

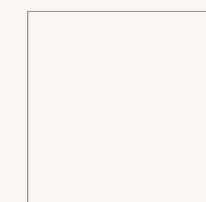


BROCHURE

Discover the Project

Welcome Home

We hope you love your new home as much as we loved designing it. Every detail has been carefully created to provide comfort and style. Enjoy the blend of modern living spaces and natural beauty that make One Estepona truly special.





Living Life In Balance

Our Vision

Where innovative architecture meets elegance to create a holistic, intelligent living experience, we focus on our commitment to providing quality, contemporary living spaces. Drawing inspiration from the Mediterranean's identity and its ethereal quality of light and natural hues, One Estepona's sun-kissed residences weave stories immersed in beauty.

A Peerless Sense of Place

Your Best day, Every day

Enhanced by Estepona's micro-climate, which boasts over 325 days of sunshine and an annual average temperature exceeding 19°C (66°F), we have created a vibrant natural environment featuring green areas, lush plantings and colourful flowers, complemented by inviting chairs, seats, and benches to allow residents to savour life's simple pleasures.





Artist's conceptual rendering. See disclaimer on back cover.

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Owner's Club

Versatile Haven

The multiple-use room meets versatility and comfort. Designed to cater to your needs, whether it's a productive workspace, a cozy media room, or a library lounge with coffee. Embrace the family entertainment area, thoughtfully crafted to create joyful moments for all ages, ensuring there's something for everyone to enjoy. Experience the perfect blend of functionality and leisure within One Estepona community.

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Everything Under the Sun

Swimming Pool

The pool is perfect for all ages to enjoy the warmth of the Mediterranean sun. A cool oasis amidst the scorching Estepona sun, the pool is ideal for refreshing and relaxing for a while. Whether you're seeking relief from the intense heat or simply looking to bask in the golden rays, it offers the perfect escape.



Amenities & Services

Life at One Estepona comes with exclusive access to a wide range of amenities designed to enhance your relaxation and socialising experiences. We thoughtfully designed the amenities to seamlessly integrate with the private residences, offering spaces for fully enjoying one's time at home. We create, you make every day your best day.

Building Overview

Three elegant buildings featuring contemporary architecture rising two stories high.
A collection of 48 timeless design residences, including exceptional units to indulge individual tastes.
Open glass terraces and balconies.
Breathtaking views of the Mediterranean Sea and the Estepona mountain skyline.

Arrival Experience & Lobby

Exclusive private entrance for a controlled building access.
Dramatic lobby leading to elevators.
Artwork by the renowned artist Iñaki Ormaechea for the central space.
Security booth ensuring the safety of the area.
Parcel boxes to receive your online purchases 24/7.

Services

High-speed internet access across all public areas.
Music Digital Studio by the award-winning Bulwark Audio Recording Studio.
Electric vehicle charging stations available.
Car battery chargers available.

Indoor Facilities Features

Salon Lounge for special events with Bang & Olufsen® audio equipment.
Engaging, Versatile Haven for multiple purposes.
State-of-the-art Technogym®-equipped Fitness centre.
Storage room in the garage for each residence.
Bicycle storage area.

Outdoor Facilities Features

Barbecue area with OFYR® Cooking unit available for reservation.
Solarium Bar.
Yoga Studio.

Swimming Pool Area

Swimming pool for all ages.
Poolside private cabanas, Sun deck and conversational area.
Lounge chairs and conversational seatings.

Owner's Club

Salon Lounge

The event hosting room creates an ideal ambience for memorable celebrations. Equipped with a well-appointed kitchen, culinary enthusiasts can craft gourmet delicacies to delight guests. Whether an intimate gathering or a grand affair, this inspiring space caters to every need, ensuring an unforgettable experience for all attendees.





OFYR

The initial creation of Ofyr was fueled by a desire of the founder to transform outdoor cooking. The concept was first introduced in The Netherlands in 2015, making Ofyr not just a product but a complete outdoor lifestyle concept.



