



MION MAKELAARS



Your Exclusive Oasis on the Costa del Sol

The glittering Mediterranean Sea meets the azure sky as you gaze at the horizon from your spacious terrace. A delightful stroll through the lush greenery of Parque Las Mesas takes you to the charming old town of Estepona, the premier beach resort on the Costa del Sol. With a wide range of exclusive amenities, this seaside haven offers a perfect year-round environment to enjoy the luxurious lifestyle that dreams are made of.

Welcome to an exclusive boutique apartment complex nestled in the heart of Estepona, one of the Costa del Sol's most coveted destinations. This prestigious gated development offers resort-style amenities, including a state-of-the-art Wellness Space boasting a fully equipped gym, Turkish Bath and sauna. Set in a breath-taking location, residents can enjoy the convenience of being just minutes from the sea side as well as the lush green oasis of the newly opened Parque de las Mesas right on their doorstep.

A pleasant stroll from your new home takes you to the thriving town of Estepona. One of the most popular resorts on the Costa del Sol, it is also one of the most attractive. The town is comprised of two halves: on one side, the traditional typically Andalucian white-washed walls and cobbled streets of the Old Town, and on the other, the expansive seaside promenade, fringed by wide pristine beaches dotted with chiringuitos (beachside restaurants). Or why not take in the Marina, with its bars, cafés and restaurants selling the freshest fish delivered from sea to table.

Affectionately named the 'Garden of the Costa del Sol', Estepona bursts into bloom all year round, from flowerbeds and roadside verges to the polka-dotted plant pots with their primary-coloured geraniums that adorn the ancient streets of the town centre. Meanwhile, the newly renovated Paseo Marítimo has earned plaudits for its sympathetic development, with seating and shade to while away the time, watching the world go by with the golden expanse of the town's beaches just steps away.

This development is a stylish, environmentally conscious addition to the real estate landscape of this desirable community. The exclusive gated development features apartments of two and three bedrooms arranged in a low-rise design of up to five floors, all thoughtfully orientated to maximise natural light and park views, set in landscaped gardens planted with environmentally sensitive native species.

Choose from garden apartments for the green-fingered to penthouses with rooftop terraces to enjoy the views in style. With its own Wellness Space and attractive salt-water pool, the summer months can be enjoyed to their fullest without

