

Dossier



01

We are not talking about a house. We are talking about the best place to live.

By naming your development

we pay tribute to the setting in which it is located, on the shores of the Mediterranean, a spectacular spot where you will enjoy the climate, nature and exclusivity that only a development like this can offer you.

**Your dreams have brought you this far.
Now it's time to take it to the next level.**

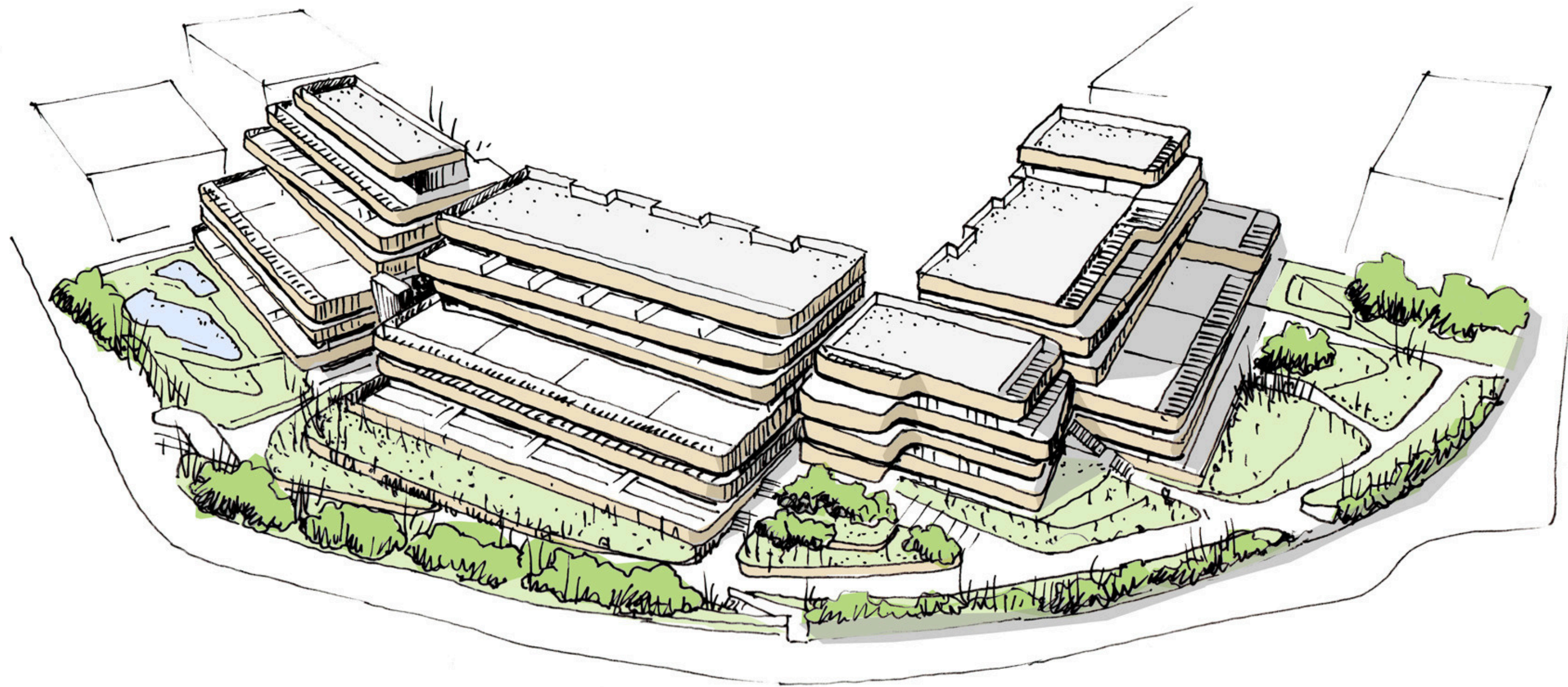


Exceeding expectations

offers you an exclusive development with 1-, 2-, 3-, and 4-bedroom homes, with large terraces and communal areas that will allow you to enjoy all the comforts of Estepona, one of the main towns on the Costa del Sol.

you will breathe peace and enjoy the sea and the mountains in a place where you can have everything within walking distance without forfeiting any of your privacy.





