Sunway

RESIDENCE

Here comes the Sun ...

Elegant residences designed around light, space and outdoor living

AP-7
A-7
VALLE ROMANO GOLF CLUB
AZATA GOLF
ESTEPONA GOLF
ESTEPONA
MARBELLA
GIBRALTAR
PLAYA DE LA RADA
PLAYA DE GUADLODON
PLAYA DEL CRISTO
PLAYA COSTA NATURA
PLAYA ARROYO VAQUERO
AIRPORT GIBRALTAR
GIBRALTAR
ESTEPONA
PUERTO BANÚS
MARBELLA
AIRPORT MALAGA
40 km
45 km
5 km
25 km
36 km
83 km
1 Estepona Golf
2 HAR Estepona
3 John XXIII Diocesan College
4 Seghers Kindergarten
5 Recreational Sports Field
6 Las Camelias Park
7 Estepona Old Town
8 Estepona Marina
9 Supermarkets
10 Restaurants
11 Bus station
12 Petrol station

A Privileged Lifestyle on the Costa del Sol

From golden beaches and golf courses to vibrant marinas and fine dining, Estepona offers an exceptional Mediterranean lifestyle all year round.

Sunway Residence

DESIGNED FOR COMFORT. INSPIRED BY THE SUN

Designed by the renowned **architectural studio Villarroel**, Sunway Residence is a contemporary development defined by elegant architecture, spacious terraces and beautifully integrated surroundings.

The project offers a selection of 2 and 3-bedroom residences and exclusive penthouses, designed to maximise natural light and outdoor living.

Each home features a fully equipped kitchen, complete bathrooms, private parking and storage room, while incorporating energy-efficient solutions and modern technologies for greater comfort and sustainability.

Sunway
RESIDENCE

Features

- Exclusive gated community with only 48 residences.
- Landscaped communal areas with swimming pool and relaxation área.
- Selection of 2 & 3-bedroom residences and penthouses.
- Residences with generous private gardens, panoramic terraces and solariums.
- Floor-to-ceiling windows for abundant natural light.
- Two bathrooms in every residence.
- Elegant master en-suite bathrooms.

YOUR RESIDENCE INCLUDES

- Fully equipped designer kitchen and bathrooms.
- Private underground parking space and storage room.

Block types

BLOCK 1

SOLARIUM		*SOLARIUM*	
TYPE C1 3 BEDROOM APT. 121		TYPE C1 3 BEDROOM APT. 122	
TYPE B1 3 BEDROOM APT. 111	TYPE A2 2 BEDROOM APT. 112	TYPE A2 2 BEDROOM APT. 113	TYPE B1 3 BEDROOM APT. 114
TYPE B1 3 BEDROOM APT. 101	TYPE A2 2 BEDROOM APT. 102	TYPE A2 2 BEDROOM APT. 103	TYPE B1 3 BEDROOM APT. 104

BASEMENT / PARKING

BLOCK 3

SOLARIUM			*SOLARIUM*	
TYPE C1 3 BEDROOM APT. 321		TYPE A1 3 BEDROOM APT. 322	TYPE C1 3 BEDROOM APT. 323	
TYPE B1 3 BEDROOM APT. 311	TYPE A2 2 BEDROOM APT. 312	TYPE A1 3 BEDROOM APT. 313	TYPE A2 2 BEDROOM APT. 314	TYPE B1 3 BEDROOM APT. 315
TYPE B1 3 BEDROOM APT. 301	TYPE A2 2 BEDROOM APT. 302	TYPE A1 3 BEDROOM APT. 303	TYPE A2 2 BEDROOM APT. 304	TYPE B1 3 BEDROOM APT. 305

BASEMENT / PARKING

BLOCK 2

SOLARIUM			*SOLARIUM*	
TYPE C1 3 BEDROOM APT. 221			TYPE C1 3 BEDROOM APT. 223	
TYPE B1 3 BEDROOM APT. 211	TYPE A2 2 BEDROOM APT. 212	TYPE A1 3 BEDROOM APT. 213	TYPE A2 2 BEDROOM APT. 214	TYPE B1 3 BEDROOM APT. 215
TYPE B1 3 BEDROOM APT. 201	TYPE A2 2 BEDROOM APT. 202	TYPE A1 3 BEDROOM APT. 203	TYPE A2 2 BEDROOM APT. 204	TYPE B1 3 BEDROOM APT. 205

