





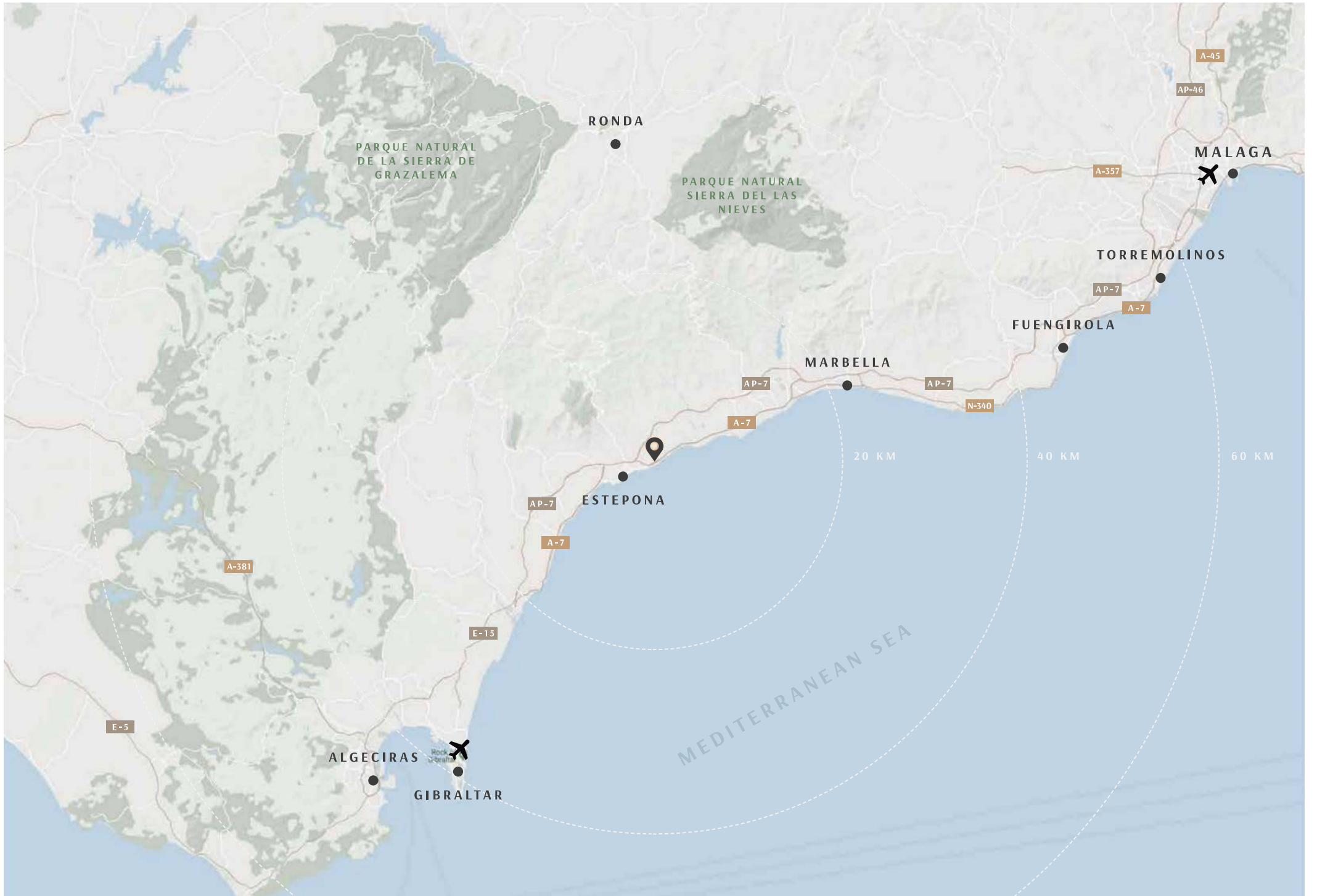
## INTRODUCTION

Redefining contemporary living in Estepona.  
140 exclusive Residences and Penthouses  
set in a tropical, gated community.



## LOCATION

- Located on Estepona's "New Golden Mile"
- Just 5 Minutes to Estepona's vibrant town centre
- 500m walk to the beach and the 5\* Kempinski Hotel and Laguna Village (reopening Summer 2022)
- Excellent transport connections by road, rail and air.





ESTEPONA EXIT  
& AP-7

SCHOOL OF  
EQUESTRIAN ART

LAGUNA  
VILLAGE

KEMPINSKI  
HOTEL & RESORT

500m  
WALK TO BEACH



- |                           |                      |                       |
|---------------------------|----------------------|-----------------------|
| <b>A</b> SPA              | <b>E</b> MAIN POOL   | <b>I</b> SECURITY HUT |
| <b>B</b> GYMNASIUM        | <b>F</b> KIDS POOL   | <b>J</b> GREEN AREAS  |
| <b>C</b> BAR & RESTAURANT | <b>G</b> SECOND POOL |                       |
| <b>D</b> CONCIERGE OFFICE | <b>H</b> CHIRINGUITO |                       |



## RESORT COMMUNITY

- Clubhouse with co-working lounge, cafeteria, spa, gym & indoor pool
- 24hr security
- Two resort style swimming pools, one of them heated, with poolside “chiringuito” & children’s pool
- 27,000m2 tropical landscaped gardens



















## APARTMENT COLLECTION

- Iconic architecture by award winning VillarroelTorrico
- Spacious interiors, private terraces & rooftop solariums
- Choice of 2/3 Bed Residences & 3/4 Bed Penthouses
- Full wireless home automation by Lutron included with every apartment
- Energy efficient A/C & underfloor heating by Daikin