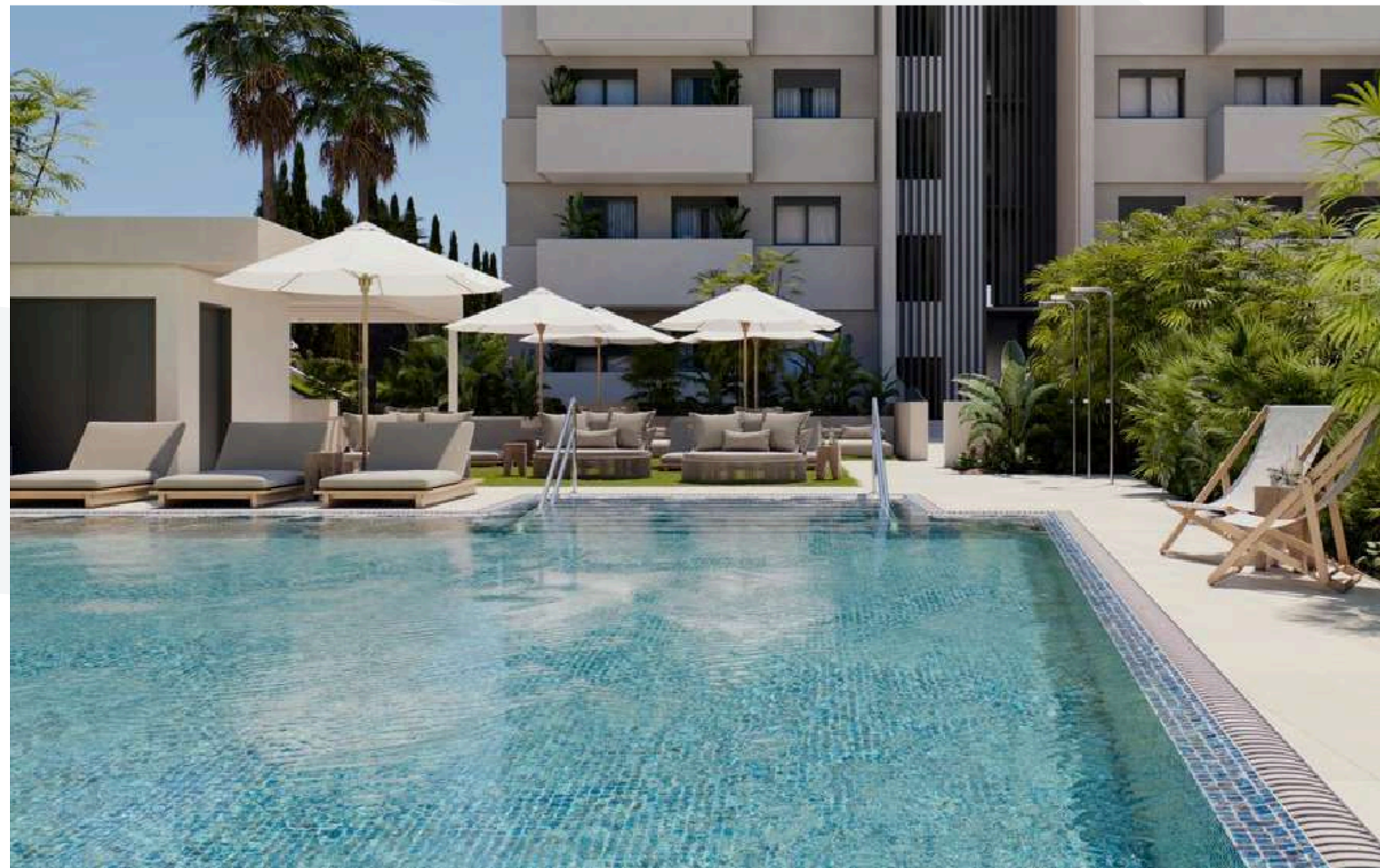




While it may be hard to tear yourself away from the delights of Estepona, you are ideally situated to explore the surrounding area, which includes some of the most popular locations in the Mediterranean. Just 20 minutes away by car lies the glamorous yachting marina of Puerto Banús, its quayside streets boasting upmarket designer boutiques, as well as gourmet restaurants, bars, and cafés that are the perfect place to indulge in leisurely people-watching.

A short distance along the wide boulevard of the famed Golden Mile lies the enchanting town of Marbella, the Grand Dame of seaside resorts. Just as inviting and welcoming as it was when discovered by the international jet set in the 1950s, Marbella boasts Michelin-starred restaurants, and internationally renowned lifestyle brands such as Nobu and Cipriani. With its thrilling nightlife and a wealth of activities to enjoy both day and night, this bustling hotspot is always worth a visit.

Glamour and exclusivity are not the only reasons to visit this attractive location, however. The Costa del Sol's alternative name is the Costa del Golf, and fans of the sport have a wealth of top-class courses on which to indulge their passion. From nearby Estepona Golf Club, championship course Finca Cortesín and of course, the Golf Valley just 15 minutes away, challenges and new experiences await each day.



Apartments: Elegance, Exceptionally Designed For Your Comfort

Set in a serene location that radiates luxurious tranquillity, it offers a range of exclusive apartments, garden apartments, and penthouses.

With options for two- or three-bedroom configurations, each residence features generous terraces that seamlessly extend your living space into the picturesque outdoors. This thoughtful design not only enhances your living experience but also invites you to fully embrace the natural beauty surrounding each property.

Entering your new home means stepping into a bright, airy space, with expansive patio doors drawing your gaze to the outdoors, and generous terraces with glass balustrades showcasing the sea reaching the horizon beyond. Open the doors wide to embrace an enviable indoor/outdoor living experience, extending your living area seamlessly. This delightful setting is enhanced by the exceptional climate, offering sunshine 320 days a year.

