Cyan
Estepona

Dossier: The images shown are the closest possible portrayal of the final result of the planned property, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or quality of the materials. The furniture shown is not included and the fittings included with the property are as indicated in the building specifications. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.

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Cyan
Estepona

Our seal is a synonym of quality and trust and so we want you on board to make your home a unique space that meets all your requirements. We are new-generation property developer stock-market listed since October 2017, offering you the talent and experience of a great team of professionals.

We have multiple projects in different parts of Spain, including several on the Costa del Sol in Malaga, one of the best locations to experience wellness and quality of life first hand.

Shall we get started?

Dossier

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Exclusive villas for unique people
Perfectly communicated
A unique enclave on the Mediterranean

02 **Living between the sky and the sea**

Your villa, unique
Your own swimming pool in your private garden
Where nature has a voice
Elegance and exclusivity

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Plumbing and drains

Heating / Climatization

Electricity / Telecommunications

Ventilation

03 Architecture

Façade and roof

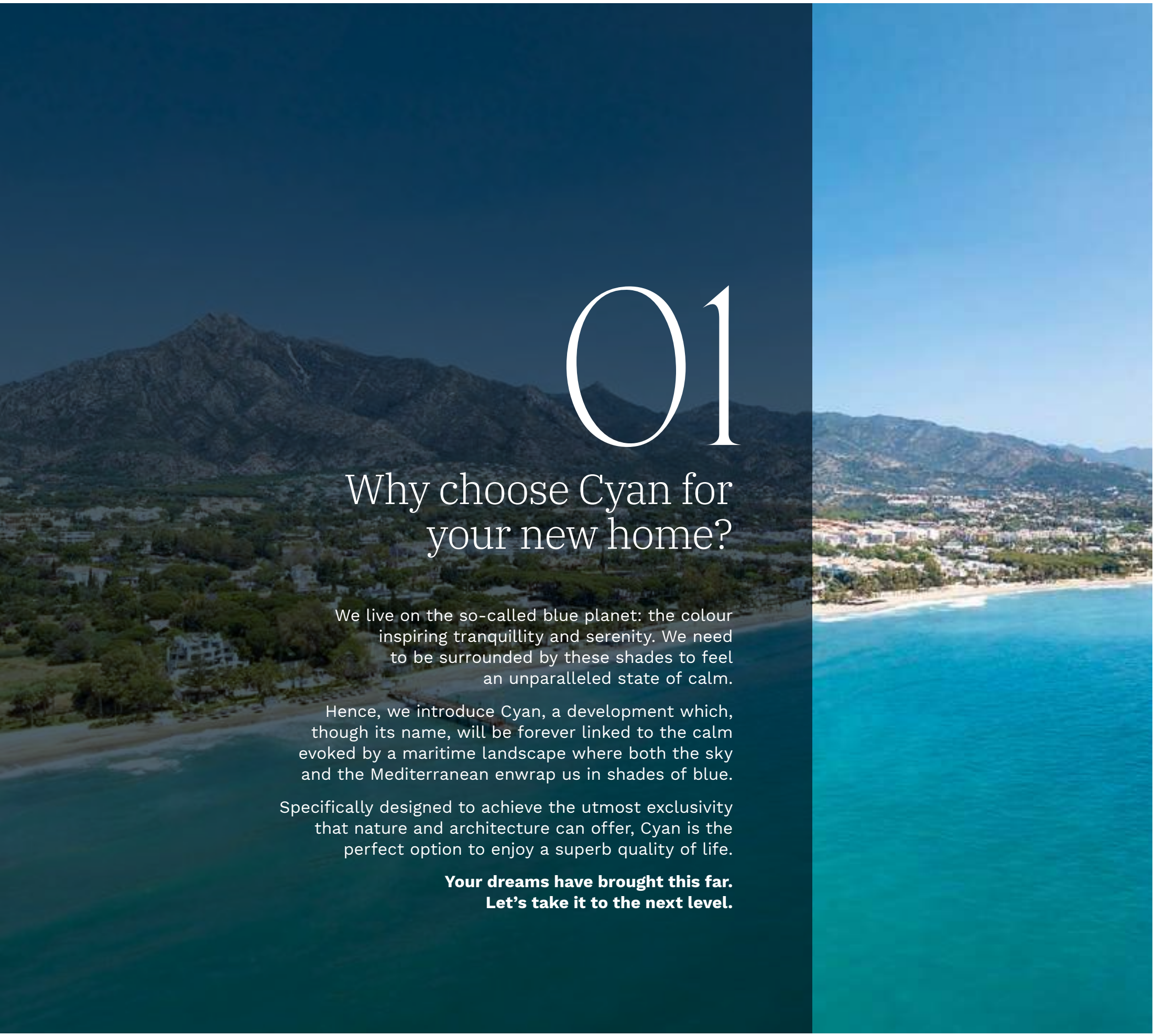
Exterior carpentry and glazing

Structure and foundations

Garage

Thank you for placing your trust in us

Dossier



01

Why choose Cyan for your new home?

We live on the so-called blue planet: the colour inspiring tranquillity and serenity. We need to be surrounded by these shades to feel an unparalleled state of calm.

Hence, we introduce Cyan, a development which, though its name, will be forever linked to the calm evoked by a maritime landscape where both the sky and the Mediterranean enwrap us in shades of blue.

Specifically designed to achieve the utmost exclusivity that nature and architecture can offer, Cyan is the perfect option to enjoy a superb quality of life.

Your dreams have brought this far.
Let's take it to the next level.

Exclusive villas for unique people

We offer you an exclusive development comprising eight 4-bedroom villas adapted to your needs in one of the finest areas of Estepona.

In Cyan you will be living in a setting surrounded by all the necessary services, very close to the beach and with excellent communications.

