





**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

  
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- |                           |                      |                       |
|---------------------------|----------------------|-----------------------|
| <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



  
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## 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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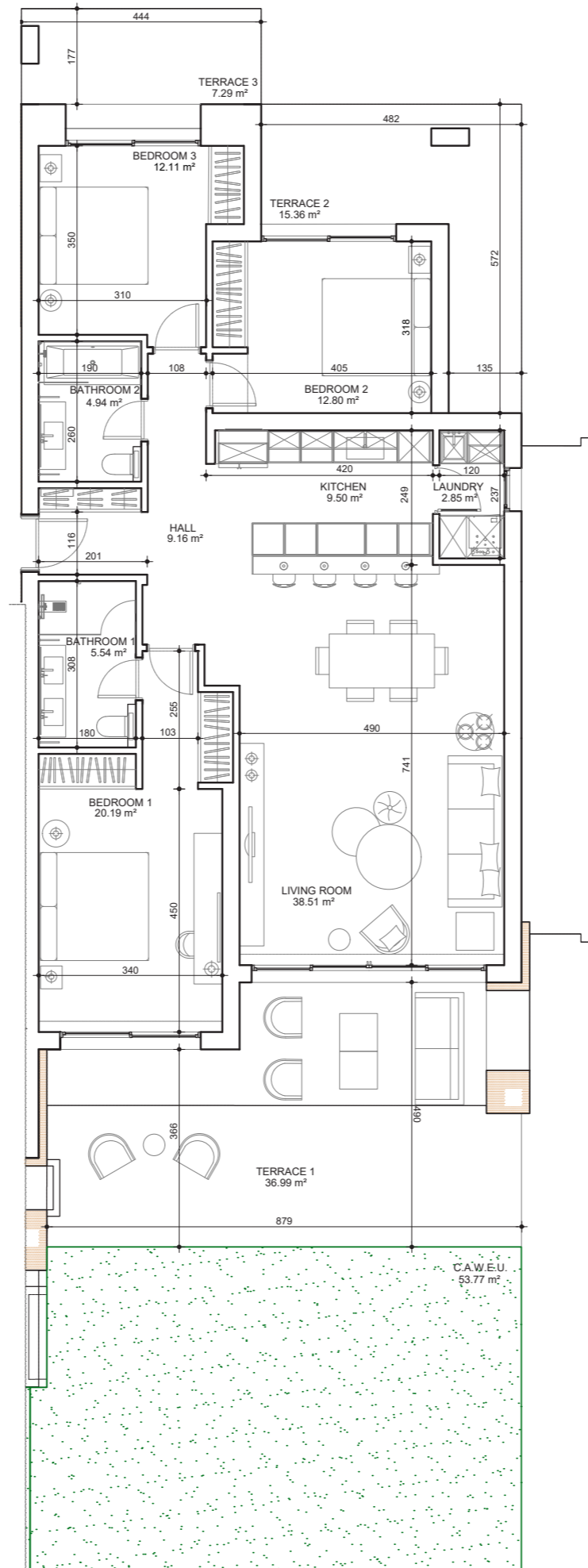


  
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## TYPE A 3 BEDROOM GARDEN



|          |          |          |          |
|----------|----------|----------|----------|
|          | Solarium | Solarium |          |
|          | 2.2      | 2.1      |          |
| Solarium | 1.3      | 1.2      | Solarium |
| 1.4      |          |          | 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> |

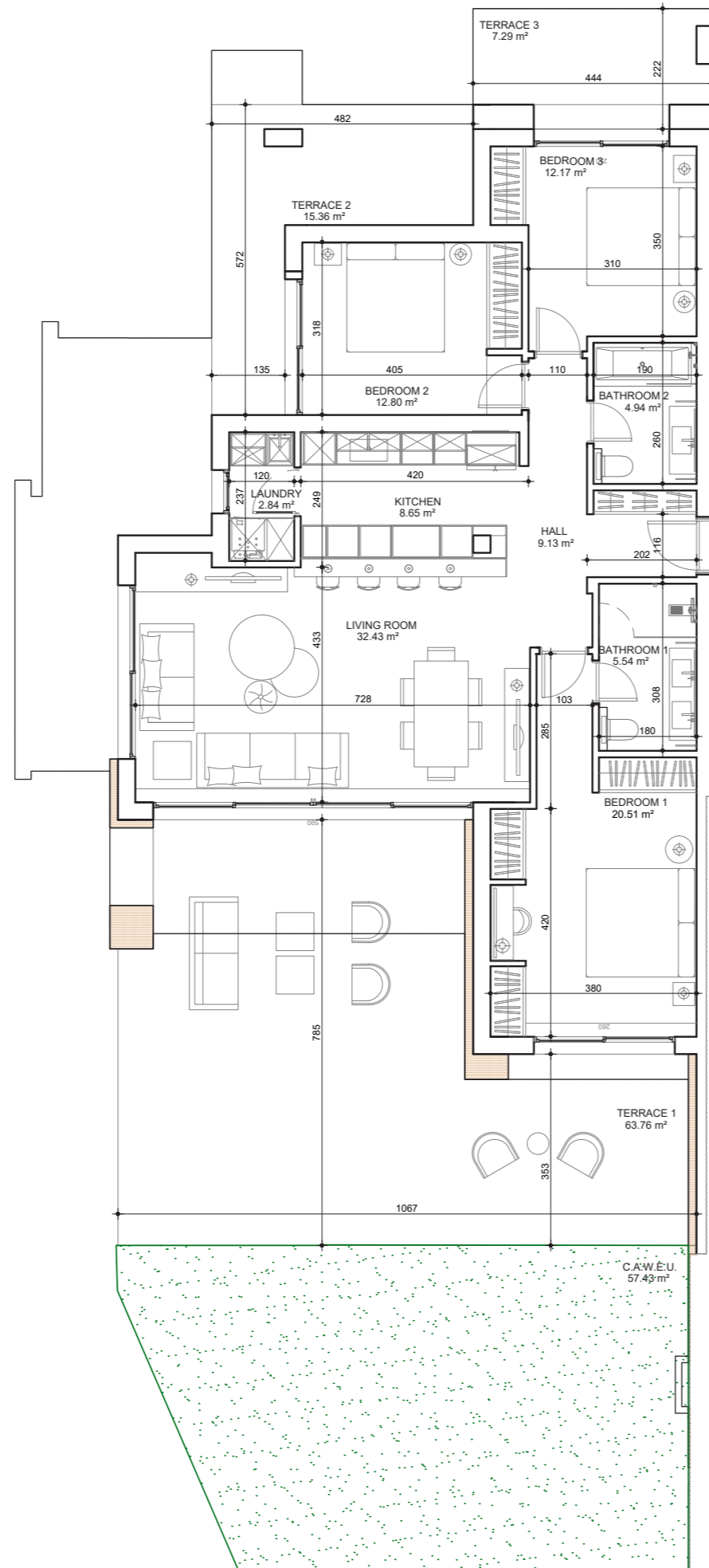
|                    |                             |
|--------------------|-----------------------------|
| Internal Built     | 135.81 m <sup>2</sup>       |
| Terrace Built      | 64.03 m <sup>2</sup>        |
| Solarium Built     | 0.00 m <sup>2</sup>         |
| <b>TOTAL BUILT</b> | <b>199.84 m<sup>2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