BASEMENT / PARKING

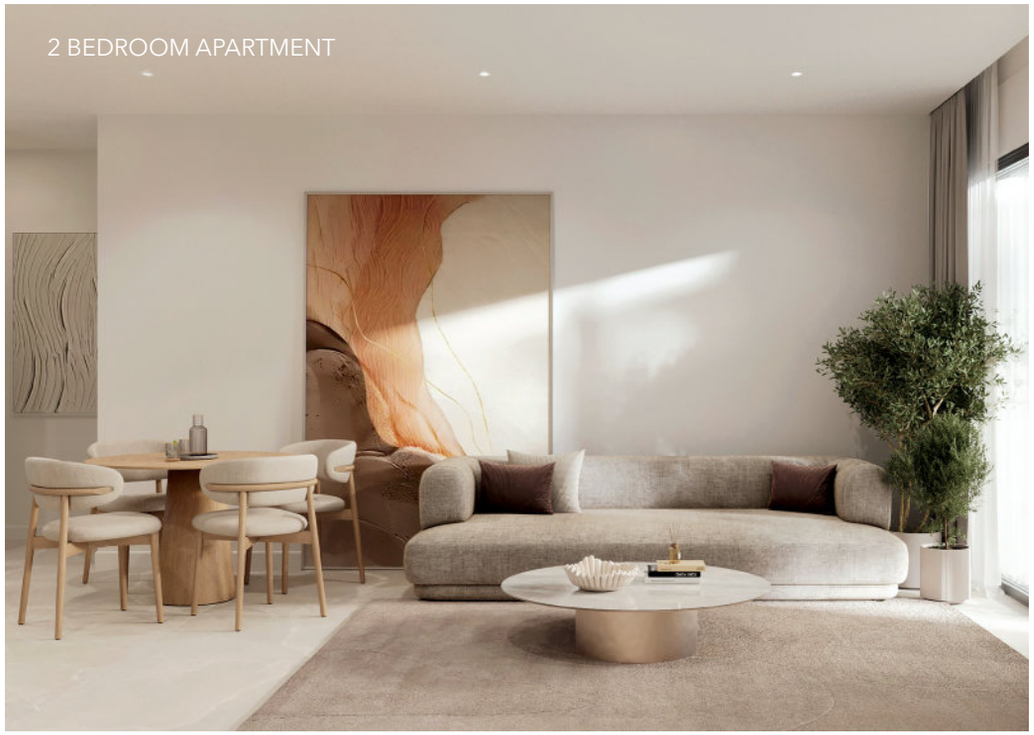
BLOCK 4

SOLARIUM			*SOLARIUM*	
TYPE C2 3 BEDROOM APT. 421		TYPE A1 3 BEDROOM APT. 422	TYPE C2 3 BEDROOM APT. 423	
TYPE B2 3 BEDROOM APT. 411	TYPE A2 2 BEDROOM APT. 412	TYPE A1 3 BEDROOM APT. 413	TYPE A2 2 BEDROOM APT. 414	TYPE B2 3 BEDROOM APT. 415
TYPE B2 3 BEDROOM APT. 401	TYPE A2 2 BEDROOM APT. 402	TYPE A1 3 BEDROOM APT. 403	TYPE A2 2 BEDROOM APT. 404	TYPE B2 3 BEDROOM APT. 405