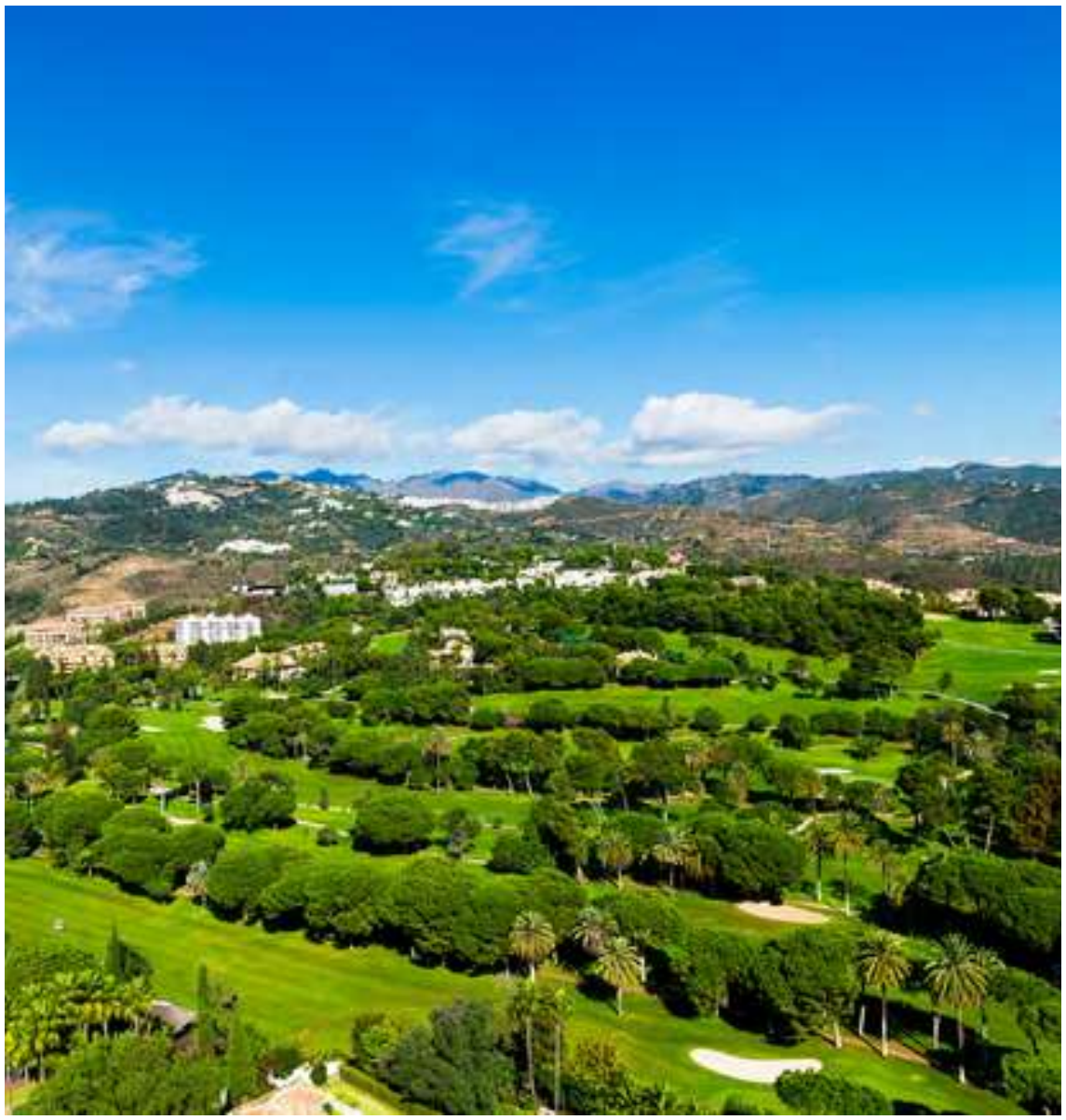
Villa D

Perfectly communicated and just a short distance from to Estepona

Estepona stands out as one of the most highly rated municipalities in the province of Malaga. Known as the Costa del Sol's new "Golden Mile", the town's exceptional climate and stunning beaches captivate everyone who goes there.

In Estepona's La Gaspara zone, Cyan's location within the Zenity sector offers an ideal combination of living in a natural environment and the convenience of being within easy reach of the downtown district. In addition to 20 kilometres of spectacular coastline, the town boasts a wide range of educational, commercial and entertainment facilities that cater to a wide range of preferences and needs.

There is no rush here. Enjoy the comfort and tranquillity and let yourself be seduced by Estepona's exclusive lifestyle.



