



ALMA REAL 140

ARCHITECTURE WITH A SENSE OF PLACE



ALMA REAL 140

In the heart of Estepona's historic centre, Alma Real 140 emerges as a building conceived with intention, character and a deep connection to its surroundings.

More than a residential project, it is a carefully considered address — where architecture, light and Mediterranean life come together with quiet elegance.

Only six residences and a singular ground-floor space shape a boutique building designed for those who value authenticity over excess.



A singular address

Alma Real 140 is located on Calle Real, one of the most emblematic streets in Estepona's historic centre. For centuries, it has been the main artery of the old town — a place where daily life unfolds naturally among white façades, flowering balconies and local cafés.

Today, Estepona's historic centre is one of the most carefully restored on the Mediterranean coast. Its pedestrian streets and authentic Andalusian character create a setting that feels both timeless and alive.

Just 50 metres from the sea, Alma Real 140 sits where the town meets the Mediterranean.





The location is further defined by its proximity to the new Boulevard Park and the seafront promenade, both just moments away.

From here, the city unfolds naturally — between open spaces, the rhythm of the streets and the presence of the sea.

AR
ALMA REAL 140



Unlike resort destinations, Estepona retains the authenticity of a real town — vibrant, welcoming and deeply connected to its cultural heritage.



Estepona

Over the past decade, Estepona has undergone one of the most remarkable transformations on the Costa del Sol.

Its historic centre has been carefully restored, preserving its Andalusian character while introducing a refined urban environment shaped by art, landscape and public space.



Today, it stands as one of the most desirable places to live on the Mediterranean coast.



Life style

Life at Alma Real 140 unfolds within the unique rhythm of Estepona's historic centre.

Morning coffee in a quiet street, walks along the promenade, evenings shaped by warm light and the presence of the sea.



Colourful façades, flowers and local cafés create an atmosphere that feels both vibrant and intimate.

Everything is within walking distance — the beach, restaurants, galleries and daily life itself.



The concept

Alma Real 140 is conceived as more than a residential development. It is a carefully considered address where architecture, proportion and atmosphere define the experience of living.

Only six residences and a singular ground-floor space form a boutique building that values character over scale.

Its architecture draws from the textures and rhythm of the historic town, reinterpreted through a contemporary language of organic forms and refined simplicity.

Designed for those who seek a place that feels personal, rooted and enduring.

QUIET ARCHITECTURE
LASTING PRESENCE

Architecture

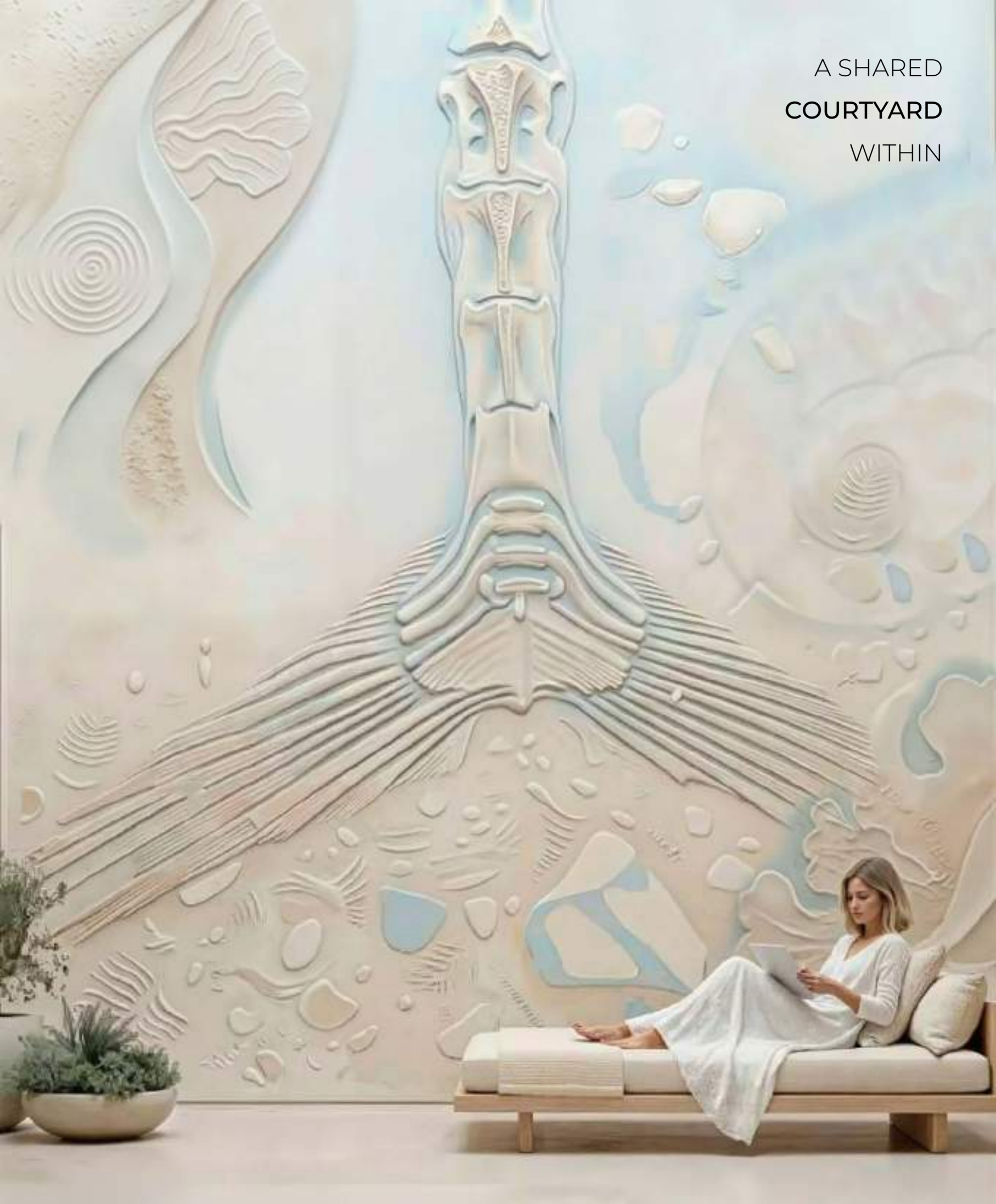
The architecture of Alma Real 140 is defined by a sculptural façade that introduces a contemporary yet deeply Mediterranean character to Calle Real.

