

ASPERIA.

HEIGHTS

ESTEPONA · COSTA DEL SOL · SPAIN

Slow down.
Live more.

A residential collection above the Mediterranean.

DEVELOPED BY

SHREM GROUP

FROM	EST. DELIVERY	RESIDENCES
€575,000	Q1 2029	77



A NEW ADDRESS IN ESTEPONA

A landmark above the Mediterranean.

Rising from the hills of Lobilla, Estepona, Asperia Heights is composed for those who measure luxury in light, silence, and time well spent. Seventy-seven homes across five sculpted blocks — each oriented to capture the southern sun.

A private sanctuary, with the town still within walking distance.



SEVENTY-SEVEN SANCTUARIES

Seventy-seven sanctuaries above the coast.

Two- and three-bedroom homes, each double- or triple-oriented for natural light. Open-plan living extends onto generous terraces — the boundary between inside and out softened by panoramic glass.

Choose the layout that fits how you actually live.





LIVING SPACES · KITCHEN & DAILY RITUALS

Bright by day, warm by dusk.

LIVING SPACES

Panoramic windows, softly curved walls, and floor-to-ceiling glass open to the terrace. Materials are quiet and considered — pale oak underfoot, hand-finished plaster, marble accents. An interior that feels effortlessly resolved.

THE KITCHEN

Minimal in line, generous in proportion. Sintered-stone surfaces — Silestone or Compac — meet handleless cabinetry. Induction hob, oven, extractor, refrigerator, dishwasher and microwave, all included as standard.

Move in, cook dinner — every appliance included, every surface premium.





BEDROOMS · BATHROOMS

Where the day quietly ends.

BEDROOMS

Two- and three-bedroom residences, each shaped around the idea of private retreat. Built-in wardrobes disappear into the architecture; acoustic-grade partitions draw the curtains on the city's hum. Wake to the sea horizon, and rest.

BATHROOMS

Two bathrooms per residence — honed stone, vitrified porcelain, matt-black fixtures from leading European houses. Eco-smart thermostatic fittings and walk-in showers bring a quiet spa sensibility to the everyday.

> *The return: deep, undisturbed rest — every night.*



COMMUNAL OASIS

Spaces shaped for living well.

I **Swimming Pool**
Solarium and uninterrupted sea views.

II **Padel Court**
Professional-grade, within gated grounds.

III **Gymnasium**
Fully-equipped fitness studio.

IV **Playground**
Outdoor play area shaped for families.

Concierge reception · Underground parking · Café lounge · Solar · EV-ready · Aerothermal

A community that takes care of itself.



OPEN-AIR LIVING

The horizon, as a room.

Every residence is paired with a private terrace — generously proportioned, thoughtfully shaded, and finished to the same exacting standard as the interior. The building is sculpted in soft curves so that no terrace looks onto another, and the larger residences extend into outdoor rooms that rival the interior.

More time outside than in. Year-round.



PERFECTLY CONNECTED

Close to everything, removed from the rest.

The convenience of the town centre and the calm of a private hillside retreat — only minutes apart.

ON FOOT

9 min

The Beach

ON FOOT

9 min

Estepona Old Town

BY CAR

10 min

Sublim Beach Club

BY CAR

15 min

Puerto Banús

Walk to the sand, walk to dinner — leave the car keys at home.



SEA & SIERRA

Perched between sea and sierra.

Asperia Heights occupies one of Estepona's most coveted positions — a hillside above Lobilla with uninterrupted views of the coastline, the Mediterranean, and the Sierra Bermeja rising behind.

A short walk leads down to cobbled streets, shaded plazas and the weekly markets of the Old Town.

> *Walking distance from sea, town, and sierra.*

SITE COMPOSITION

Five blocks, one community.

Five sculpted blocks follow the natural curve of the hillside, with the communal pool, padel court and gardens at the heart of the plan — each block positioned to preserve views, privacy and southern light.

5	77	14
BLOCKS	APARTMENTS	FLOOR PLANS

2–3	1	2
BEDROOMS	PARKING LEVEL	LIFTS PER BLOCK



ACQUIRING YOUR RESIDENCE

A clear, considered path to ownership.

From reservation to keys in hand, the purchase is structured in five transparent stages — each protecting your position while construction progresses.