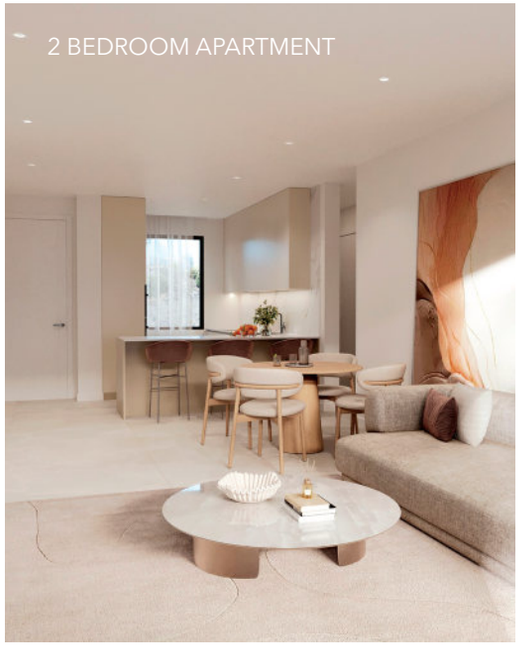
BASEMENT / PARKING

1
2
3
4

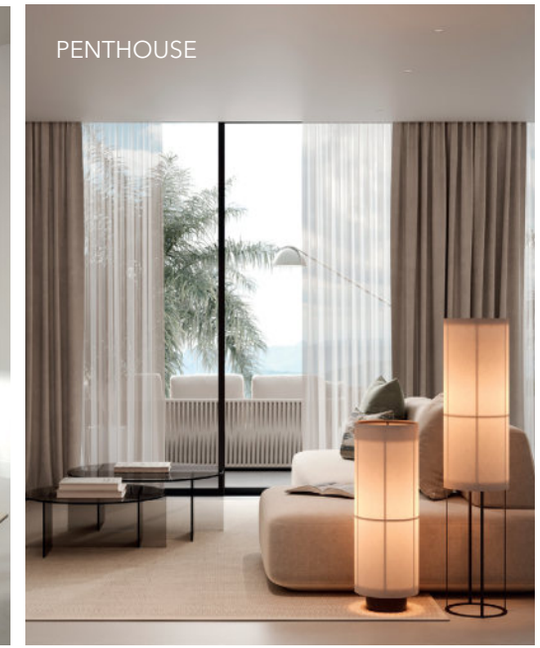
Living room


2 BEDROOM APARTMENT

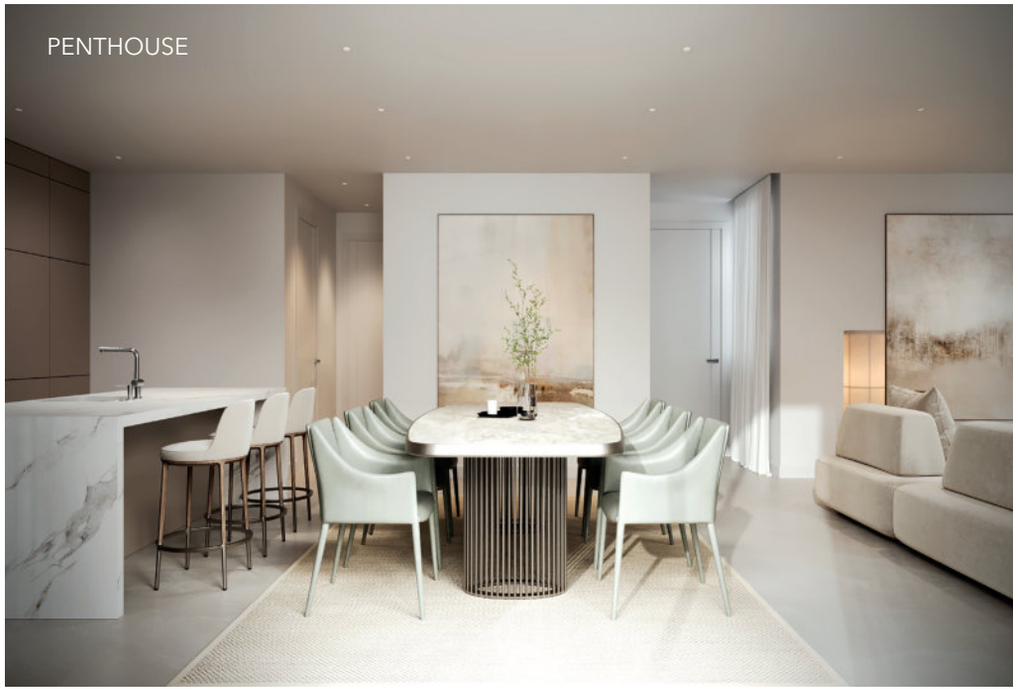
3 BEDROOM APARTMENT


2 BEDROOM APARTMENT

PENTHOUSE


PENTHOUSE

Kitchen


PENTHOUSE

2 BEDROOM APARTMENT

PENTHOUSE

3 BEDROOM APARTMENT

Bedroom

Bathroom

Terrace

Quality Specifications

EXTERIORS

- **Gardens:** Enjoy an exquisite natural setting in our beautiful gardens, designed to provide a serene and luxurious environment. The pathways, made of reinforced concrete with a stone-like finish, combine durability with aesthetics. Additionally, the timed lighting system with low-energy LED lamps not only enhances the garden's night time beauty but also optimizes electricity consumption, contributing to environmental sustainability. The smart irrigation system ensures efficient water use, keeping the vegetation lush and vibrant at all times.
- **Security:** Security is paramount in this luxury development. Fully walled, the development features automatic gates for both vehicles and pedestrians, ensuring optimal access control and providing residents with peace of mind.
- **Pool, Terraces and Common areas:** The pool and terrace areas are designed for maximum comfort and safety. The large-format, non-slip porcelain flooring is not only aesthetically pleasing but also prevents accidents. The communal gardens provide picturesque views and calming atmosphere, with pedestrian paths inviting a leisurely stroll. The communal tropical garden and private gardens for the ground floor apartments ensure that each resident enjoys a green and welcoming environment, ideal for connecting with nature.

BASEMENTS

- **Parking:** The basement is designed with maximum attention to detail and functionality. The continuous quartz flooring ensures durability and a flawless appearance. The access ramps are carefully designed, avoiding any risk of damage to vehicles. The automatic access doors, operable by remote control, add an additional level of convenience and security, while motion sensors optimize light consumption, contributing to the building's energy efficiency.
- **Services:** Each apartment has a parking space (penthouse has two parking spaces) and all have a storage room with lighting and a double socket, offering additional storage space. The parking area is also prepared (preinstalled) for the possibility for the comfortable installation of the car electricity charger. The basement ventilation system prevents the accumulation of moisture and odors, ensuring a fresh and clean environment. The LED lighting, controlled by motion sensors, ensures that energy consumption is kept to a minimum, while the smoke extraction and fire detection systems ensure safety at all times. The fire extinguishing system, equipped with an exclusive water tank and steel pipe network, ensures a quick and efficient response in case of emergency.

RESIDENCES