## RESIDENCES

Type A - 3 Bedroom, Bathroom  
Located at Garden Level

Type B - 2 Bedroom, 2 Bathroom  
Located at Garden Level

Type C - 2 Bedroom, 2 Bathroom  
Located on the 1st Floor

Type D - 3 Bedroom, 3 Bathroom Located on the 1st & 2nd  
Floor with Solarium









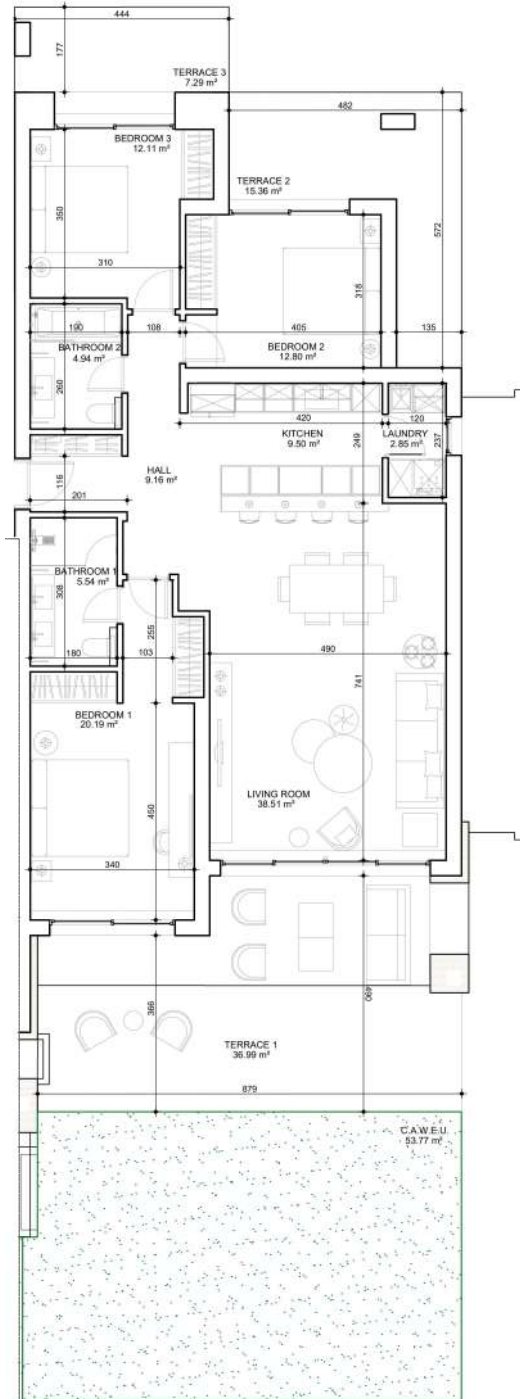




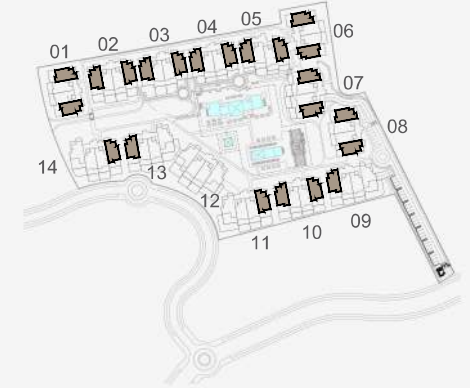
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E: 1/100



## TYPE A 3 BEDROOM GARDEN



	Solarium	Solarium	
Solarium	2.2	2.1	Solarium
1.4	1.3	1.2	1.1
0.4	0.3	0.2	0.1

### AREAS

Internal Usable	115.60 m <sup>2</sup>
Terrace Usable	59.64 m <sup>2</sup>
Solarium Usable	0.00 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>175.24 m<sup>2</sup></b>

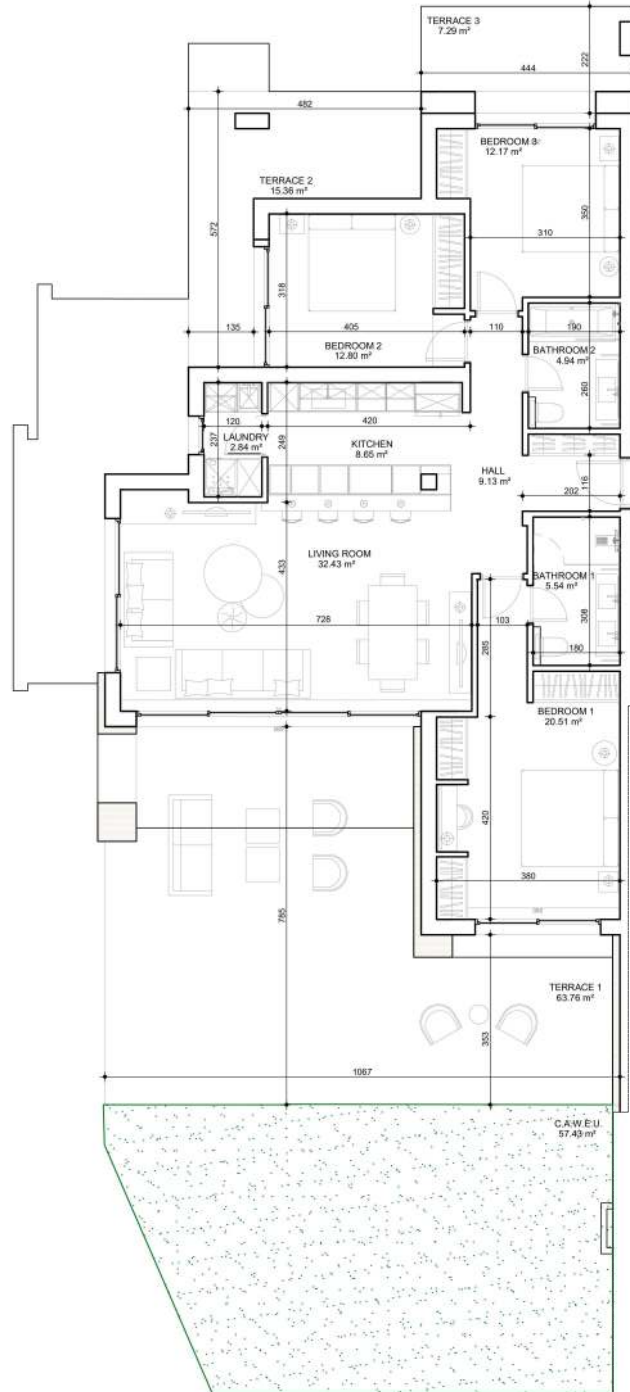
Internal Built	135.81 m <sup>2</sup>
Terrace Built	64.03 m <sup>2</sup>
Solarium Built	0.00 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>199.84 m<sup>2</sup></b>