Port/Marina

Primary or secondary school

Hospital

Supermarket

Park

Beach

Sports club

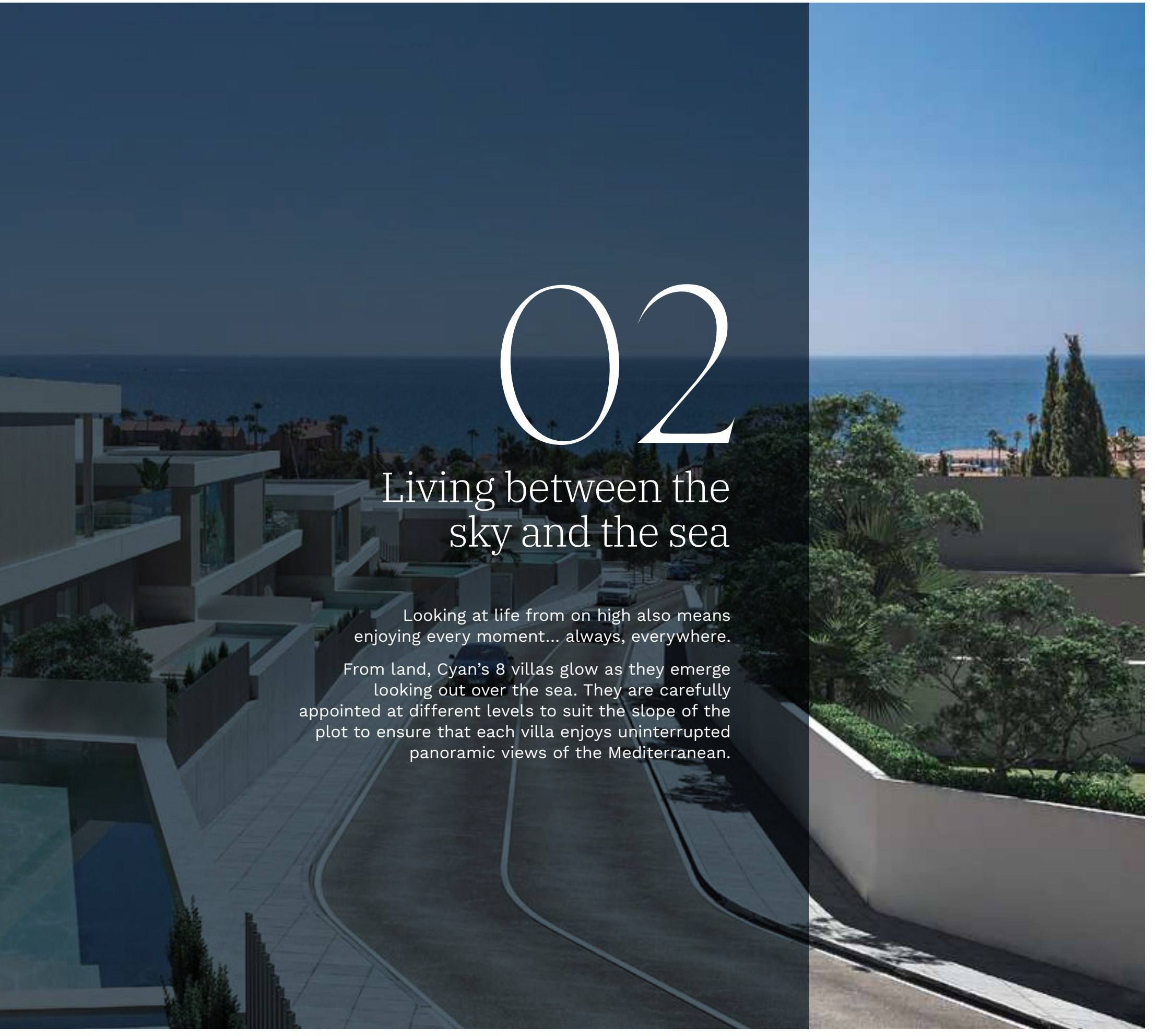
Golf course

A unique enclave on the Mediterranean

The La Gaspara zone is 45 minutes from Malaga and Gibraltar airports and just 25 minutes away from such renowned locations as Marbella and Sotogrande. Furthermore, your new villa in Cyan will have easy access to the A-7 motorway and multiple levels of pedestrian access to Arena Beach, one of the quietest beaches in the area, nestling between the Costa Natura and Guadalobón shorelines.

Cyan's excellent location means that the development is less than an hour's drive from Malaga city on the A-7. Cosmopolitan and brimming with culture, Malaga is a city well worth visiting; the capital of the namesake province has a wide range of leisure and gastronomy options and over 30 museums, including the Picasso Museum, the Carmen Thyssen Museum and the Pompidou Centre.

Having Malaga and Gibraltar airports and the Malaga AVE high speed train station so close by makes any national or international destination within easy reach.



02

Living between the sky and the sea

Looking at life from on high also means enjoying every moment... always, everywhere.

From land, Cyan's 8 villas glow as they emerge looking out over the sea. They are carefully appointed at different levels to suit the slope of the plot to ensure that each villa enjoys uninterrupted panoramic views of the Mediterranean.

Your villa, unique

At Cyan you can turn your new home into a totally personal space thanks to the customisation options you have available. Choose between different ambiences and alternative layouts to adapt the villa to your tastes and needs.

Furthermore, Cyan offers exclusive optional extras that you can add to make your life easier. These include heating your pool so that you can use it all year round or installing a private lift inside your home.

Your own swimming pool in your private garden

Your new villa in Cyan offers you your own swimming pool located in your private garden so you can enjoy a relaxing swim in total seclusion.

Each villa's garden, measuring up to 100 m², enables you to make the most of the Costa del Sol's magnificent climate. With over 340 days' sunshine a year, the two gardens in your new home will be connected via an outdoor stairway so that you have the choice of which one you want to contemplate your incredible sea views from.

Where nature has a voice

We are wholly committed to the preservation of the environment and the reduction of our environmental impact, fully aware of the importance of respecting nature.

We work under the premise of sustainable architecture, which has taken on its full meaning at Cyan. Your new villa will save energy and resources so that, effortlessly, every day, you will be contributing to taking care of our planet.