Mediterranean essence and avant-garde

is a development designed for your enjoyment. It is the natural response we give from an architectural viewpoint to an environment where the topography and the views are the main protagonists.

is embodied in an apparently random design that adapts to the terrain in the most logical way. The sinuous shapes of its terraces, the earthy shades of its façade and the generous landscaping integrate this development into a privileged environment in which the emphasis is on the Mediterranean horizon.



Access:
A7 road



Airports:
Málaga
Gibraltar



Bus stop:
L77



Port



School or institute



Hospital



Supermarket



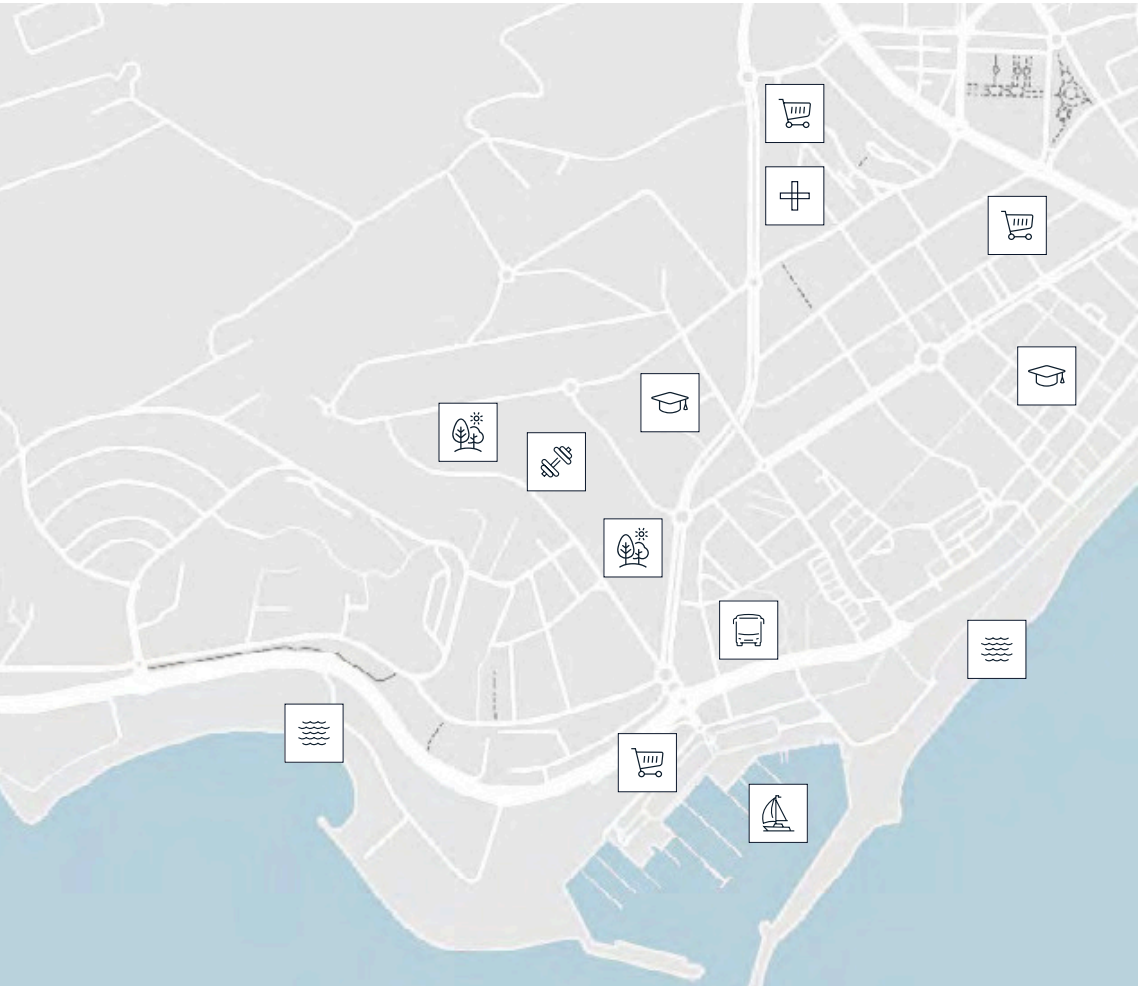
Park



Beach



Sports club



Perfectly communicated and a stone's throw from Malaga

A privileged, unhurried life, with the possibility of having everything at your fingertips and the exclusivity of living in a perfect setting.

you will love being at home; not only because of its location and surroundings, but also because of its direct access to the nearby quiet intimate beaches where you can relax, enjoy and let yourself be carried away by the beauty of the landscape .