\*C.A.W.E.U. 53.77 m<sup>2</sup>

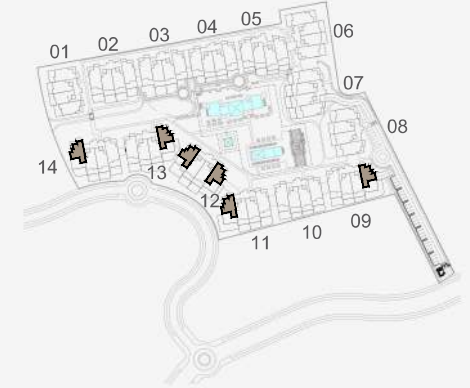
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## TYPE A2 3 BEDROOM GARDEN



	Solarium	Solarium	
Solarium	2.2	2.1	Solarium
1.4	1.3	1.2	1.1
0.4	0.3	0.2	0.1

### AREAS

Internal Usable	109.01 m <sup>2</sup>
Terrace Usable	86.41 m <sup>2</sup>
Solarium Usable	0.00 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>195.42 m<sup>2</sup></b>

Internal Built	131.07 m <sup>2</sup>
Terrace Built	91.22 m <sup>2</sup>
Solarium Built	0.00 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>222.29 m<sup>2</sup></b>

\*C.A.W.E.U. 57.43 m<sup>2</sup>

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## TYPE B 2 BEDROOM GARDEN



	Solarium	Solarium	
Solarium	2.2	2.1	Solarium
1.4	1.3	1.2	1.1
0.4	0.3	0.2	0.1

### AREAS

Internal Usable	101.15 m <sup>2</sup>
Terrace Usable	31.51 m <sup>2</sup>
Solarium Usable	0.00 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>132.66 m<sup>2</sup></b>

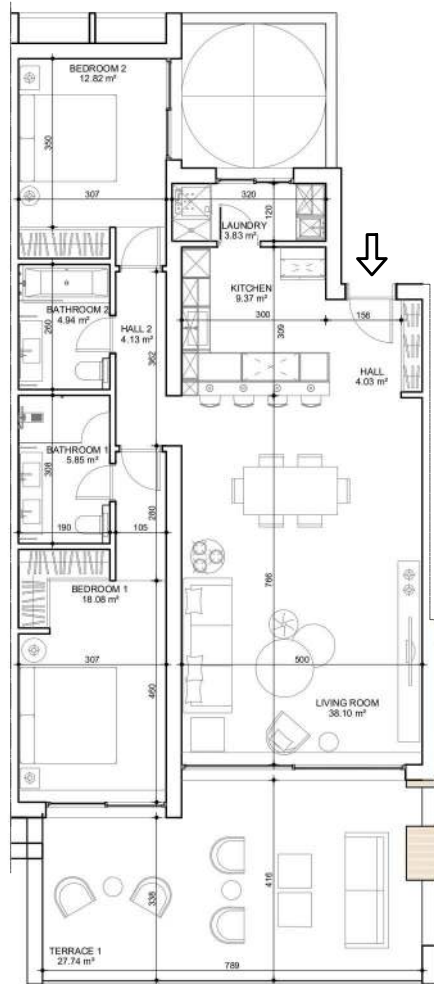
Internal Built	118.05 m <sup>2</sup>
Terrace Built	34.00 m <sup>2</sup>
Solarium Built	0.00 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>152.05 m<sup>2</sup></b>

\*C.A.W.E.U. 47.20 m<sup>2</sup>

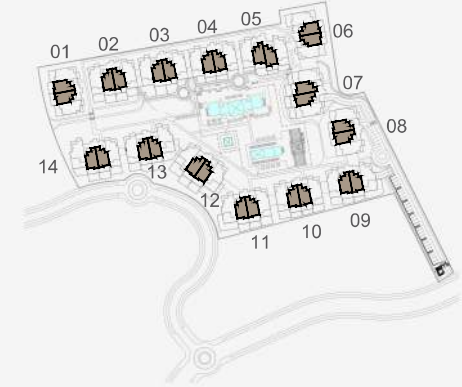
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## TYPE C 2 BEDROOM FIRST FLOOR