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

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## TYPE A2 3 BEDROOM GARDEN



|          |          |          |          |
|----------|----------|----------|----------|
|          | Solarium | Solarium |          |
|          | 2.2      | 2.1      |          |
| Solarium | 1.4      | 1.2      | Solarium |
|          | 0.4      | 0.2      | 0.1      |

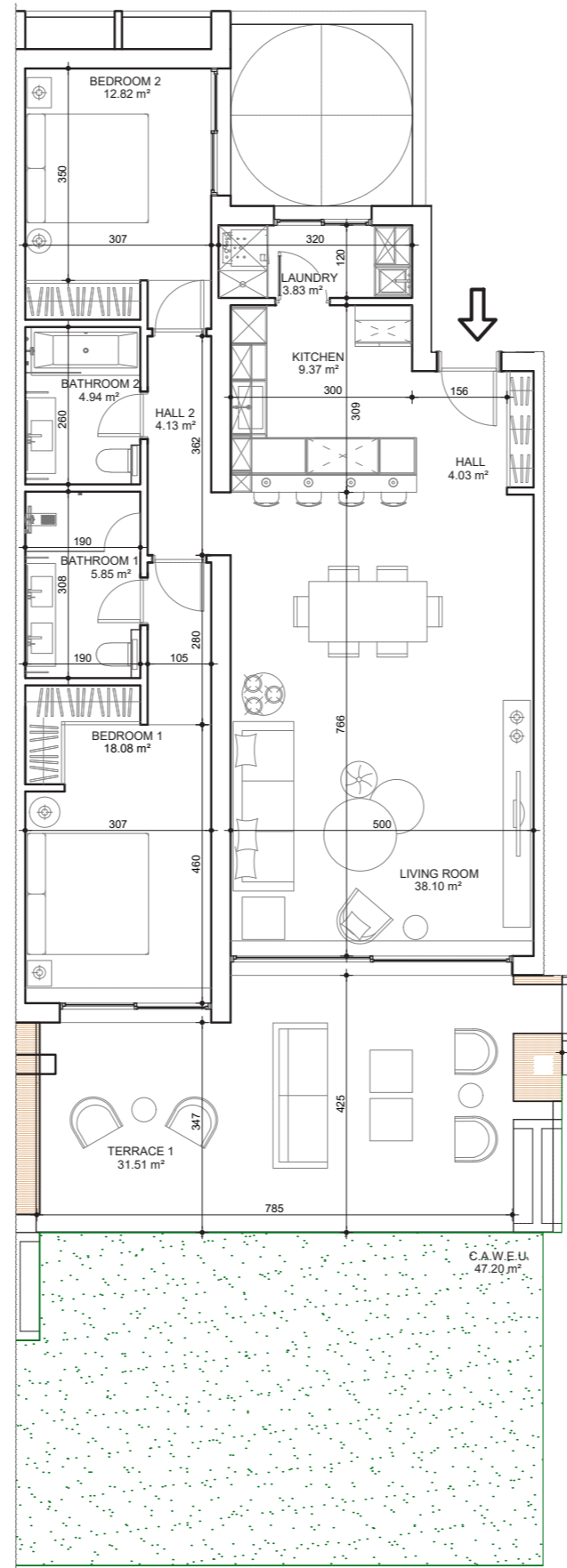
### AREAS

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