- **Structure and Foundation:** The foundations of the residences, built with footings or reinforced slabs according to the geotechnical study, ensure a solid and durable base. The 30 cm thick basement walls of reinforced concrete, along with the steel-reinforced concrete pillars, guarantee maximum structural strength. Each floor is constructed with concrete slabs and hollow blocks according to the Execution Project specifications, meeting the highest standards of structural safety. The flat roofs, both accessible and non-accessible, are waterproofed with a double layer of asphalt fabric, ensuring complete protection against weather conditions. Exterior and Interior Walls: The exterior walls, coated with state-of-the-art material, offer exceptional hardness and elasticity, eliminating cracks and providing a finer finish. The high-quality acrylic paint applied in multiple layers ensures exceptional durability. The exterior walls are designed to optimize thermal comfort with a combination of solid brick, polyurethane foam, and plasterboard partitioning with rock wool insulation. The interior partitions, made with the same care, ensure superior acoustic insulation, guaranteeing residents' privacy and comfort. The interior paint, washable and of the highest quality, adds a touch of sophistication and practicality.
- **Exterior Carpentry:** The armored entrance door, with tropical wood panels and lacquered MDF, offers security and elegance. The aluminum doors and windows, equipped with double glazing and argon chambers, ensure excellent thermal and acoustic insulation, improving energy efficiency and interior comfort. These elements are designed to withstand the most demanding weather conditions, ensuring long life and minimal maintenance.
- **Interior Carpentry:** The interior doors, solid and lacquered in satin matte white, combine modern design with functionality. The custom-made wardrobes provide ample storage space with a contemporary design. The bathroom furniture, suspended and with drawers, combines functionality and style.
- **Interior Flooring:** The first-quality porcelain tiles, laid with aligned and squared joints, ensure an impeccable and durable appearance. This material, resistant and easy to maintain, is ideal for high-traffic areas and adds a touch of luxury to each room.
- **Terraces and Solariums:** The large-format, non-slip ceramic tiles ensure the safety and aesthetics of the exterior terraces. Equipped with water and electricity outlets, these areas are perfect for enjoying the outdoors. The tempered glass railings, with double glazing and embedded anchorage, ensure maximum safety and an unobstructed view, creating an elegant and functional outdoor space.
- **Ceiling Finishes:** The ceilings throughout the residence are made of plasterboard false ceilings, designed to conceal installations and provide a clean and elegant finish. The recessed installation ensures easy access for maintenance and future updates. Painted with smooth, washable plastic paint, the ceilings offer a high-quality finish that is easy to maintain.