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
0.4	0.3	0.2	0.1

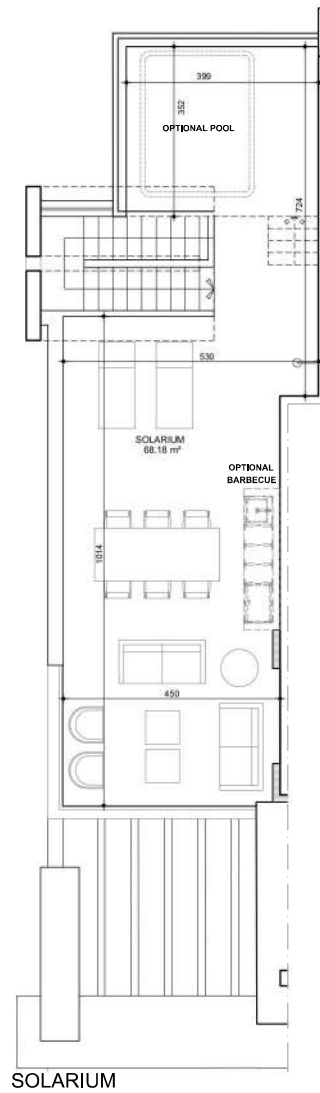
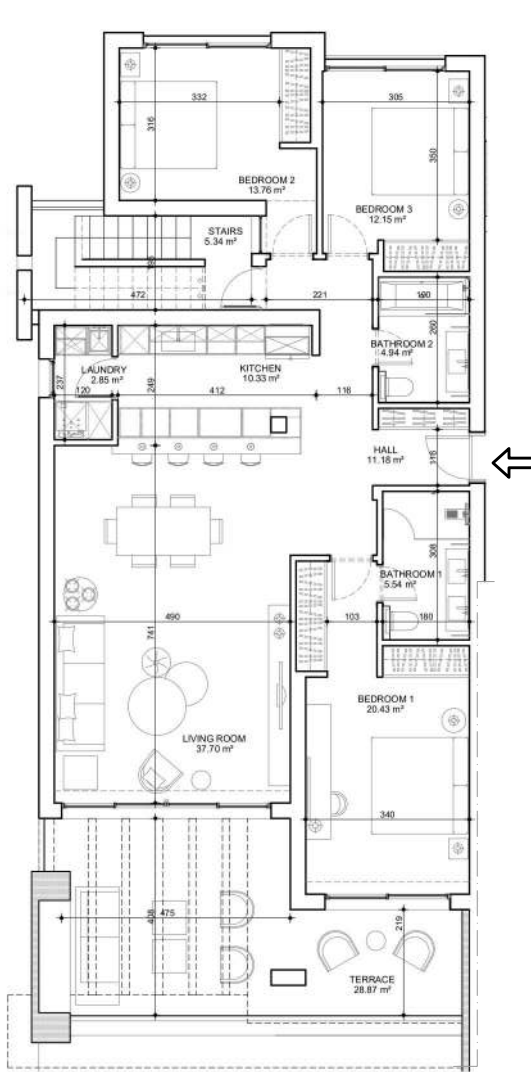
### AREAS

Internal Usable	101.15 m <sup>2</sup>
Terrace Usable	27.74 m <sup>2</sup>
Solarium Usable	0.00 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>128.89 m<sup>2</sup></b>

Internal Built	118.34 m <sup>2</sup>
Terrace Built	34.00 m <sup>2</sup>
Solarium Built	0.00 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>152.34 m<sup>2</sup></b>

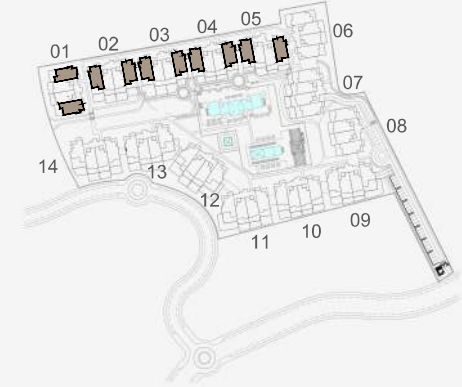
\*C.A.W.E.U. 0.00 m<sup>2</sup>

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## TYPE D 3 BEDROOM SOLARIUM