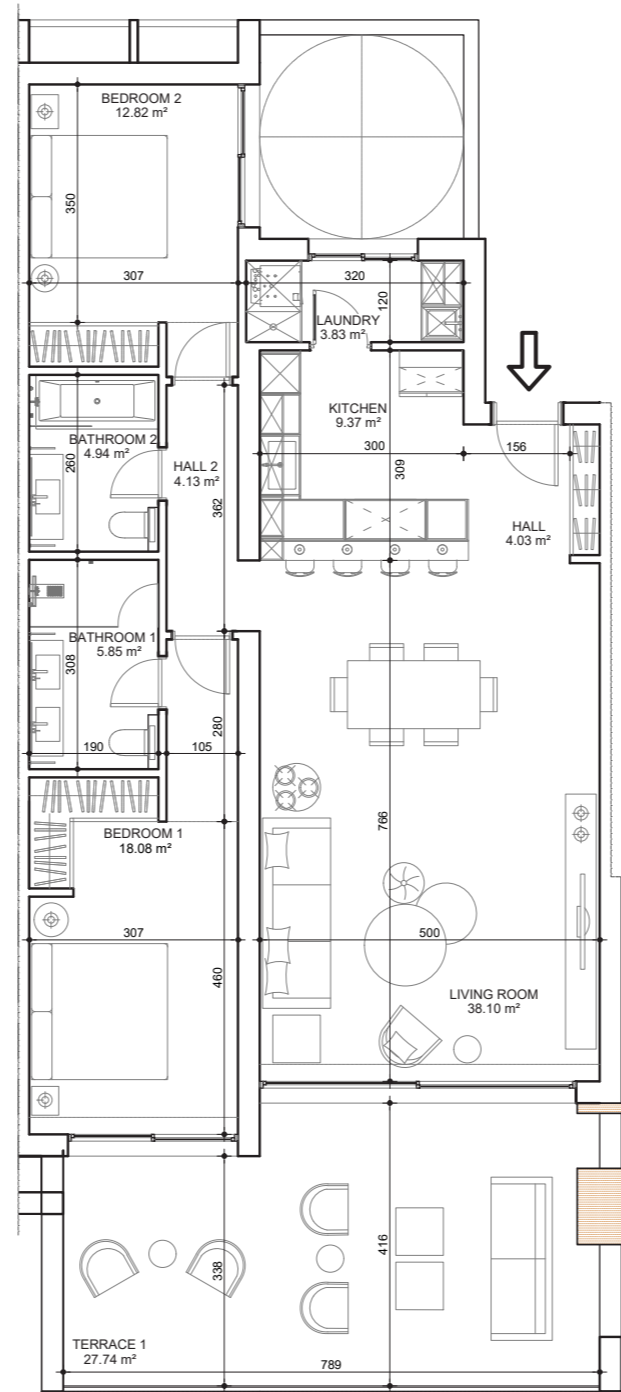
### AREAS

|                     |                             |
|---------------------|-----------------------------|
| 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 |
| 1.4      |          |          | 1.1      |
| 0.4      | 0.3      | 0.2      | 0.1      |

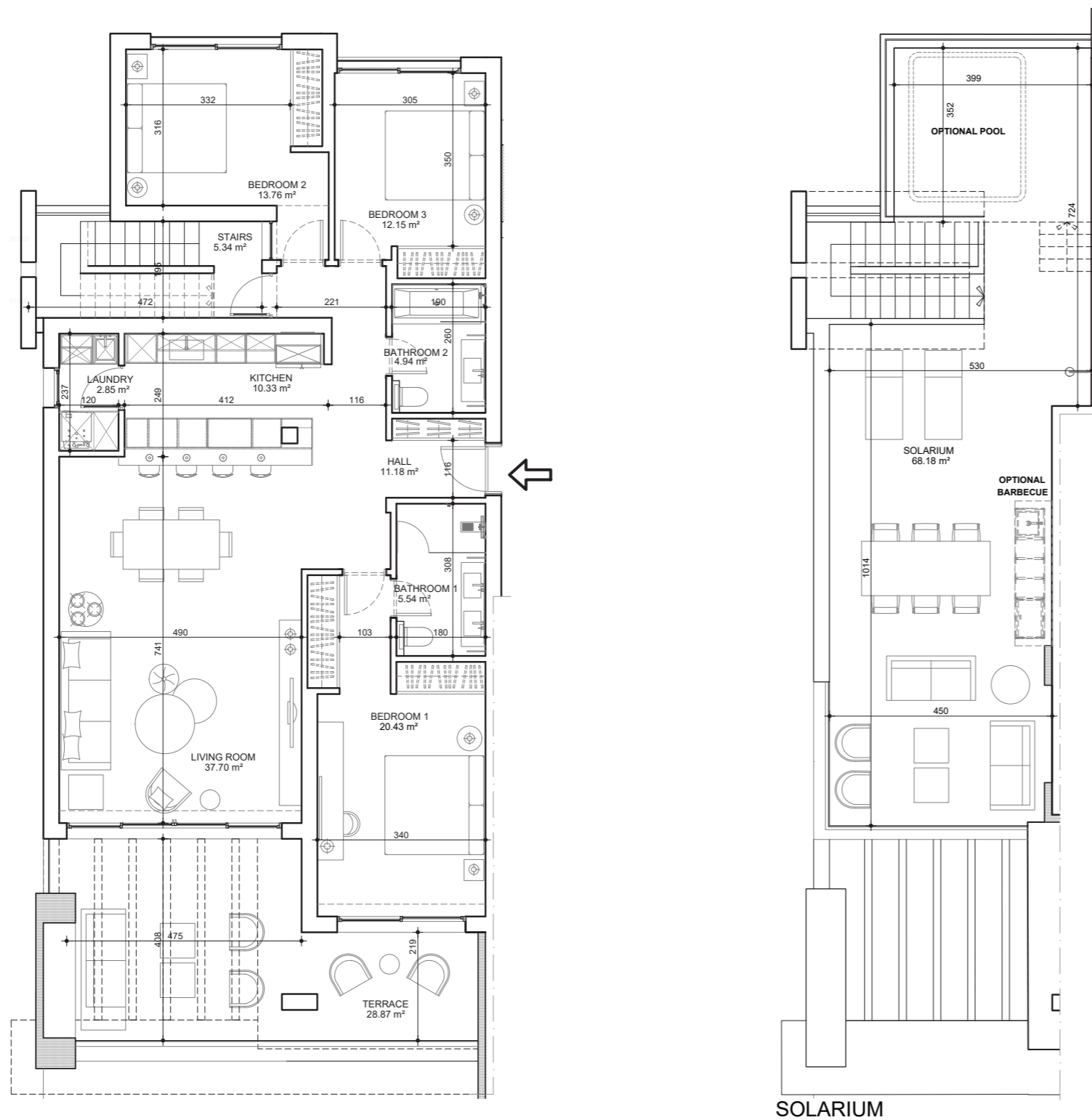
### AREAS

|                     |                             |
|---------------------|-----------------------------|
| 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