BATHROOMS

- Finishes and Sanitary Ware: The bathrooms are lined with top-quality porcelain tiles, ensuring durability and superior aesthetics. Mechanical ventilation ensures a fresh and moisture-free environment. The modern and high-quality European design faucets add a touch of sophistication. The white solid surface sinks and anti-fog mirrors, combine functionality and style. All bathrooms with electric underfloor heating, providing a warm and pleasant environment.

KITCHENS

- Equipment: The kitchens are fully furnished and equipped with high-end appliances from European brands. These kitchens are not only functional but are also designed to be a focal point of the home. The porcelain countertops offer a durable and easy-to-clean surface, perfect for food preparation and family gatherings.

CLIMATE CONTROL AND HOT WATER

- System: The residence's climate control system, using an air-water heat pump, provides both efficient heating and cooling. Each room has an independent climate control system, allowing residents to adjust the temperature according to their preferences. Additionally, the passive ventilation system ensures optimal air quality, complying with the latest regulations. The simplified home automation system allows efficient and convenient control of lighting and climate control.

PLUMBING

- Installations: The plumbing in each residence is designed to offer maximum efficiency and convenience. The general shut-off valve allows easy and safe control of the water supply. The centralized water softening unit ensures that the water distributed to the apartments is of the highest quality. The hot water tanks, powered by the aerothermal system, ensure a constant and sufficient supply for all domestic needs.

ENERGY EFFICIENCY

- Envelope: The exterior facades of the apartments feature double the insulation required by the Technical Building Code (CTE), ensuring superior energy efficiency. The exterior glass is designed to reduce heat gain, keeping the interiors cool in summer and warm in winter. The sliding doors and windows have been carefully selected to ensure maximum energy efficiency, contributing to the reduction of heating and cooling costs.

LIGHTING

- Energy Saving: All lighting in the development is designed to be efficient and low-consumption. LED lamps, used in gardens, common areas, and apartments, ensure optimal illumination with minimal energy consumption. Motion detectors and timers in common areas and garages further optimize energy use, ensuring that lights turn on only when necessary.

COMMON FACILITIES

- Services: The common facilities have been designed to offer maximum comfort and security to residents. The silent elevators ensure a comfortable and noise-free movement. Each apartment has a mailbox, and the closed development with a perimeter stone wall and metal fence ensures optimal security. The automatic lighting control and CCTV, provide additional peace of mind. The automatic gates for vehicle and pedestrian access ensure a hassle-free experience for all residents.