	Solarium		Solarium	
	2.2		2.1	
Solarium	1.4	1.3	1.2	Solarium
	0.4	0.3	0.2	0.1

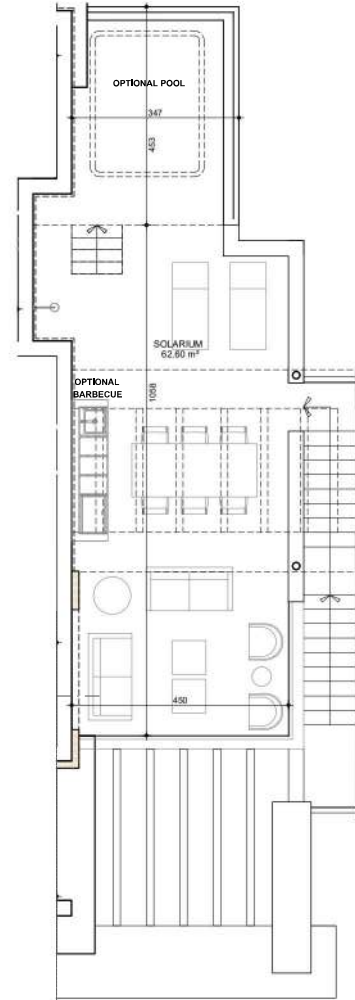
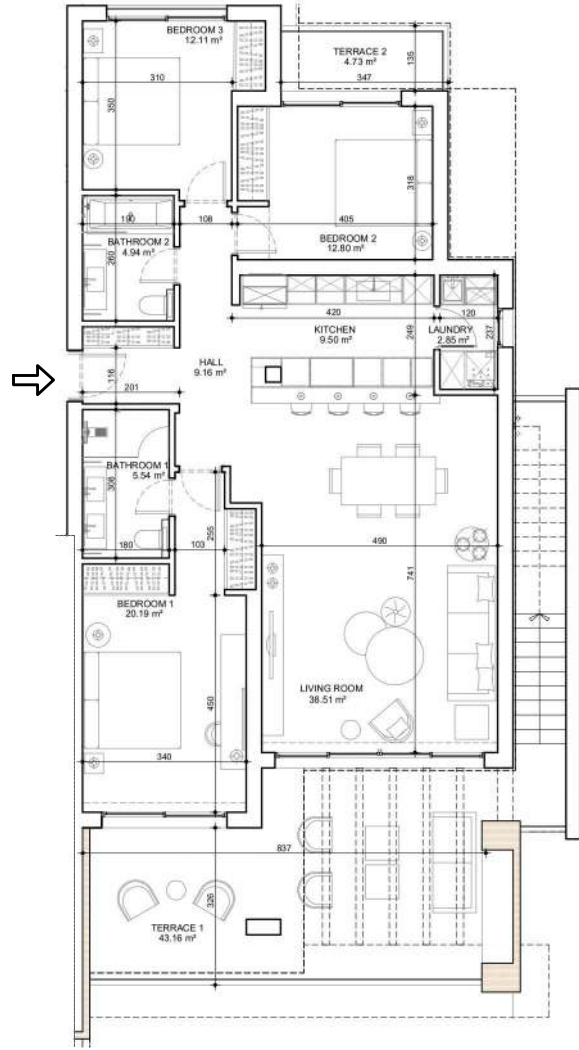
### AREAS

Internal Usable	124.22 m <sup>2</sup>
Terrace Usable	28.87 m <sup>2</sup>
Solarium Usable	68.18 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>221.27 m<sup>2</sup></b>

Internal Built	140.98 m <sup>2</sup>
Terrace Built	43.79 m <sup>2</sup>
Solarium Built	72.44 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>257.21 m<sup>2</sup></b>

*C.A.W.E.U.	0.00 m <sup>2</sup>
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SOLARIUM



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## TYPE D2 3 BEDROOM SOLARIUM



	Solarium	Solarium	
Solarium	2.2	2.1	Solarium
1.4	1.3	1.2	1.1
0.4	0.3	0.2	0.1

### AREAS

Internal Usable	115.60 m <sup>2</sup>
Terrace Usable	47.89 m <sup>2</sup>
Solarium Usable	62.60 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>226.09 m<sup>2</sup></b>

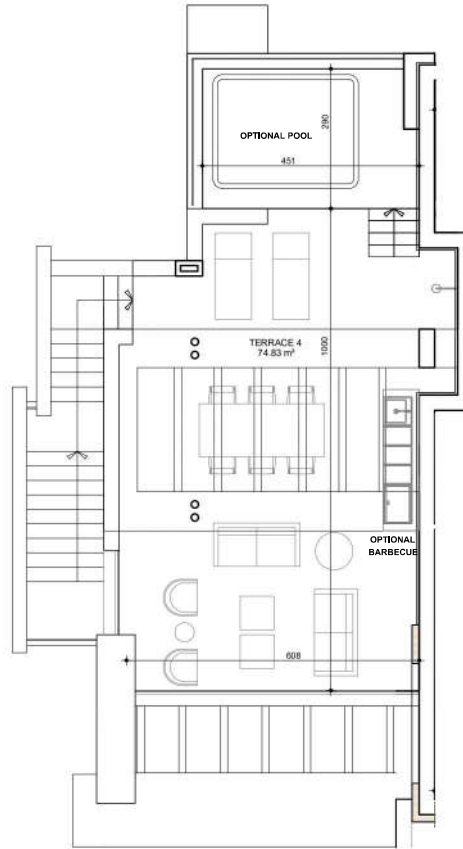
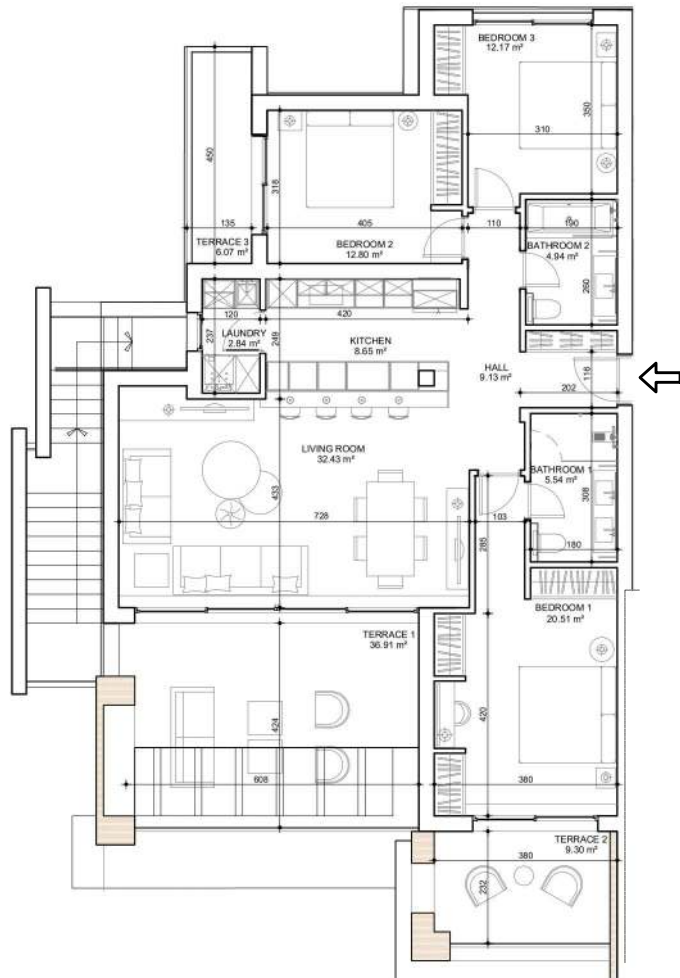
Internal Built	136.23 m <sup>2</sup>
Terrace Built	53.88 m <sup>2</sup>
Solarium Built	70.00 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>260.11 m<sup>2</sup></b>