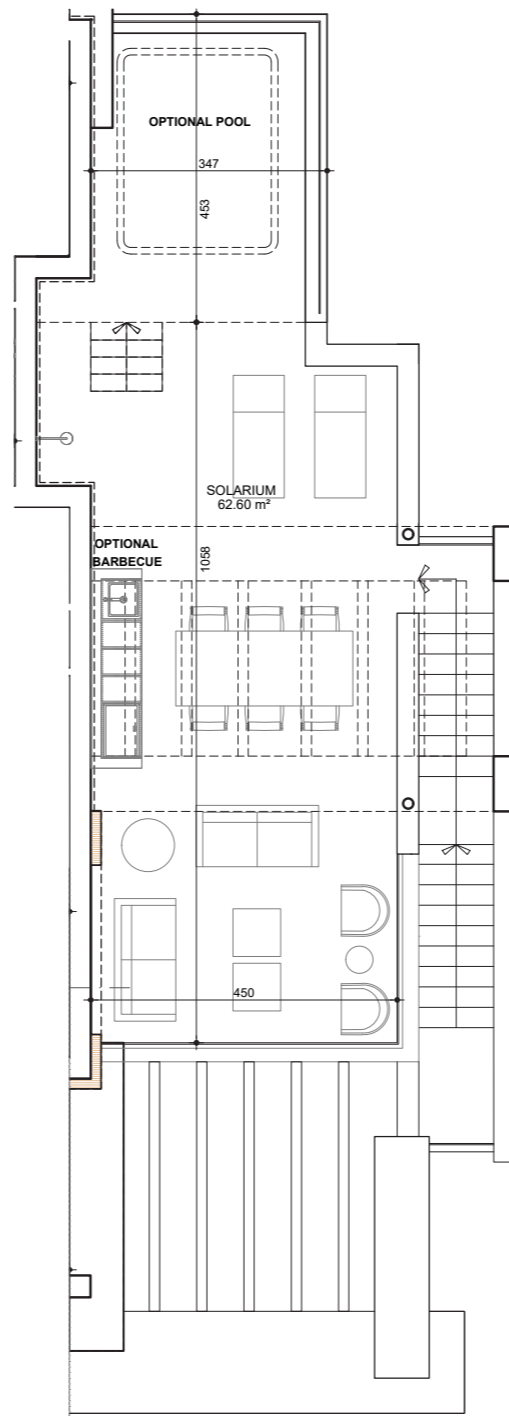
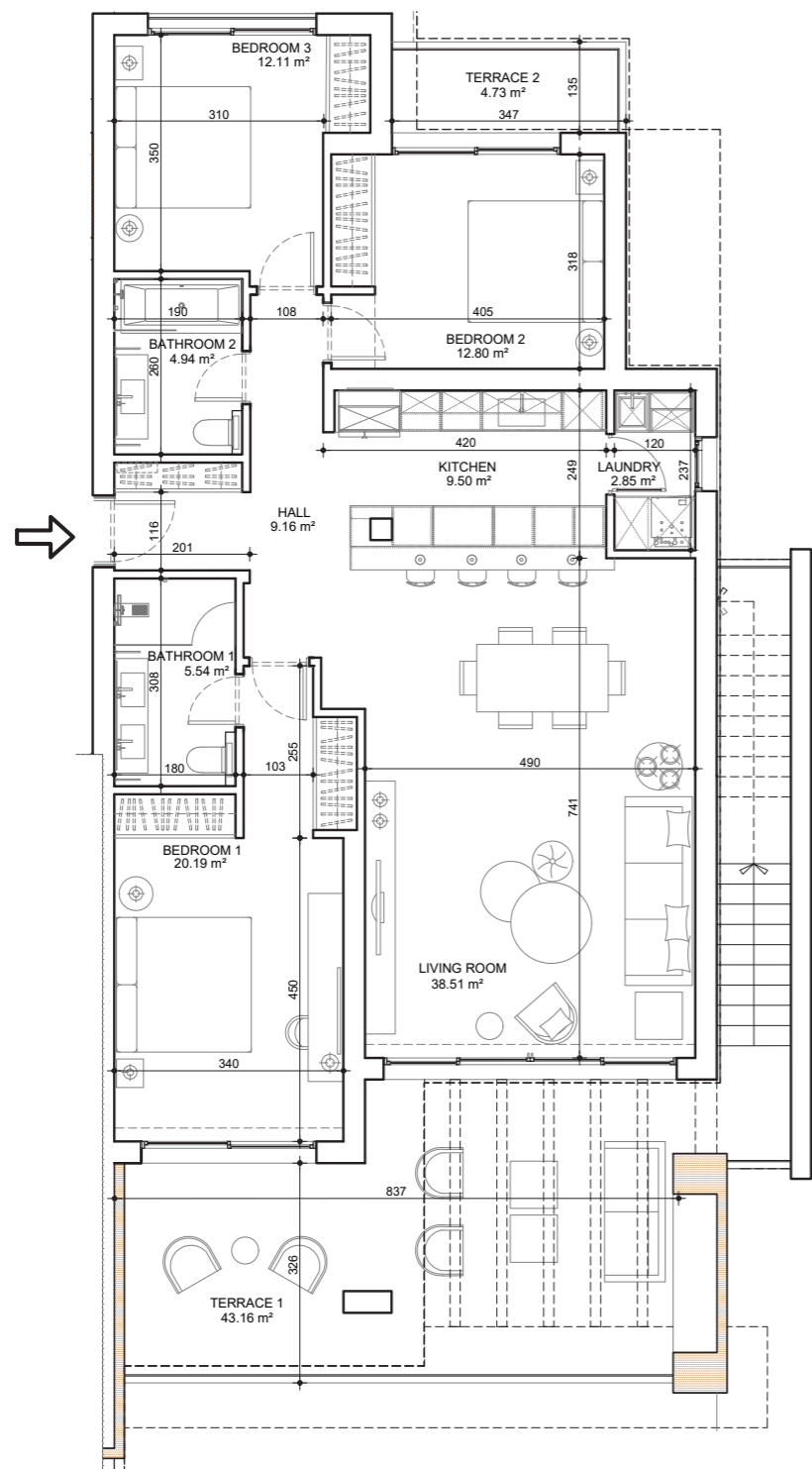