Payment Structure

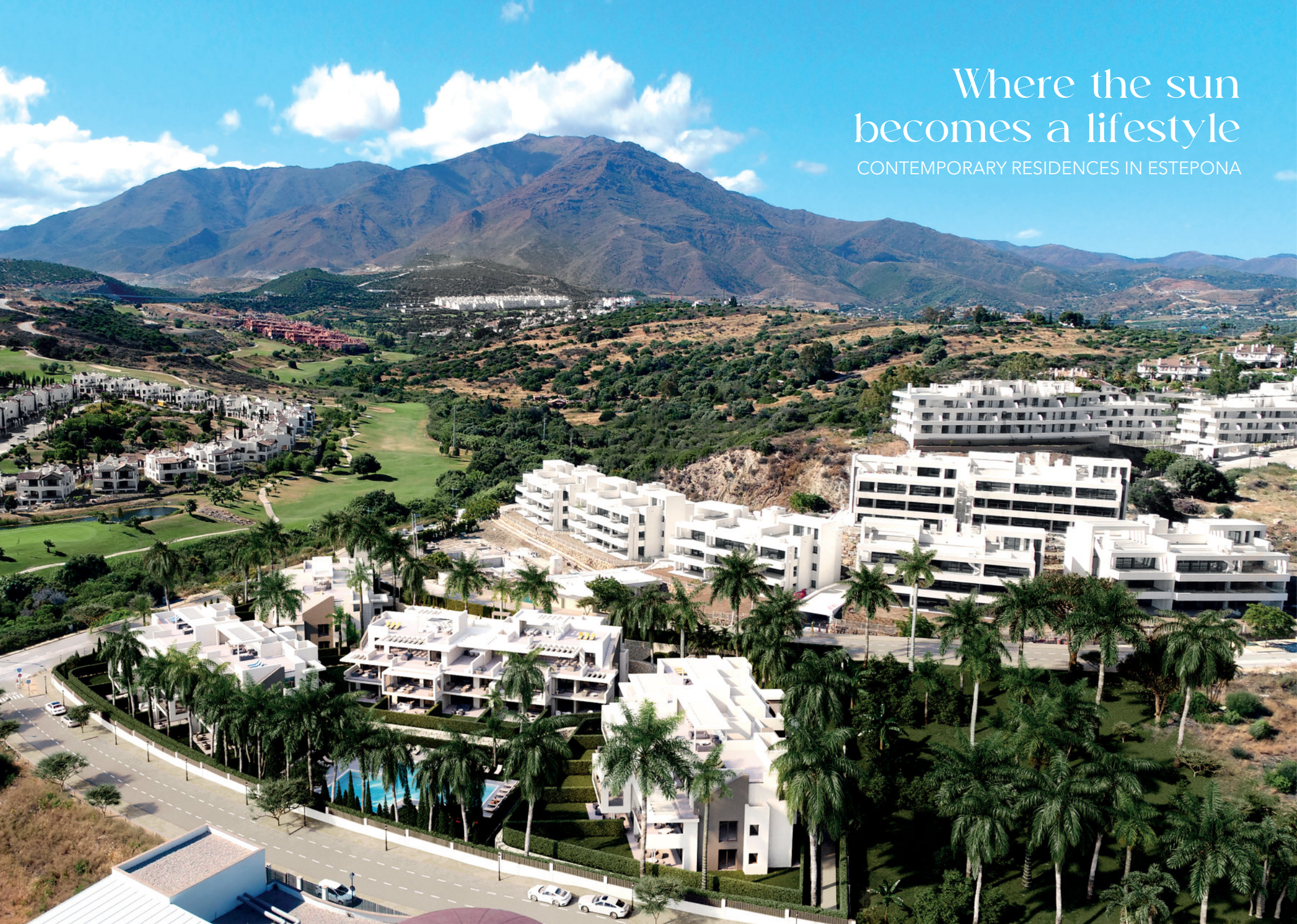
ALL YOUR PAYMENTS ARE MADE TO THE BUILDER'S SPECIAL ACCOUNT AND ARE **PROTECTED BY GUARANTEES**

1 **RESERVATION**
10,000 €
To reserve your property
& take it off the market

2 **PRIVATE CONTRACT**
30% + VAT
Upon Private Contract

3 **SECOND PAYMENT**
20% + VAT
In 6 months after Private Contract

4 **KEY DELIVERY**
50% + VAT
Upon completion and handover
of keys



Where the sun becomes a lifestyle

CONTEMPORARY RESIDENCES IN ESTEPONA

Here comes the Sun ...