Soft, organic forms create subtle curves that capture light and shadow throughout the day, giving the building a changing and living presence.

Rather than ostentation, the design expresses a quiet and understated elegance — where proportion, materiality and atmosphere take precedence.

The result is a building that feels both modern and timeless, integrated into its surroundings while unmistakably distinctive.





A SHARED
COURTYARD
WITHIN

The residences

Alma Real 140 is composed of six carefully designed residences, each conceived as an intimate and refined living space.

Rather than anonymous units, each home has its own identity — Alba, Luz, Brisa, Calma, Marea and Horizonte — reflecting the sensory qualities of Mediterranean life.

Interiors are defined by clarity and balance, where natural light and proportion shape the experience of space. Open living areas allow light to become a central element of everyday life.

A collection of homes designed not for scale, but for character.

Alba

Studio - 1st floor

The most essential expression of Alma Real 140.

Alba is a fluid space where architecture is reduced to its essentials, allowing Mediterranean light to define the atmosphere.

Conceived as a continuous living environment, it brings together living, cooking and resting into a single spatial experience — defined by clarity, proportion and a quiet sense of openness.

A residence for those who value simplicity, thoughtfully resolved.



Brisa

Studio - 2nd floor

Brisa represents a natural balance between functionality and lightness.

Spaces are clearly organised, allowing for fluid circulation and a continuous sense of openness. The residence conveys freshness both in layout and atmosphere.

A contemporary interpretation of Mediterranean living, where everything feels naturally in place.





Calma

1 Bed - 2nd floor



A residence conceived as a retreat within the rhythm of the historic centre.

Calma prioritises intimacy, proportion and quietness, creating a space where architecture supports rather than dominates.

Light enters in a controlled manner, shaping a calm and balanced atmosphere for those seeking serenity in the heart of the city.

Luz

1 Bed - 1st floor

A residence conceived around the constant presence of natural light.

Luz introduces a more defined spatial organisation, separating the sleeping area from the living space while maintaining the fluidity that defines the project.

Light, balanced proportions and the relationship between spaces create a warm, calm and liveable atmosphere throughout the day.



Marea

Studio - 3rd floor

Inspired by the continuous movement of the nearby sea, Marea introduces a greater sense of spatial openness within the building.

The residence expands in continuity, connecting spaces naturally and creating a more fluid living experience.

An option for those seeking more space while maintaining the project's intimate and architectural character.



The upper level offers the possibility to incorporate the roof space, creating an additional attic room and enhancing the overall sense of space.





The potential to extend into the roof space allows for a more generous and layered way of living.



Horizonte

1 Bed - 3rd floor



The most elevated and distinctive residence within Alma Real 140.

Horizonte captures light from a more open perspective, creating a heightened sense of space, air and connection to its surroundings.