|          |          |     |          |          |
|----------|----------|-----|----------|----------|
|          | Solarium |     | Solarium |          |
|          | 2.2      | 2.1 |          |          |
| Solarium | 1.4      | 1.3 | 1.2      | Solarium |
|          | 0.4      | 0.3 | 0.2      |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

### AREAS

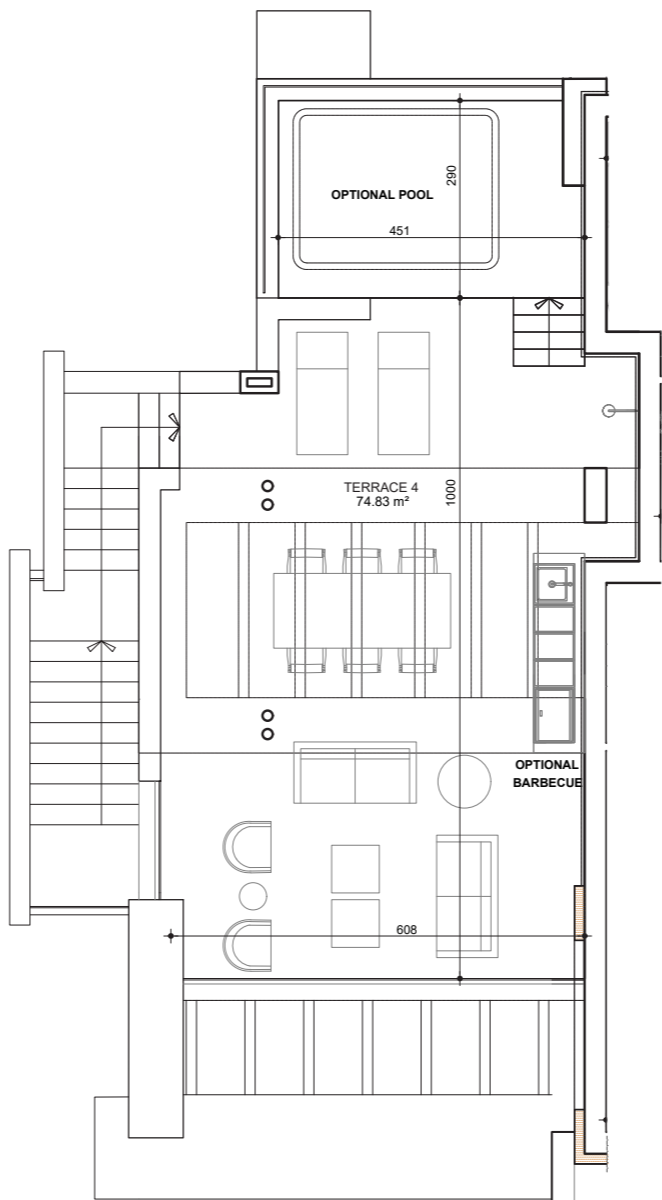
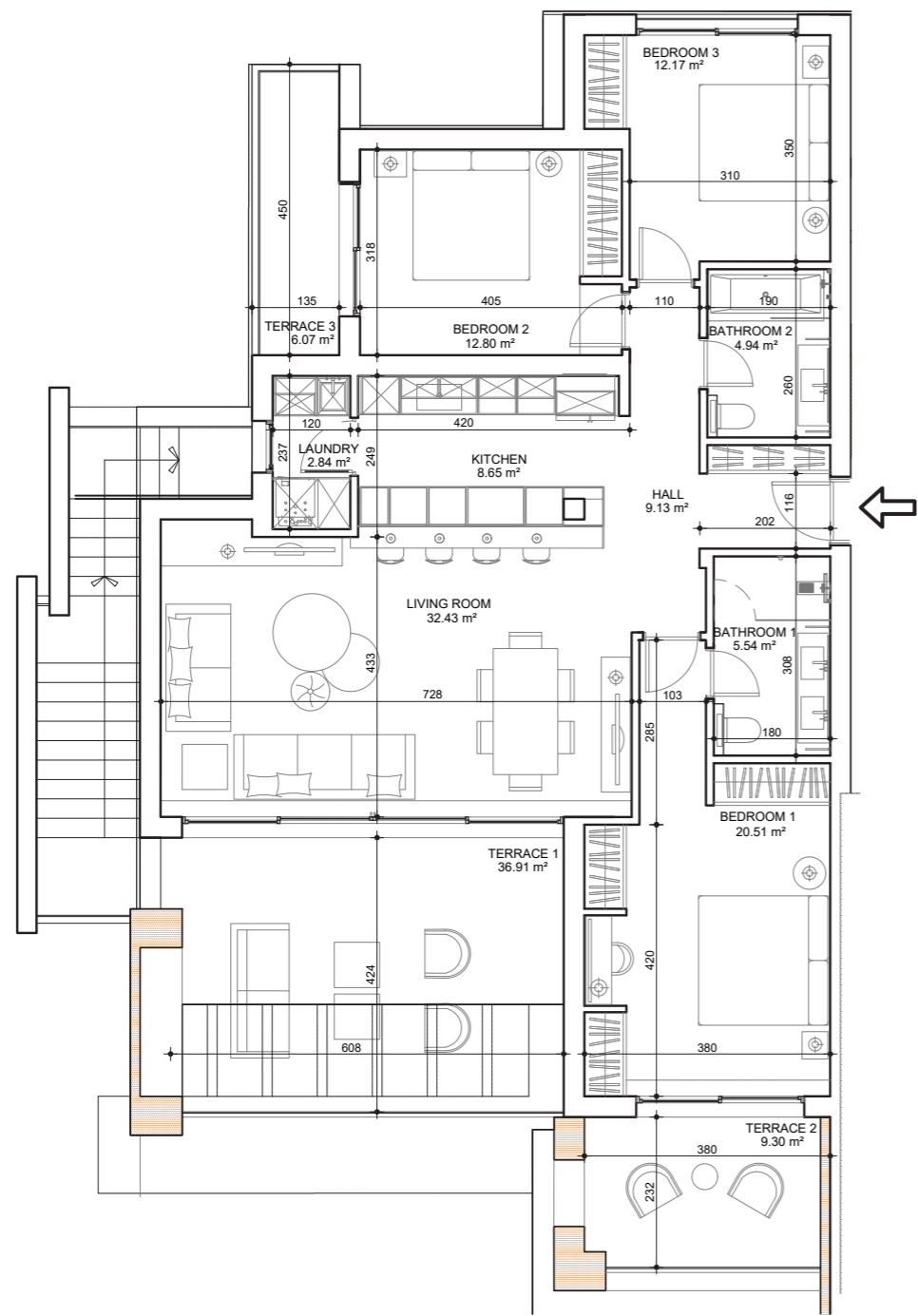
|                     |                             |
|---------------------|-----------------------------|
| Internal Usable     | 115.60 m <sup>2</sup>       |
| Terrace Usable      | 47.89 m <sup>2</sup>        |
| Solarium Usable     | 62.60 m <sup>2</sup>        |
| <b>TOTAL USABLE</b> | <b>226.09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