Furthermore, you will find all the services you need very close to your new home to make your day-to-day life very comfortable. If you prefer to get out and about, South Sand has swift access to the A7 motorway and easy links to Malaga and Gibraltar airports.

Convenient access

Your new home is just a short drive from Marbella, a lively city with a vast spectrum of gastronomic options where you can enjoy an afternoon of leisure and shopping or a stroll through the Old Town district.

The development is, moreover, located only a few minutes away from Malaga a cosmopolitan city with an extensive range of cultural and leisure activities.

You will also have access to a wide variety of leisure activities and gastronomy in Estepona, as well as a marina and sports options such as polo, paddle-tennis, water sports and golf on the exclusive Sotogrande courses. Simply an extraordinary place.



02

is characterised by its privileged location where you can feel a totally at one with nature and the environment. It also features modern architecture with

excellent building specifications and surprising facilities.

A place to relax with the sunrise or sunset from your terrace overlooking the sea.

A place where you can have breakfast while contemplating the horizon from your new modern functional home.

A place where you can have everything within easy reach, with spacious flexible rooms that you can adapt as your needs change.

A place to delight in the surroundings, the tranquillity, the life of nearby cities, towns and villages and the exclusivity of a unique enclave.



The most complete community areas

the outdoor spaces have been designed so that you can make the most of the Costa del Sol's great weather. Your new home includes outdoor swimming pools for adults and children, as well as an indoor pool for swimming in the winter months.

You will also enjoy beautifully landscaped garden areas with low water consumption, a gym to keep in shape without leaving home and communal rooms for use by all the neighbours.





Living with your senses

Brightness is a constant feature in your new home thanks to its large windows, its large, recessed courtyard and the uncluttered spaces on all its floors.

Architecture is used to make the maximum use of space, expanding the possibilities of living in an environment with no sensory barriers. South Sand opens the way to sight and touch, to the breeze and the sea, to enjoying every moment of the day.

Top of the range tailored to you

Because we know how much you like to come home and enjoy it, all the rooms in the dwelling are designed so that you can feel its comfort surrounded by top quality materials. While you rest in your bedroom, savour your favourite dishes in your fully equipped kitchen or enjoy the sunset while gazing at the sea from your terrace, you will enjoy an experience based on comfort and harmony between the different spaces. To adapt your new home to your tastes and needs, South Sand offers customisation options in terms of both layouts and finishes.





Exclusive houses for unique people

We want your life at South Sand to be extraordinary. That's why we have paid special attention to its location, design and layout to adapt the homes to everything you have always wanted. The avant-garde and modernity of its architecture blend into an incomparable setting. Convenient access to places you will find spectacular for their tranquillity, sea, nature, leisure and life. Community areas and spaces designed to continue enjoying your leisure and doing sport or just relaxing and resting.

Is there anything more exclusive than living at the point where nature offers you all its beauty?



Elegance and avant-garde

Perfectly combining avant-garde trends and the timeless elegance of the most classical constructions, the harmony of the development lies in the façade of the homes through textures and colours integrated into the surroundings.

The landscaping of the development has been studied to the millimetre and, at a glance, South Sand will make you feel proud of your new home.

Who said beauty is only on the inside?





03

Because your home is efficient you will notice that at

the end of the month your bills will be lower. The double glazing used helps to maintain a constant temperature, thus reducing your spending on heating and cooling. At the same time, along with the thermal comfort, you will notice how the sound is completely muffled and you can rest without anything disturbing your sleep.

Your new home also has a ventilation system that filters and renews the air without having to open the windows. All these efficiency improvements contribute to reducing CO₂ emissions, so every day, effortlessly and without even realising it, you will be helping to take care of our planet.