Its position within the building defines it as a unique home — where architecture, height and light come together in a more expansive and contemplative way of living.



Alba + Luz / Brisa + Calma

2 Bed - 1st and 2nd floor

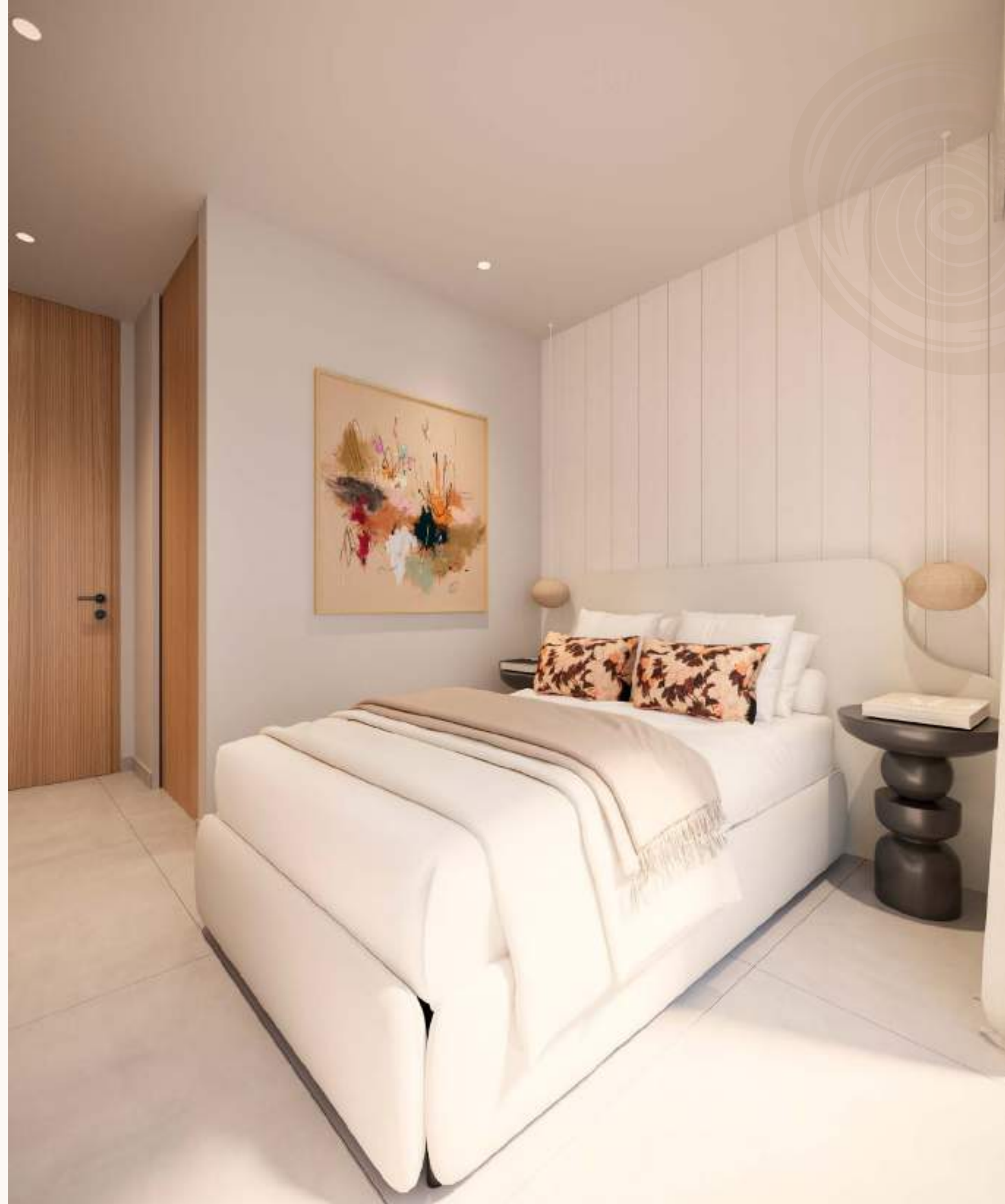
A natural extension of the Alma Real 140 residences.

Located across the first and second floors, this configuration is created through the union of two adjoining homes, offering a more generous and continuous way of living.

The integration of both layouts allows for a fluid connection between spaces, where light and openness unfold with greater amplitude while maintaining the clarity and balance that define the project.

A two-bedroom residence where continuity becomes space.