\*C.A.W.E.U. 0.00 m<sup>2</sup>

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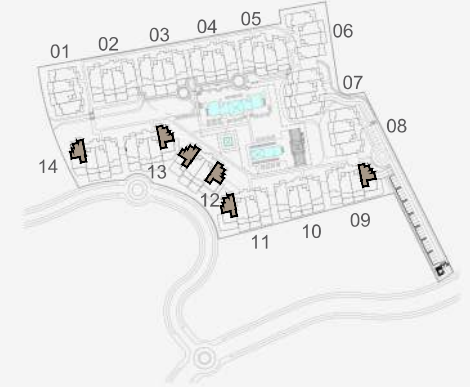


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SOLARIUM

## TYPE D3 3 BEDROOM SOLARIUM



	Solarium	Solarium	
Solarium	14.1.4	14.1.3	Solarium
	14.0.4	14.0.3	

### AREAS

Internal Usable	109.01 m <sup>2</sup>
Terrace Usable	52.28 m <sup>2</sup>
Solarium Usable	74.83 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>236.12 m<sup>2</sup></b>

Internal Built	131.53 m <sup>2</sup>
Terrace Built	63.19 m <sup>2</sup>
Solarium Built	82.85 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>277.57 m<sup>2</sup></b>

\*C.A.W.E.U. 0.00 m<sup>2</sup>



**PENTHOUSES**

TYPE E - 3 Bedroom, 3 Bathroom  
Located on Second & Third Floor

TYPE F - 4 Bedroom, 4 Bathroom  
Located on Second & Third Floor









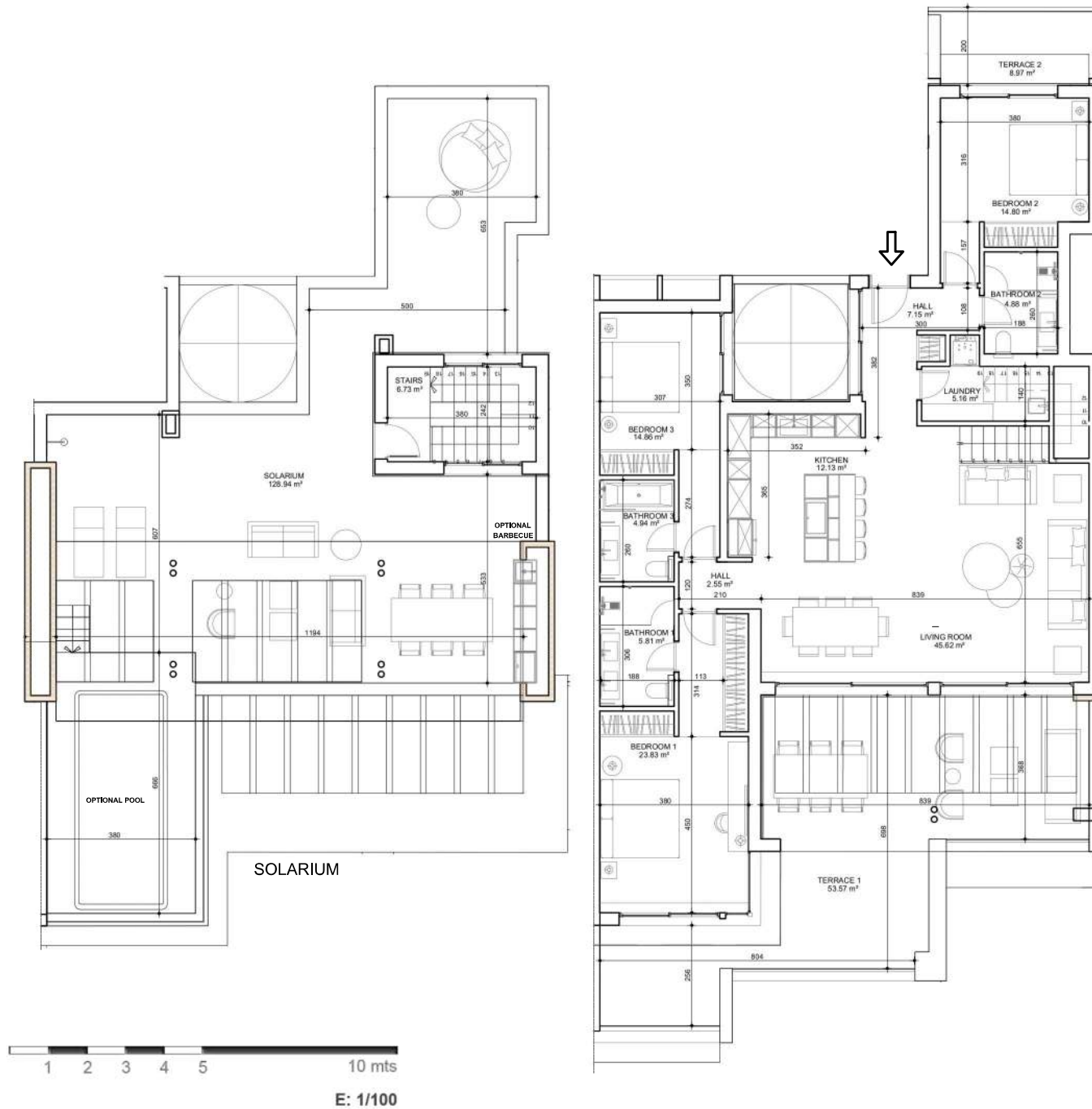




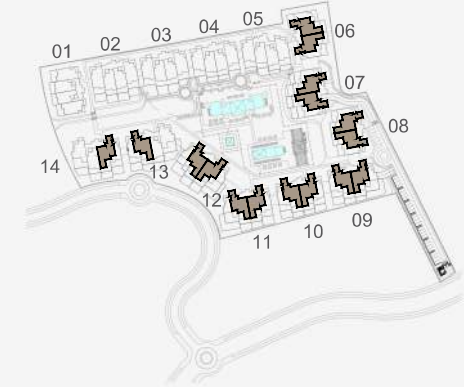