1	**RESERVATION** Initial reservation to secure your chosen residence.	€5,000
2	**RESERVATION EXTENSION** Paid upon confirmation of urbanisation and project approval.	€10,000
3	**DEPOSIT CONTRACT** 15% of price, less the €15,000 already paid.	15%
4	**SECOND DEPOSIT PAYMENT** Paid six months after works begin — total deposit 30%.	+15%
5	**DEED OF SALE** Final balance at the notary on delivery.	70%

BANK-GUARANTEED DEPOSITS

Every payment made before completion is secured by bank guarantee, as required under Spanish law. Should the home not be delivered on the agreed terms, your funds are returned in full, with interest.

Your downside, protected. Your upside, a residence — delivery estimated Q1 2029.

TECHNICAL SPECIFICATIONS

Engineered with intent, finished to last.

STRUCTURE

- Reinforced concrete slab foundation.
- Pillar & reticular concrete slabs.
- Acoustic brick partitions between homes.

ENVELOPE

- Prefabricated concrete / GRC cladding.
- Mineral wool thermal insulation.
- Double thermo-acoustic glazing.

INTERIORS

- AC5 laminate flooring in dry areas.
- Porcelain stoneware in wet areas.
- Armoured door, white-lacquered finish.
- Built-in wardrobes with sliding doors.

KITCHEN

- Silestone / Compac sintered-stone countertops.
- Induction hob, oven, extractor.
- Refrigerator, dishwasher, microwave.

BATHROOMS

- White vitrified porcelain sanitaryware.
- Single-lever, top-quality faucets.
- Walk-in showers, concealed cisterns.

CLIMATE

- Ducted A/C via centralised heat pump.
- Aerothermal domestic hot water.
- Controlled mechanical ventilation.

ELECTRICAL

- LED downlights at key light points.
- Premium white electrical mechanisms.
- Video intercom for portal access.

COMMON AREAS

- Swimming pool with solarium.
- Premium elevators, basement to roof.
- EV charging pre-installation.

Project Management reserves the right to substitute materials for technical reasons or lack of supply. This document is informative only and does not form part of any contract.

THE DEVELOPER

Nearly four decades, three countries, one standard.

Asperia Heights is developed by Shrem Group, a privately held developer building residential and commercial real estate since 1987. The group's work began in New York and Connecticut, expanded across Bulgaria, and is today focused on Barcelona and the Costa del Sol — several thousand homes delivered over the course of that history, each project controlled end to end.

That experience underwrites every stage of this project: a transparent, bank-guaranteed purchase structure, hands-on construction oversight, and a standard of finish intended to last.

INTERNATIONAL HERITAGE · 1987 – 2014

1987 – 2014 · USA	1995 – 2002 · USA	2004 – 2008 · BG	BULGARIA
New York	Connecticut	Sofia	Plovdiv
25 residential buildings 900 apartments	5,000 homes, cottages & duplexes	420 residential buildings with retail centre	900 cottages

DEVELOPED BY

SHREM GROUP

Built by a group that has been delivering homes for nearly forty years.

SELECTED DEVELOPMENTS

Recent work in Barcelona and the Costa del Sol.

BARCELONA

L'Orfebrería

POBLE NOU · 33 LOFTS

The former Poble Nou goldsmith's workshop — where Hermès and Tiffany once crafted their finest pieces — reborn as 33 lofts.

Navas de Tolosa 270

SANT MARTÍ · 41 HOMES · 5 SHOPS

A residential building wrapping an entire corner, delivered in premium-quality finishes.

Escudellers 16

GOTHIC QUARTER · 11 APARTMENTS · 2 SHOPS

A landmark building in the Gothic Quarter, fully restored throughout in first-class materials.

Sant Pau 109

EL PARAL·LEL · 41 APARTMENTS

Steps from the avenue, in the historic and cultural heart of the city, close to the sea.

COSTA DEL SOL · ESTEPONA

Asperia · Parque Central

ESTEPONA OLD TOWN · 43 HOMES · 5 SHOPS

In the heart of Estepona's old town. Final units now remaining.

Asperia · Heights

LOBILLA · 77 RESIDENCES · THIS COLLECTION

Hillside above Lobilla, with the sea, the sierra and the town all in view.

SHREM GROUP

Full portfolio at shremgroup.com

A track record you can walk through — built, sold, and lived in.