that can only appreciate throughout the years. With a fully equipped gym and wellness area, both permanent residents and holidaymakers can indulge in fitness and reflection, while the indoor pool invites owners to enjoy a refreshing dip whatever the weather.

Above all, it is a community, with facilities that enable neighbours to socialise by the pool, or chat across sun loungers in the beautifully maintained garden.

- 2, 3, and 4-bedroom configurations
- Fully equipped gymnasium
- SPA
- Exterior community pool
- Landscaped gardens
- South-facing
- Sea views
- Underground carpark
- Storage space
- Gated, secure development





## The Apartments

Contemporary chic design in an unbeatable location. It is an investment you will never regret, as you take in the beautiful sea-views sipping your morning coffee on your generous terrace, or watch the sun go down from your spacious roof-top solarium.

With 2, 3 and 4-bedroom apartments, there is ample choice for either full-time residents, those looking for a holiday home, or investors looking for properties to make a healthy return.

Each apartment has been carefully considered to maximise space and natural light, with open-plan living areas leading to fully equipped American-style kitchens. All master bedrooms have ensuite bathroom facilities, while the 2 and 3-bedroom apartments benefit from direct access to the large terraces from all bedrooms and living spaces.

Luxurious 4-bedroom penthouse duplexes have stunning rooftop solariums, perfect for enjoying the summer sun or dining with friends and family, relishing the enviable view.

- Video-entry system
- Open-plan kitchens fully equipped with high-quality fixtures and fittings
- Motorized blinds in lounge and master bedroom
- Fitted wardrobes in all bedrooms
- Large format porcelain floor tiles, also used on the terrace for indoor/outdoor continuity
- Top quality fixtures and fittings in bathrooms with heated towel rails and shower screens.









## Sustainable Living with Contemporary Design

The development has sustainability at its core, with innovative aerothermal systems for heating and hot water, using the renewable power of the air to dramatically cut energy use. This forward-thinking approach not only offers energy savings but also aligns with our commitment to a greener way of life.

Communal areas are designed for enjoyment and relaxation, all within an eco-conscious framework. The complex is a secure and gated community, featuring landscaped gardens filled with native plants, served by automatic irrigation and lit by energy-saving LED lights. Each apartment is crafted to be a sanctuary of comfort and eco-efficiency, with individual climate control systems ensuring your space is perfectly tailored to your preferences.

From the infrastructure to the smallest details, it embodies sustainable luxury. Electrical and telecommunications setups are cutting-edge, ensuring that every home is safe, connected, and efficient. Features like accessible elevators have been thoughtfully integrated. A commitment to sustainability includes rooftop photovoltaic panels and high-efficiency heat pump air conditioning systems, positioning this development as not just a place to live, but a smart investment in a sustainable future.





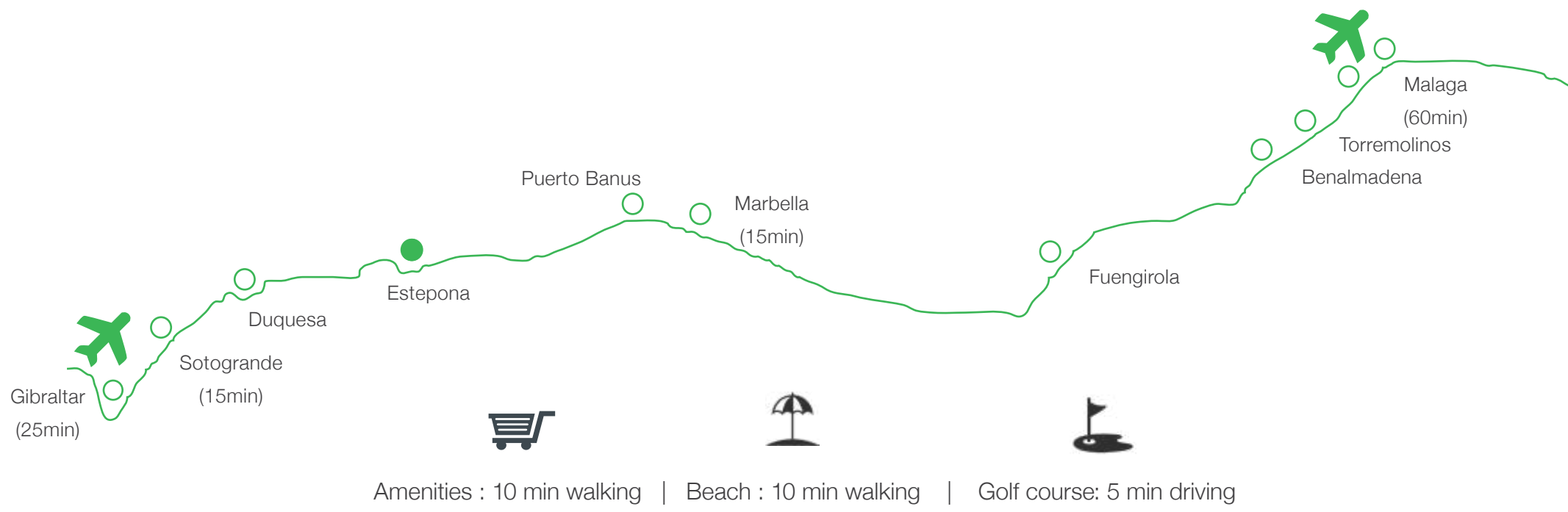


## Sleek Architectural Style in an Unbeatable Setting

Whether your motive for buying is personal or as an investment, you won't regret deciding on this location. The contemporary style of this exclusive apartment complex speaks for itself. It is set like a jewel in one of the most sought-after areas in Europe, at the southernmost tip of Spain and well connected to reach either Málaga airport, 40 minutes along a stress-free toll-road, or Gibraltar airport, which is seeing more international flights arriving every year.

Walking from your residence, Estepona is an easy stroll. It has a relaxed, family-friendly atmosphere and is a charming place to pass the time all year round. The long, wide Paseo Marítimo is dotted with beachside restaurants serving the freshest catch of the day and presents the ideal excuse to sit and watch the gentle Mediterranean waves while enjoying good food and company.

You will never tire of venturing into the Old Town, with its winding, bustling streets lined with bars, restaurants and cafés. Turn a corner and you will find one of the Plazas, with shady trees and running water from the ornate fountains taking the heat out of a summer's evening. Enjoy an ice-cream, or a cold glass of wine, watch the world go by and realise – there really isn't anywhere in the world you'd rather be!



## Perfect Climate, Perfect Location

The Costa del Sol is one of the most popular destinations in Europe for a myriad of reasons. A magnet for the international jet-set from the 1950s, its appeal is strong and enduring.

One of the most significant draws is that this area is blessed with an enviable climate, enjoying over 300 days of sunshine per year. So even in winter you don't have long to wait for a sunny day to enjoy the beach, have a game of golf or a hike in the beautiful mountains that are the perfect backdrop to this beautiful part of Spain.



300 day of sun



+70 Golf club



15 Marinas