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## TYPE D3 3 BEDROOM SOLARIUM



|          |          |          |          |
|----------|----------|----------|----------|
|          | Solarium | Solarium |          |
|          | 14.2.2   | 14.2.1   |          |
| Solarium | 14.1.3   | 14.1.2   | Solarium |
| 14.1.4   | 14.0.3   | 14.0.2   | 14.0.1   |
| 14.0.4   |          |          |          |

### 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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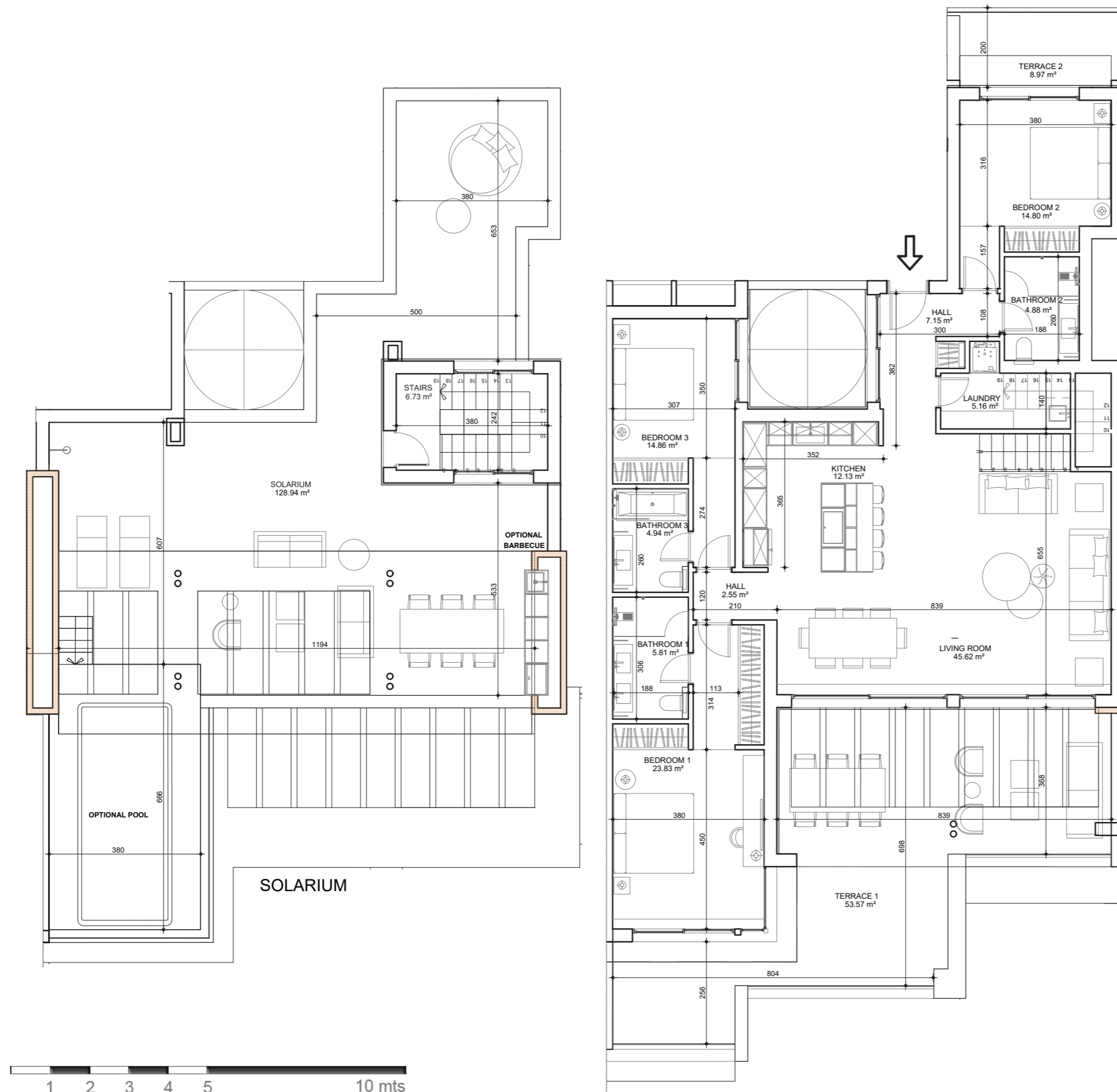