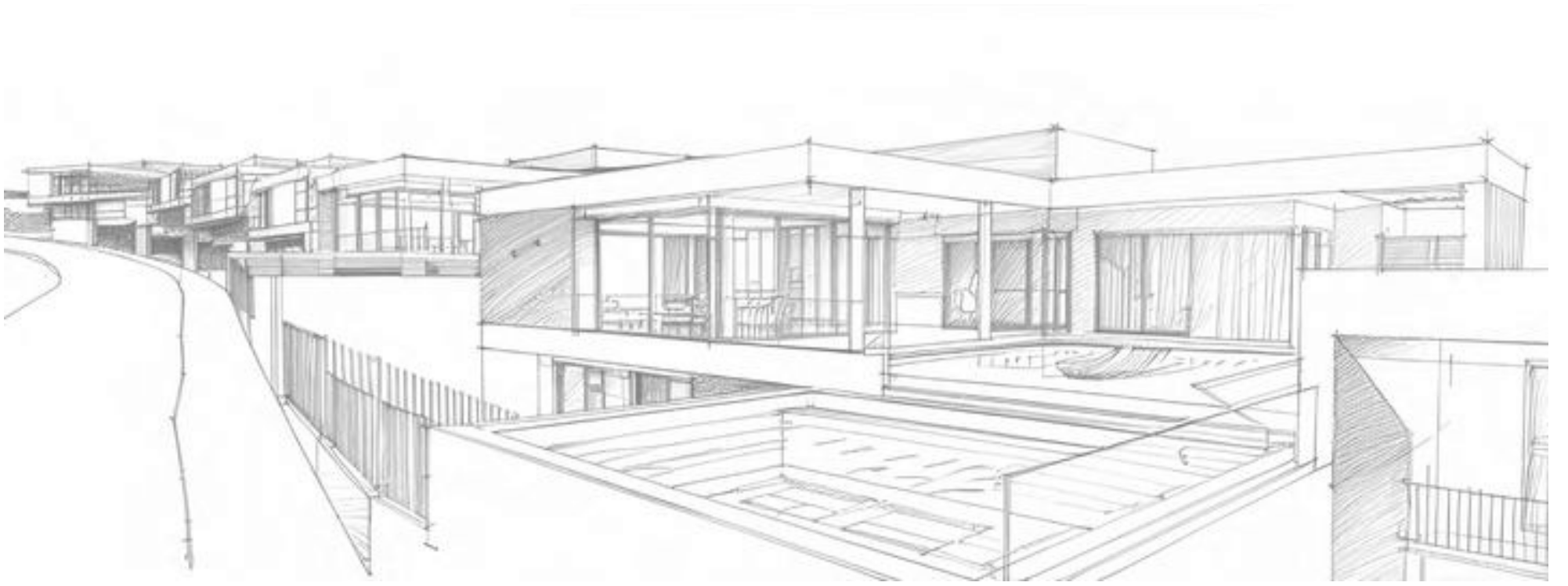
Villa C

Villa D

Villa D

Villa D

Villa C



Elegance and exclusivity

"The villas in Cyan offer a unique lifestyle opportunity especially focussing on privacy, panoramic views of the Mediterranean and the enjoyment of outdoor spaces.

These homes blend architectural elegance with natural beauty, creating an exclusive enclave where the sea-skyline becomes an integral part of everyday life. They undoubtedly represent a dream come true for those seeking a life of luxury, privacy and unparalleled views."

Ingennus

Villa C

03

Energy efficiency always in mind

Cyan is committed to the future through sustainable buildings, both at their start up and in their final stage. All our homes offer you high energy performance ratings so that at the same time as you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your villa is efficient, you will notice that your bills are lighter at the end of the month. The double glazing fitted in Cyan helps to keep a constant temperature, meaning that you will spend less on heating or air conditioning.

Your new villa will also come with a system to air the rooms without having to open the windows, known as smart single-flow ventilation. This system eliminates fluctuations in temperature and prevents noise from coming in from outside. It also filters the incoming air so no pollen or other contaminants or harmful particles will enter your villa.

Lighting

Architectural design that optimises natural lighting.

High energy efficiency artificial lighting.

Thermal and acoustic quality

Thermally insulated façade, aluminium carpentry with thermal bridge break and double glazing.

Blinds with injected insulation.

Renewable energies

Aerothermal systems for heating and hot water.