TECHNOGYM

Founded in 1983 by Nerio Alessandri and headquartered in the Emilia-Romagna region of Italy, Technogym is "The Wellness Company" - an enterprise that has developed the concept of "fitness" into a true lifestyle.

Timeless Objects, Timeless Details

Our choice of color palette, our use of materials, the balance of opacity and translucence, the application of textiles, furniture selection: it must all cohere and, together, enhance people's lives.

Your Fitness, Your Health

Fitness Centre

The wellness facilities include a Technogym-designed and equipped gymnasium featuring floor-to-ceiling windows overlooking the outdoor pool deck. Residents can enjoy adaptive workouts guided by Technogym technology for superior results. For those who prioritize harmonizing mind, body and spirit, the Yoga Studio upstairs is ideally positioned to embrace natural light from sunrise to dusk sessions.

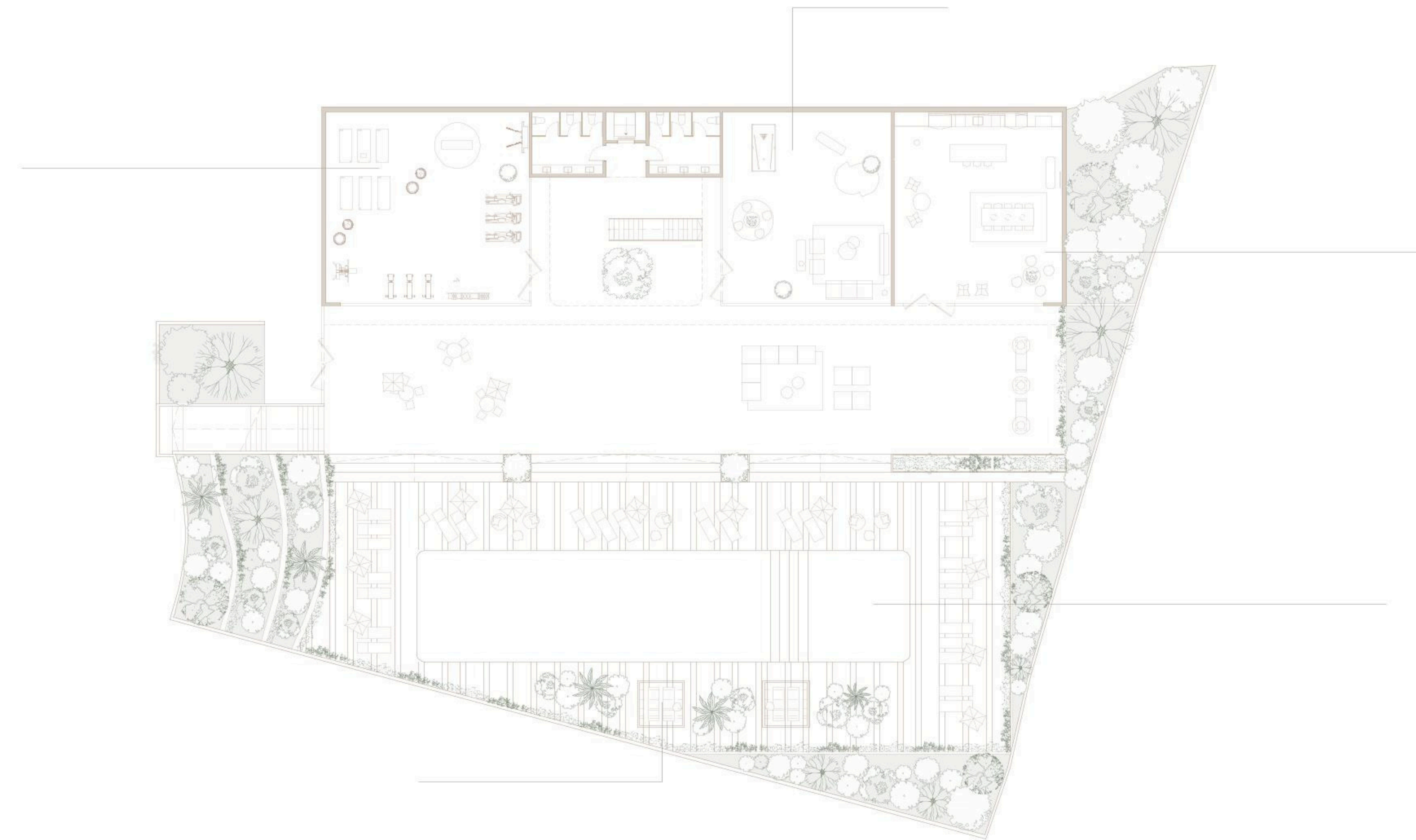




Sharing Creativity

Communal Spaces, Exquisite Artworks

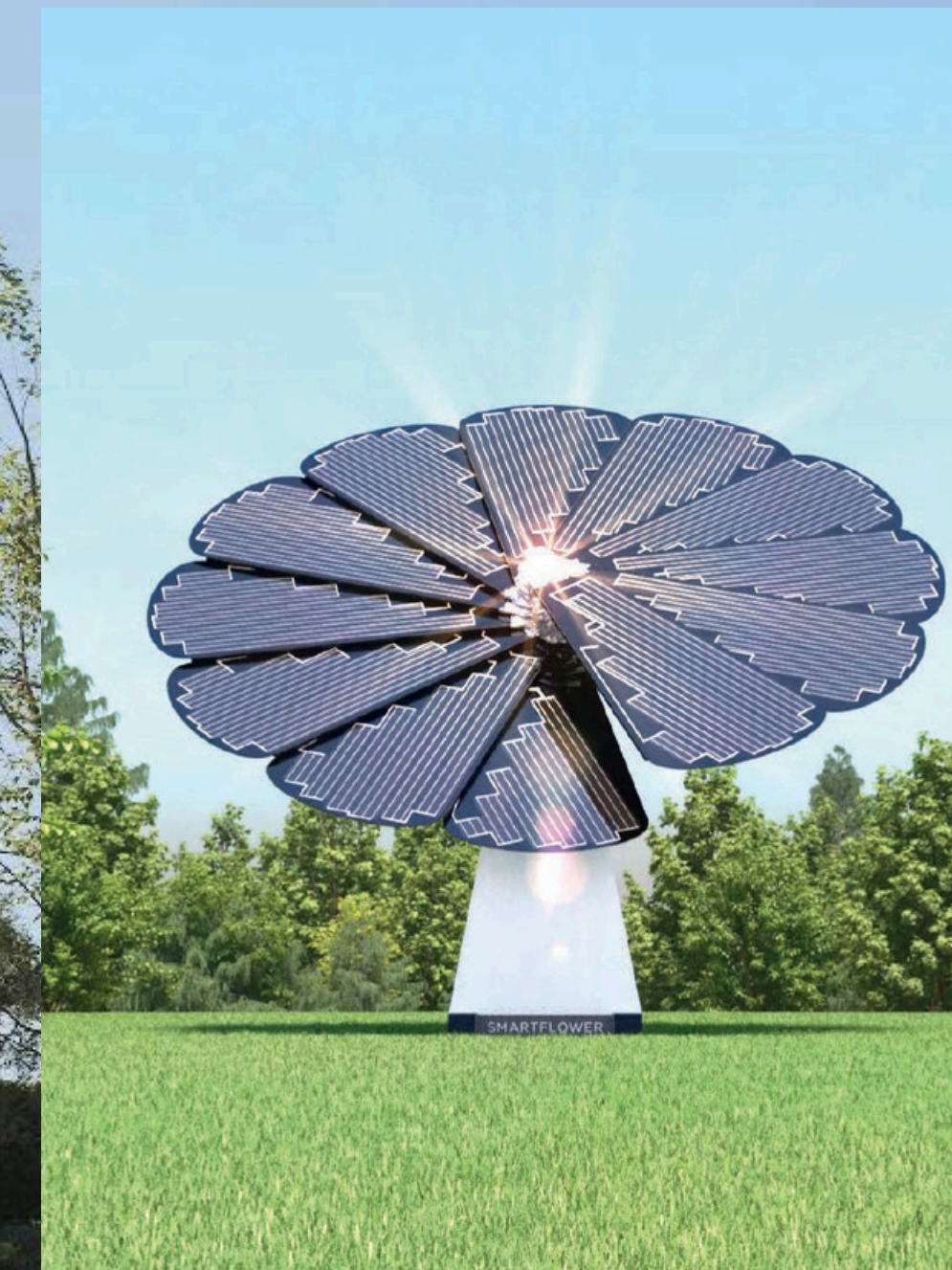
A place where art and architecture come together, One Estepona invites residents to immerse themselves in a world of creativity under the sunny skies of Malaga. Unique works of art, crafted by the renowned artist Iñaki Ormaechea for the central space, seamlessly link the architecture of the buildings with the communal areas.