  
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# TYPE E 3 BEDROOM PENTHOUSE



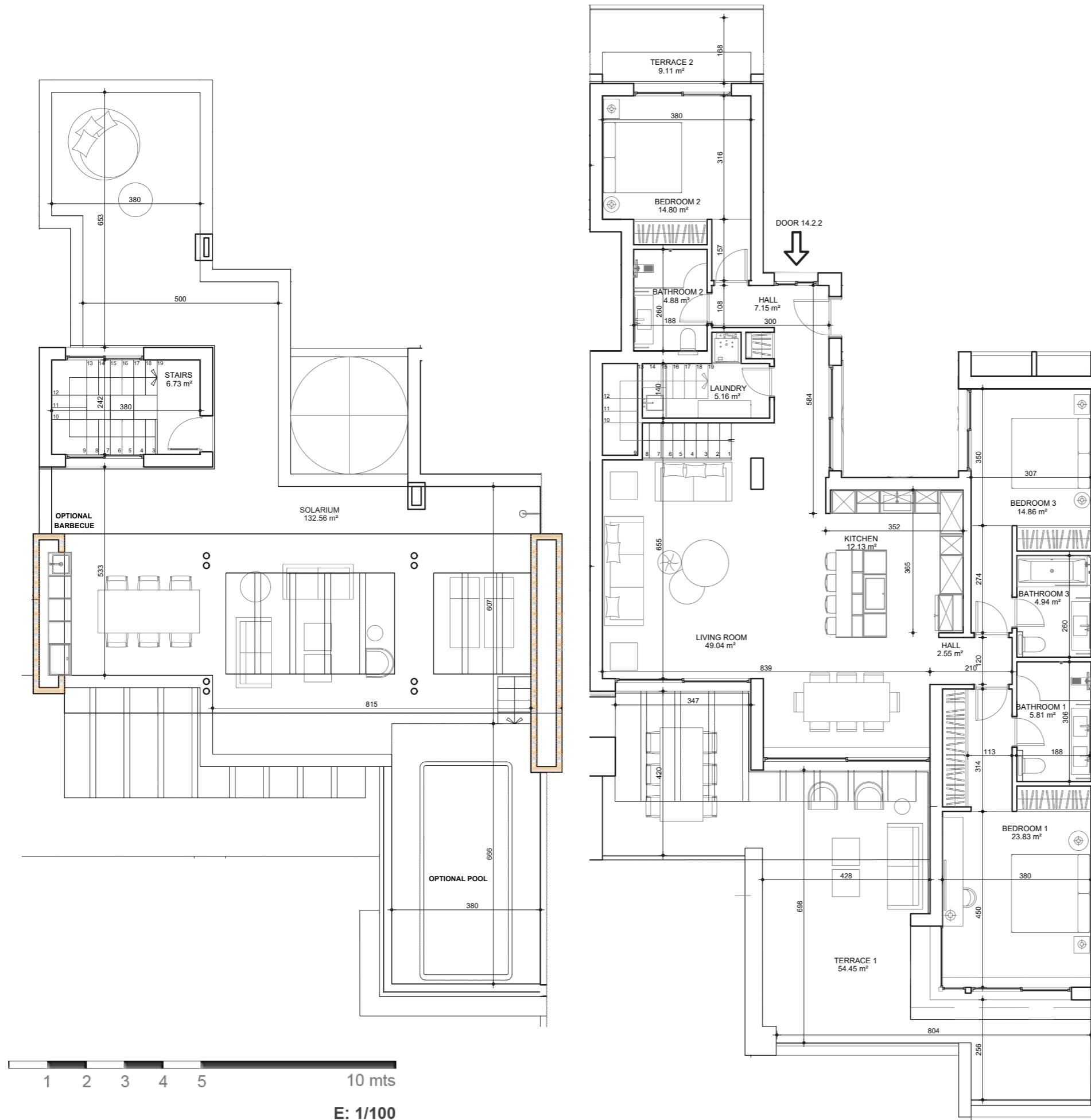
|          |          |          |     |
|----------|----------|----------|-----|
|          | Solarium | Solarium |     |
|          | 2.2      | 2.1      |     |
| Solarium | 1.4      | 1.2      | 1.1 |
|          | 0.4      | 0.2      | 0.1 |