Marea + Horizonte

4 Bed - 3rd floor

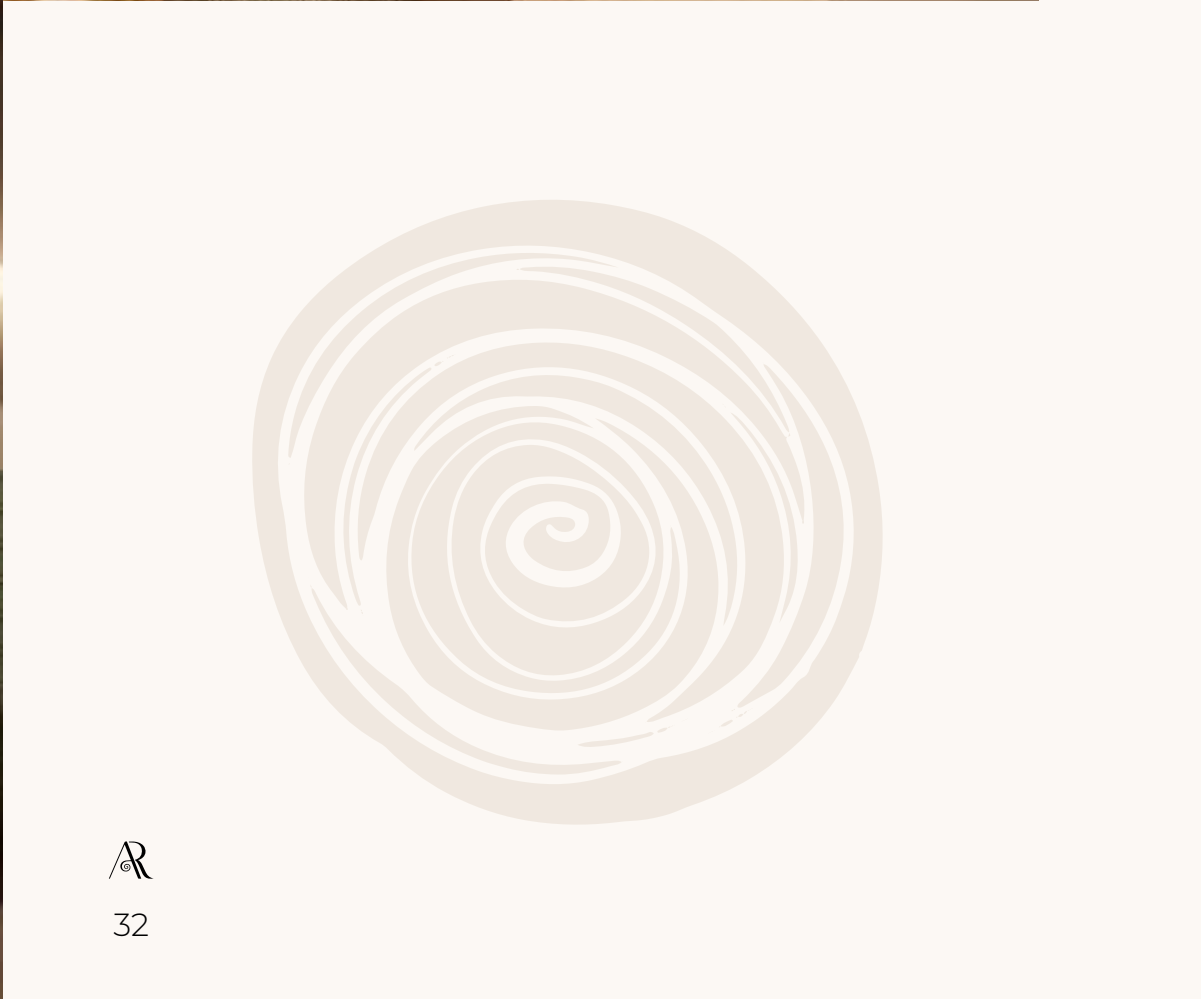
The most expansive expression of Alma Real 140.

Formed by the union of both upper residences, this residence unfolds as a generous four-bedroom duplex, where space, light and continuity reach their fullest potential.

The integration of the roof level enhances the sense of amplitude, creating a more layered and open way of living.

A residence where architecture, scale and atmosphere come together at their highest expression.







The Alma Space

At street level, The Alma Space is conceived as a natural extension of the building.

Rather than a conventional commercial unit, it is a refined ground-floor space designed to contribute to the character of Calle Real and to the identity of Alma Real 140.

Its vocation is to host uses aligned with the project's philosophy — art, design, wellness or creative expression — bringing a thoughtful and curated presence to the street.



By elevating the quality of the ground floor, it reinforces the architectural integrity of the building and its long-term value.





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