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## TYPE E 3 BEDROOM PENTHOUSE



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.4	1.2	Solarium
	0.4	0.2	0.1

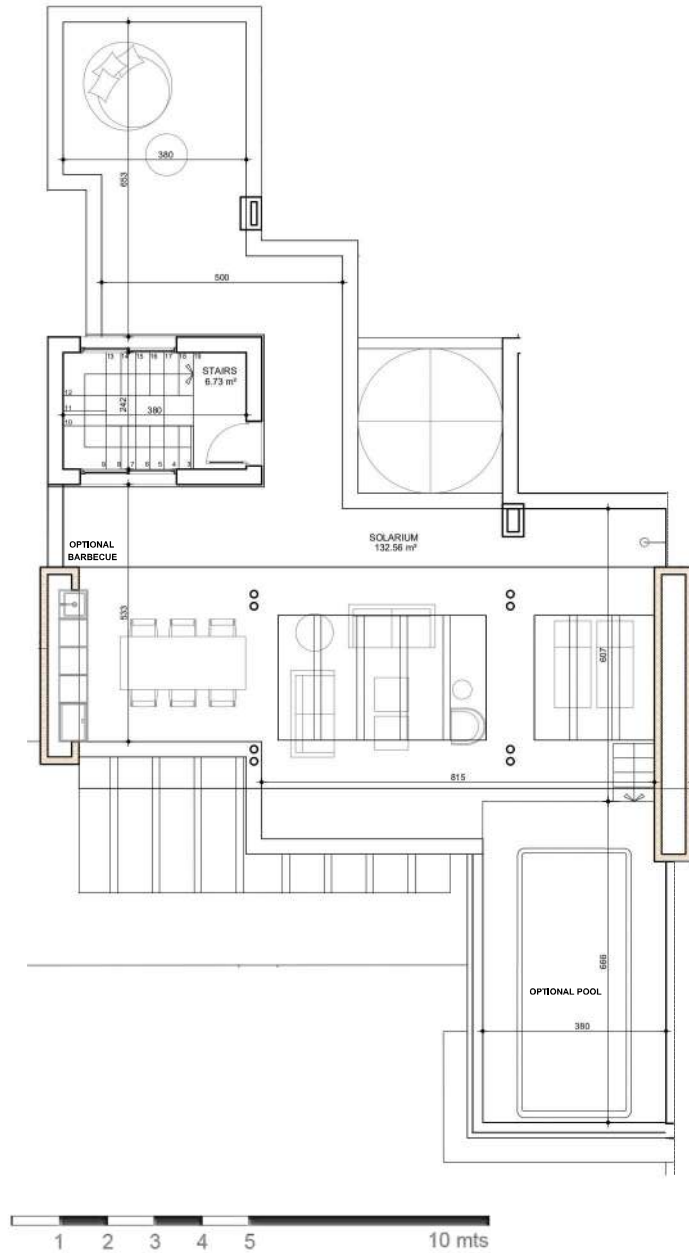
### AREAS

Internal Usable	148.46 m <sup>2</sup>
Terrace Usable	62.54 m <sup>2</sup>
Solarium Usable	128.94 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>339.94 m<sup>2</sup></b>

Internal Built	182.72 m <sup>2</sup>
Terrace Built	72.32 m <sup>2</sup>
Solarium Built	147.93 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>402.97 m<sup>2</sup></b>

\*C.A.W.E.U. 0.00 m<sup>2</sup>

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## TYPE E2 3 BEDROOM PENTHOUSE



	Solarium	Solarium	
Solarium	2.2	2.1	Solarium
1.4	1.3	1.2	1.1
0.4	0.3	0.2	0.1

### AREAS

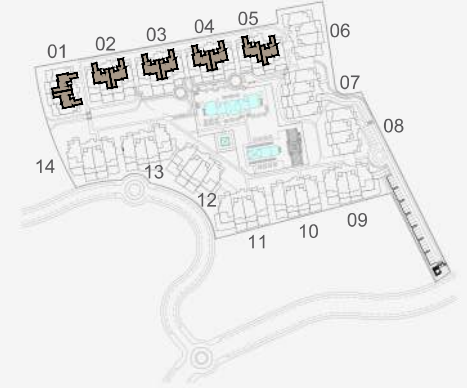
Internal Usable	151.88 m <sup>2</sup>
Terrace Usable	63.56 m <sup>2</sup>
Solarium Usable	132.56 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>348.00 m<sup>2</sup></b>