Solar panels.

Water

Water-saver tapware and sanitary appliances.

Ground floor
UAZ1 VID-D

Superficies

Vivienda 4d

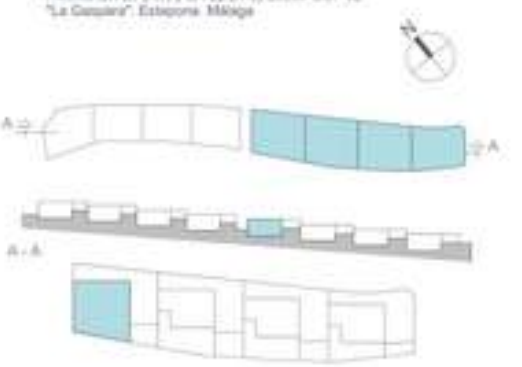
Superficie útil interior	257.69 m²
Superficie útil exterior	230.58 m²
Superficie construida	328.30 m²

DECRETO 218/2005

Superficie útil	260.95 m²
Superficie construida	333.84 m²

Localización

Parcela UA-Z1 (R1) y UA-Z2 (R-8) Sector SUP-02
"La Cazuela". Estepona. Málaga



These commercial plans, which include a graphic part and details regarding surface areas, may be modified where ordered by the competent public bodies and/or due to technical or legal requirements, provided they are justified and do not represent material alterations. The furniture shown is not included, and the fittings included with the property are as indicated in the building specifications.

First floor
UAZ1 VIV-D

Superficies

Vivienda 4d

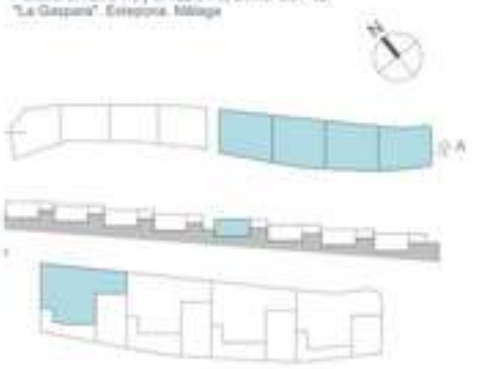
Superficie útil interior	257,69 m²
Superficie útil exterior	230,58 m²
Superficie construida	328,30 m²

DECRETO 218/2009

Superficie útil	280,95 m²
Superficie construida	353,84 m²

Localización

Parcela UA-Z1 (RT) y UA-Z2 (R-8) Sector SUP-02
"La Gaspara". Estepona. Málaga



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Building specifications

01

Your new home

Our commitment with you begins right from day one, so we want to share your new home's building specifications with you. Find out all the details about Cyan and start to imagine the spaces that will, in no time, become a dream come true.

What do you need?

Villa C

Hall, lounge-dining room, passageway and bedrooms

In your new home, the floors in the hall, lounge, bedrooms and passageways will be tiled in porcelain stoneware. The flooring will be finished with a white skirting board to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. Suspended ceilings will be hung throughout, and they will likewise come in an emulsion paint finish.

Kitchen

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen in Cyan:

- Porcelain stoneware tile flooring with plasterboard walls in a plain emulsion paint finish.
- Suspended ceiling with a plain emulsion paint finish.
- It will be delivered with contemporary design wall and base cabinetry.

Your kitchen will also include the following fittings and appliances:

- Ceramic hob.
- Extractor hood.
- Column-mounted oven and microwave.
- Panelled dishwasher.
- Panelled refrigerator.
- Washer-dryer.
- Worktop and backsplash between base and wall cabinets.
- Sink fitted with mono mixer tap.

Select

Select Service

The Select Service will allow you to customise different aspects of your new home:

- Different ambience types to choose from, depending on your tastes.
- Make your choice from among different layout options.
- Improve building specifications and finishes.

Bathrooms

The walls of both the master and secondary bathrooms will be faced in ceramic tiling combined with porcelain stoneware floors.

They will come with suspended ceilings in an emulsion paint finish.

For your convenience, the climatization system will be installed inside the suspended ceiling in the bathroom with an access hatch to facilitate future maintenance of the interior unit.