Creative Frontiers

Innovation and Artisans

Experience sustainable living with the Smartflower solar energy system while enjoying timeless Bolia handmade furniture at One Estepona—a harmonious fusion of progress and heritage.



SMARTFLOWER

Smartflower is a company based in Austria, a country steeped in a rich tradition of design, innovation, and manufacturing excellence.



BOLIA

Our sofas are made of high-quality, sustainable materials, ensuring durability and come with 10-year warranty. Bolia's furniture is handcrafted with a focus on FSC®-certified wood and designed for long-lasting beauty and comfort.



Contemporary Housing

Residences

Each residence features a composition of lines and organic curves that complement the building's outer form. Flow-through open layouts, floor-to-ceiling windows, and oversized terraces allow spaces to transition harmoniously between indoors and out. Inspired by Málaga, two smartly detailed finish palettes are available: the Mediterranean and the Cosmopolitan.

Residences to Follow the Rythms of Life

We have assembled a unique team, distinguished by its composition, a successful and exclusive fusion, which executed the One Estepona project, featuring 48 limited-edition homes. Every aspect was carefully considered, from the masterfully designed communal areas to the finest detail of the interiors of the residences.

Residences Overview

Step into the perfect combination of sophistication, convenience, and sustainable living in one extraordinary location.

Spacious living areas with above-standard ceiling heights.

Floor-to-ceiling windows offer sweeping views of the Mediterranean and the Estepona mountain skyline.

Terrace access from the living room and primary bedroom in selected units.

Exquisite flooring.

Gracious walk-in wardrobes in the primary bedroom of selected units.

High-efficiency air conditioning and heating systems, with linear diffusers in main areas.

Premium Vescom® Wallcoverings.

Jung® light switches and plugs.

Interior design services provided by Numa Home and furniture packages offered by Bolia are available for purchase.

Design Team

Architecture: Jcdiarq Architects
Interior Design: Numa HOME
Landscape: Arq GEO

Technology

Innovative smart technology infrastructure that enables home automation.

Interface system for essential building services.

Bathrooms

A realm where needs are anticipated with an intuitive understanding of when and where attention is required. Our bathrooms are created to indulge yourself in an inviting space perfect for peaceful reflection and renewal.

Saphirkeramik white sanitary fittings by Laufen®.

Select residences offer stand-alone bathtubs.

Mixer taps and head showers by Grohe® .

Thermostatic faucet in primary bathrooms

Glass-enclosed shower tray.

Vanities with premium cabinetry by Buto®.

Intense colour tiles for flooring and walls.

Kitchens

They boast a clean and contemporary aesthetic that prioritizes function and practicality. Their modern design ensures ease of maintenance without compromising on style, while adding a touch of sophistication and elevating your cooking experience to new heights.

Italian large-sized ceramic worktop and splashback by Laminam®.

Large-capacity wall and base push-touch cabinets.

High-gloss lacquered doors and fronts.

Cooking essential induction and extractor hood.