Internal Built	187.33 m <sup>2</sup>
Terrace Built	73.86 m <sup>2</sup>
Solarium Built	152.74 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>413.93 m<sup>2</sup></b>

\*C.A.W.E.U. 0.00 m<sup>2</sup>

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## TYPE F 4 BEDROOM PENTHOUSE



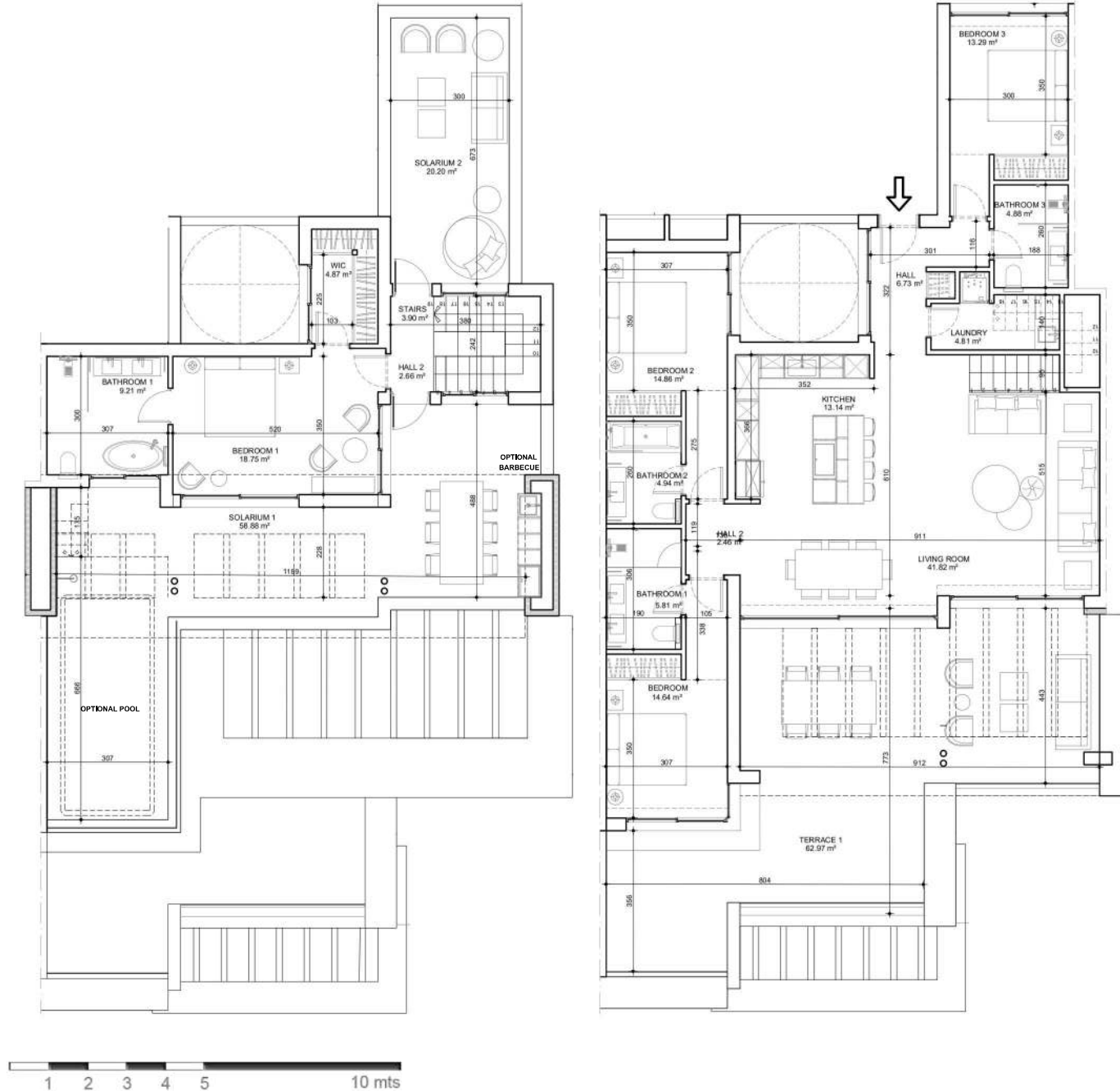
	Solarium		Solarium	
	2.2		2.1	
Solarium	1.4	1.3	1.2	Solarium
	0.4	0.3	0.2	0.1

### AREAS

Internal Usable	166.77 m <sup>2</sup>
Terrace Usable	62.97 m <sup>2</sup>
Solarium Usable	79.08 m <sup>2</sup>
<b>TOTAL USABLE</b>	<b>308.82 m<sup>2</sup></b>

Internal Built	205.06 m <sup>2</sup>
Terrace Built	72.04 m <sup>2</sup>
Solarium Built	91.11 m <sup>2</sup>
<b>TOTAL BUILT</b>	<b>368.21 m<sup>2</sup></b>

\*C.A.W.E.U. 0.00 m<sup>2</sup>



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## EXTRAS & UPGRADES

- Audio-visual & Home Entertainment
- Decorative Lighting & Window Dressings
- Flooring Alternatives
- Kitchen Options, Upgrades & Extras
- Bathroom Options, Upgrades & Extras
- Outdoor Kitchens, Jacuzzi's & Pools