The master bathroom will be fitted with a white resin shower tray and bathtub depending on the unit type, a wall-mounted toilet with a concealed cistern and two built-in compact quartz washbasins and a mirror.

The secondary bathrooms will come with white sanitary fittings in a contemporary design and a counter-mounted wash basin.

The showers will be fitted with thermostatic tapware.

Villa D

Villa D

Terraces, porches and/or private gardens

To ensure your utmost safety, these open-air spaces will be paved in non-slip stoneware with skirting in the same material in the areas so requiring.

All the terraces will come with a water inlet and drainage system. They will also include lighting and a power and television socket.

Interior walling and insulation

The drywalling employed in your new home will provide the perfect base for a plain paint finish.

Dividing walls between rooms will be built of drywall.

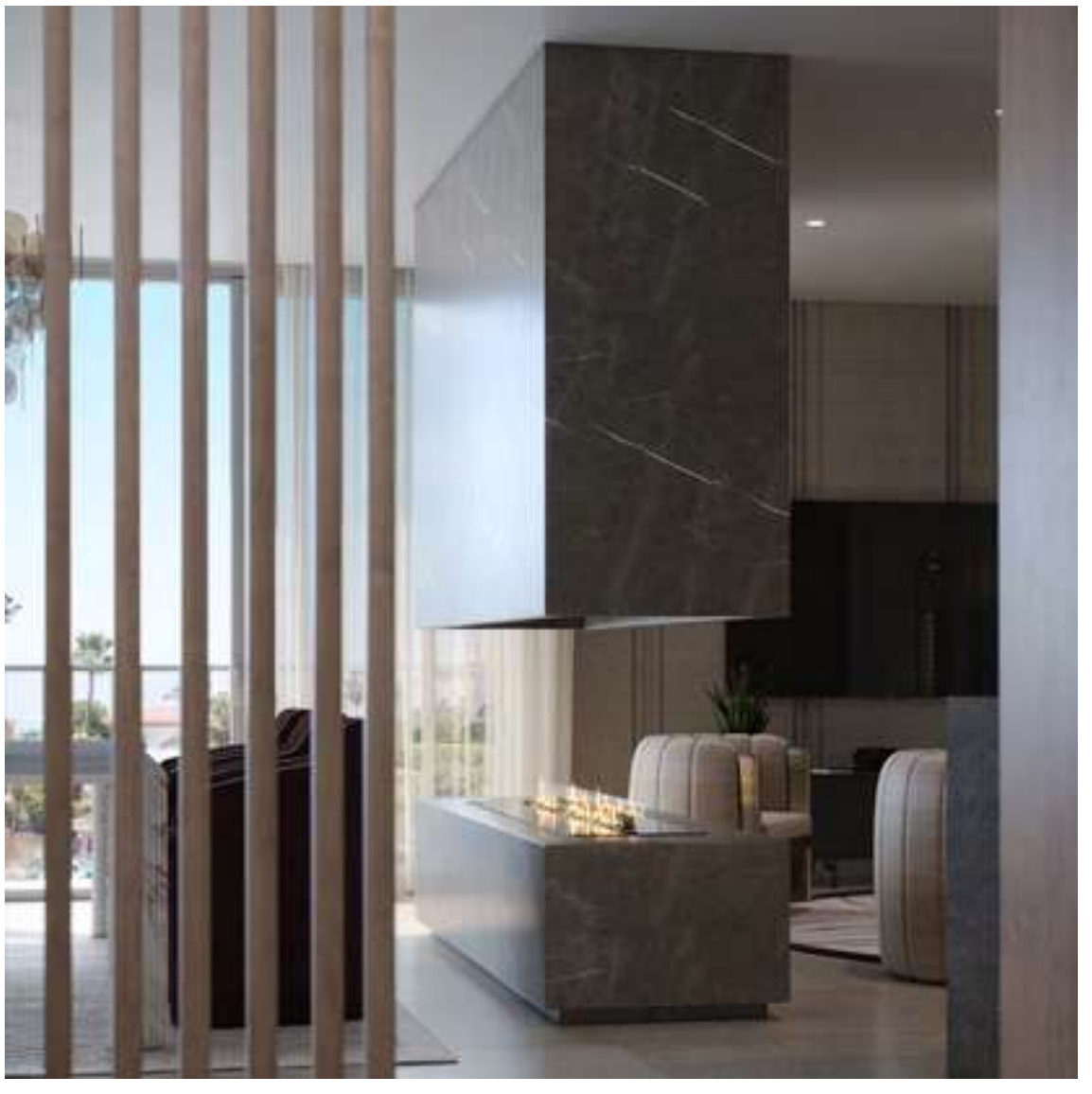
Interior carpentry

Cyan has also paid great attention to the interior carpentry, so you enjoy all the details in your new home.