## 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>         |

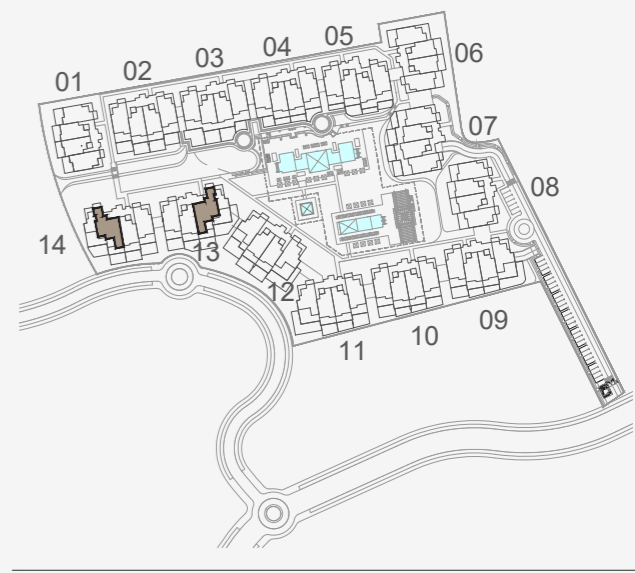


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## TYPE E2 3 BEDROOM PENTHOUSE



|          |          |          |          |
|----------|----------|----------|----------|
|          | Solarium | Solarium |          |
|          | 2.2      | 2.1      |          |
| Solarium | 1.4      | 1.2      | Solarium |
|          | 0.4      | 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



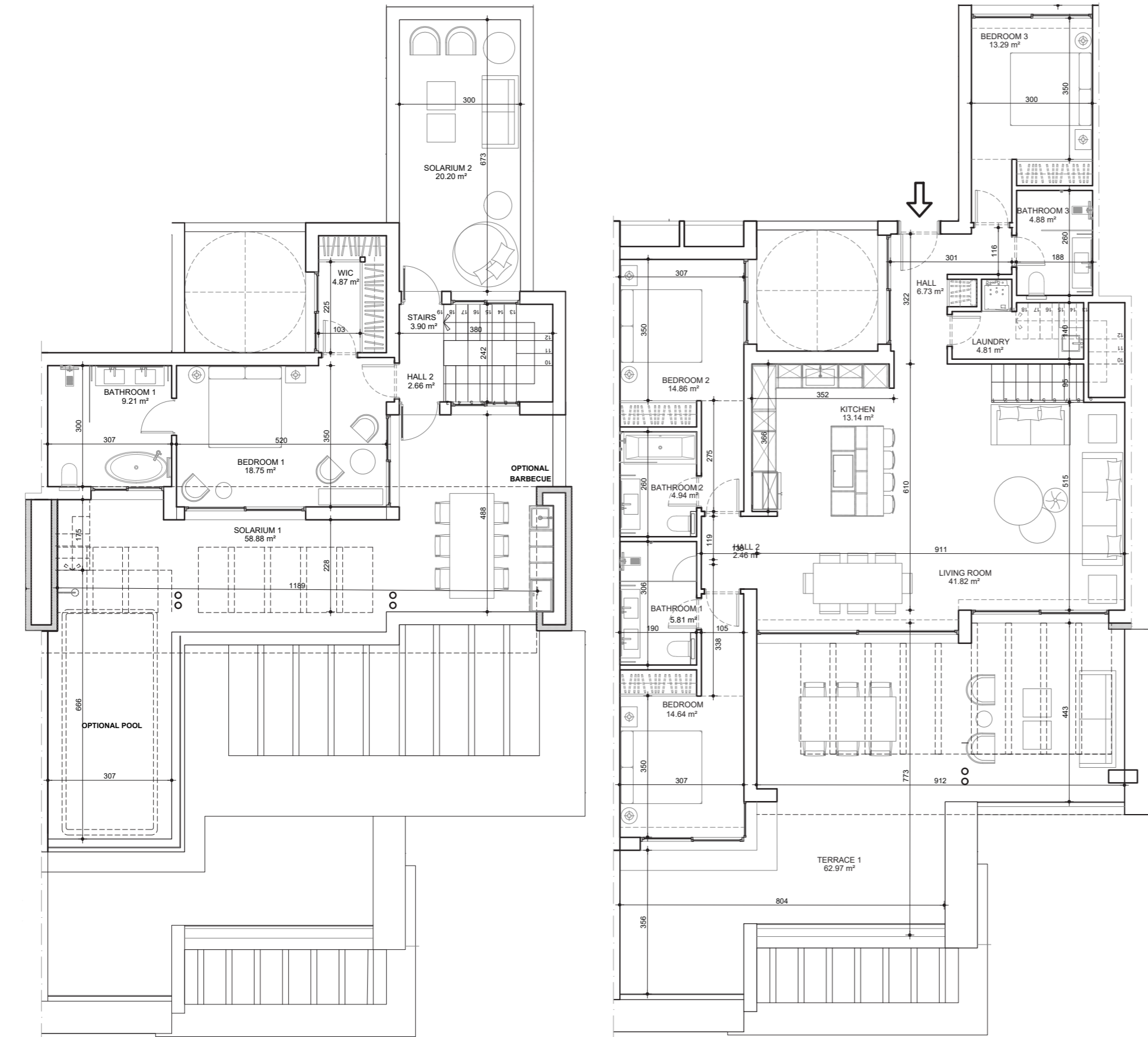
|          |          |     |          |     |
|----------|----------|-----|----------|-----|
|          | Solarium |     | Solarium |     |
|          | 2.2      |     | 2.1      |     |
| Solarium | 1.4      | 1.3 | 1.2      | 1.1 |
|          | 0.4      | 0.3 | 0.2      | 0.1 |

## 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 Dessings
- Flooring Alternatives
- Kitchen Options, Upgrades & Extras
- Bathroom Options, Upgrades & Extras
- Outdoor Kitchens, Jacuzzi's & Pools

DESIGNED BY  
**VILLARROELTORRICO**

DEVELOPED BY  
**MERLIN**  
REAL ESTATES SL

PROMOTED BY  
AssetFolio | **excl.**