The open-plan design enhances the sense of spaciousness, creating comfortable yet elegant living areas. The lounge flows seamlessly into the dining area, while the fully-fitted kitchen is every amateur chef's dream. It features light-coloured cabinets, sleek quartz countertops, and high-quality Bosch appliances. The extensive workspace makes meal preparation, from gourmet entertaining to quiet lunches, a breeze.

The bedrooms are designed to be spacious and comfortable, ensuring a relaxing retreat for residents. Each bedroom is equipped with fitted wardrobes, providing ample storage space and a sleek, organised look. The master bedrooms feature ensuite bathrooms, adding an extra touch of luxury and convenience.









Eco-friendly luxury

Luxury doesn't have to come at the expense of sustainability. Our gated residential complex is designed with the environment in mind, incorporating cutting-edge eco-friendly solutions:

- Renewable Energy: Photovoltaic panels and aérothermal systems reduce energy consumption and lower CO2 emissions.
- Water Conservation: Efficient fixtures and sustainable garden irrigation.
- Sustainable Mobility: Pre-installed electric vehicle charging stations.
- Waste Management: Recycling facilities in common areas.

Experience modern comfort and environmental responsibility, where every detail is crafted for a greener future.







Modern Bathrooms

- Elegant grés tiles in wet areas
- High-quality white porcelain fixtures
- Water and energy-saving chrome taps
- Hansgrohe thermostatic shower columns
- Integrated sink in a suspended cabinet
- LED-lit mirrors and recessed ceiling lights
- Electric towel radiators and shower screens



Community and Convenience

This development offers an array of exceptional amenities designed to enhance your living experience. The landscaped gardens, featuring native plant species, are maintained with automatic irrigation and illuminated by low-consumption LED lighting, creating a serene and eco-friendly atmosphere. For health and relaxation, the wellness space includes a salt-water outdoor pool, a sauna, a Turkish bath, and a fully equipped gym.

Modern conveniences include a digital parcel area, beautifully designed lobbies with video intercom systems, and elevators adapted for reduced mobility. Underground parking facilities offer accessibility and peace of mind with pre-installation for electric vehicle charging, ensuring you are ready for the future.





Strategic Location

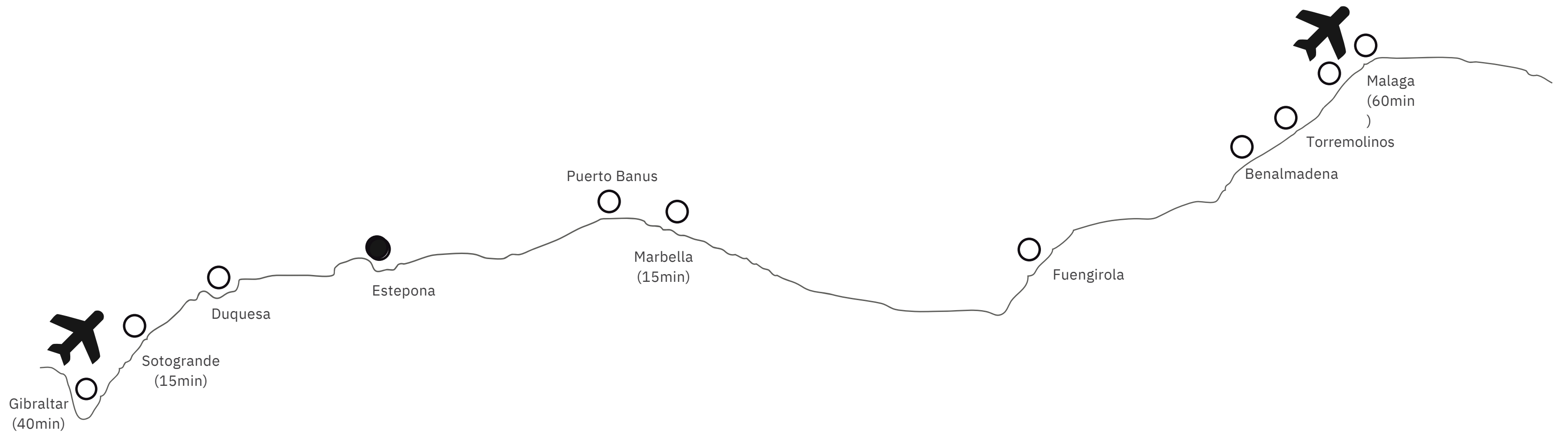
Estepona's strategic location provides easy access to major international airports and famous Andalusian cities.