- Doors inside the dwelling will be 220 cm high and largely finished in white lacquer with chrome handles, giving your home a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable to improve the usability of the room being accessed.
- Wardrobes and cupboards will have swing doors to capitalise to the utmost on the space available and will come in a white lacquer finish to match the rest of the carpentry. They will have a modular interior lined in melamine and a hanging rail, shelf and a drawer unit in bedroom wardrobes.

02

Installations



Villa C

Plumbing and drains

The plumbing installation will include water inlets for each bathroom and kitchen fitting (sink), and for the electrical appliances in the kitchen and utility area (dishwasher and washing machine).

Your home will have a general stopcock/cut-off valve and individual stopcocks/cut-off valves for each room with plumbing.

Hot water is produced for all the homes in the development through a premium energy performance aerothermal heat pump.

All the home's sanitary appliances will be connected to the sewage network, the downpipes which run through the piping chambers beside the home are made of noise-buffering PVC.

Heating / Climatization

To ensure you enjoy the utmost comfort, your new home will be fully fitted with a hot-water radiant floor heating system.

An important feature of this inertial heating method is that heat is provided uniformly and, by using warm as opposed to hot water, it offers important energy savings while at the same time freeing up space inside the home compared to a traditional radiator system.

Furthermore, you will also have a ducted network for climatization (cooling) with supply and return vents in the lounge and bedrooms.

Temperature will be controlled by an Airzone type zoning system.

Electricity / Telecommunications

Your home will contain the necessary electricity and telecommunications sockets to comply with regulatory standards, as well as a video door phone for accessing the dwelling.

The bathrooms, kitchen and passageways in your home will come with LED lighting.

Ventilation

Your home will include a ventilation system to keep indoor air healthy and assure compliance with the Technical Building Code.

03

Architecture

Façade and roof

The make-up of the façade will give the building an attractive, contemporary appearance. The finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will also include an air cavity with thermal insulation, which produce significant energy savings and make the interior of your home much more comfortable.

The roofs have been designed depending on the use for which they are to be employed, always guaranteeing their watertightness.

Exterior carpentry and glazing

All the exterior carpentry and glazing will be to Technical Building Code standard and, more specifically, compliant with the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling. Cyan will come with:

- Aluminium profile carpentry with thermal bridge break, combining different opening systems depending on location.
- Double-glazing with a dehydrated air chamber.
- Motorised, roll-up, aluminium slat blinds with injected insulation in the bedrooms in a colour similar to the exterior carpentry. Solar protection and concealment system in the lounge.

Structure and foundations

Your new home will have a reinforced concrete structure with two-way slab flooring above ground, calculated to meet current regulations and to Technical Building Code standard. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Garage

La puerta de entrada y salida del garaje será Garage entry and exit doors will be automatic with a remote control and fitted with a crush-prevention safety device.

Thank you for placing your trust in us

With you right from day one. Our professionals share and firmly believe in our company's values, and they attend your home as if it were their own. Integrity, excellence, transparency and innovation are the cornerstones of the service you receive when you choose us. Our highly qualified team has vast training and experience in the world of residential developments and this means we are highly committed to you.

When you choose a Cyan dwelling, not only are you opting for top quality specifications and avant-garde architecture, but you are also committing to looking after the environment. Environmental protection is one of our great proposals, and in all our projects our commitment to the rational use of natural resources and the use of efficient systems resulting in energy savings are both quite evident.

We know that sustainability and design are not at odds with each other and hence we have achieved "green" homes that include state-of-the-art innovation in their interior. We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.

Thank you, because your trust enables us to build projects that touch the blue of the sky and the sea.

Development

Parcelas R7 y R8, Sector SUP-02
La Gaspara, Estepona