Málaga Airport and Gibraltar Airport are both within a comfortable driving distance, providing seamless travel connections to destinations around the globe.

Additionally, the rich cultural heritage of Andalucía is at your fingertips. The thrilling city of Seville, known for its flamenco dancing and historic architecture, is a must-visit. Jerez, famed for its sherry wine and equestrian traditions, offers a unique taste of Spanish culture. Whether you're jet-setting internationally or exploring the charming cities of Andalucía, it is located in an well connected location surrounded by a new network of services.

The development has been strategically located in a privileged area, allowing access to the main communication routes in just a few minutes. Renowned tourist places such as Marbella and Puerto Banús, as well as golf courses and shopping centres, are less than 20 minutes away, allowing you to fully enjoy the lifestyle offered by the Costa del Sol.







Everything you need within easy reach

- Supermarket : 5min
- Pharmacy : 3min
- Veterinary: 5min

- Hospital : 10min
- Beach : 5min
- Marina: 5min

- Various golf: from 5min
- Shopping center: 10m
- School: from 5min

- Malaga airport: 60min
- Gibraltar airport: 40min
- Coach station: 10min

Welcome Home

More than just a home; it's an investment in a luxurious and sustainable future. Featuring contemporary design, high-end amenities, and a prime location, your property offers the ideal setting to build a lifetime of memories while enjoying the enviable Mediterranean lifestyle. Discover a place where luxury meets sustainability, where modern design blends with natural beauty, and where your perfect home awaits.

Welcome to your exclusive oasis on the Costa del Sol.





Personalize your home.

The developer offers you the opportunity to personalize your home to suit your tastes and needs, ensuring that every detail reflects your lifestyle. Among the highlighted customization options, you can choose to install underfloor heating, which will provide a warm and even temperature throughout the house, perfect for creating a cozy atmosphere at any time of the year.

Additionally, you will have the option to incorporate a home automation system that allows you to remotely control essential aspects of your home, such as lighting, climate, and security, all from your smartphone or smart device, providing you with convenience and energy efficiency in your daily life.

Thinking about the future and sustainability, you can also equip your home with an electric car charger, facilitating the charging of electric vehicles directly from your home, ideal for those looking for a more eco-friendly and modern

More options to personalize your home with luxury finishes that elevate comfort and design to a new level include choosing wood flooring for the bedrooms, hallways, and the open-plan living room/kitchen, creating a warm and inviting atmosphere while replacing the original ceramic flooring for a more sophisticated finish. In the master bathroom, you can choose from elegant white vanity units with integrated mirrors and lighting, adding modernity and functionality.

The motorization of blinds in various rooms offers an extra touch of convenience, while the kitchen can be fitted with a dark-toned designer countertop that highlights the elegance of the space. Additionally, you will enjoy an advanced climate control system with zoned management, ensuring maximum comfort in every room.

To complete this luxurious experience, you can relax in your own private jacuzzi on the terrace, designed for four people and equipped with a protective cover.





All the information contained in this document has been prepared from the Preliminary Project of the property or, where applicable, from the Basic Project of the same, being therefore neither definitive nor contractual, and may undergo variations until the drafting of the Final Execution Project. Infographics are merely indicative images; decoration, landscaping and furniture are not found included in the goods being marketed.