Stainless steel sinks.

Mixer taps by Grohe®.

Convection oven.

Integrated refrigerator, freezer, and dishwasher.





Living Spaces Unlike any Others

Bespoke 1-4 Bedroom Residences

The focus was always on you.
the resident, and on creating the best homes.

Global Design, Rooted in Málaga

Architecture

Driven by a passion for design and fueled by an overarching desire to achieve meaningful innovation, the team sought inspiration from nature to create an organic oasis optimized for aesthetics, comfort, and sustainability—the ultimate interplay of architectural ingenuity and harmonious landscape integration. The design establishes a strong relationship between the interior and exterior, with elements and facades designed to emphasize coexistence with the environment and generate usable space for leisure and relaxation while prioritizing residents privacy. Each residence is strategically positioned to optimize views of the beautiful Mediterranean coast.





Live Who You Are

Details of a life well-lived

Light-filled living areas feature intentional designs to create comfortable and stylish living spaces. Select residences offer private terraces with sea views that thoughtfully extend living areas outdoors.

Two-to-four-bedroom apartments that embody the essence of refined living: open, airy, and spacious.

The Arrival Energy

Arriving in Style

When you come home to the One Estepona landscape greeting you on the ground floor, you are connected to the Mediterranean lifestyle. The arrival home continues in the double-height lobby, a space designed not just for transit but as an extension of the resident's private space. Here, guests of One Estepona owners are welcomed warmly, ensuring that every visit feels like coming home.



Take Your Pick

Residential Interiors

Choose from two cutting-edge finishes to suit your style and make it uniquely yours, with the comfort of our top-notch service. Our sales agents will guide you through the options included in these two packages.

Cosmopolitan Finish

Mediterranean Finish



Artist's conceptual rendering. See disclaimer on back cover.





Inspired by you

Bespoke Residences

Thoughtfully designed to embody the essence of comfortable living, our residences feature expert design solutions, oversized windows, and two distinct finishes - Mediterranean and Cosmopolitan - crafted with the finest materials and impeccable attention to detail. Step into the perfect combination of sophistication, convenience, and sustainable living in one extraordinary location.

Contemporary Architecture

Timeless Design

Enclosed, rising just two stories with open glass terraces and balconies, blurring boundaries between inside and out, the building's structure connects intimately with sky and water, while maintaining a sense of privacy and intimacy. Under Jcdiarq Architects experienced direction, clean modernism adds sophistication and elegance, perfect for timeless living experience.





The Joy Of Life

A Prominent Location in Every Way

Less than a minute from the waterfront, it offers easy access to the area's vibrant neighbourhood highlights and amenities such as family beach clubs, golf courses, and Estepona town.

The Málaga-Costa del Sol International Airport is less than an hour's drive away, ensuring convenient travel. Enjoy a sun-filled lifestyle surrounded by water, with cultural experiences nearby.

Mediterranean Passion

Location and Lifestyle

Estepona, a privileged enclave of the Costa del Sol, boasts more than 325 days of sunshine a year, making it a unique and perfect destination for enjoyment. With its beautiful beaches, vast gastronomic offerings, and a wide range of recreational and sports areas, Estepona has something for everyone.



Gastronomy	Recreation	Services	Hotels
01 El Nido	04 Sport Center	08 Mercadona	12 Elba Estepona
02 Trocadero Estepona	05 Promenade	09 Aldi	13 Estepona Hotel Spa & Resort
03 Salduna	06 Port of Estepona	10 Gas Station	14 Hotel H10 Estepona Palace
	07 La Cañada Shopping Center	11 Fast Food	



365 Days a Year

The Golf Coast

If seeking a unique golf experience, this is the place. There are more than seven golf courses within the municipal area of Estepona, catering to golfers of all abilities. These courses offer a variety of options, including different hole counts, with some designed by renowned names in golf. Many of these courses feature country club-style amenities, as well as golf school and a floodlit practice range.



Witness the Sun Every Day

Beaches and Water Sports

With 17 beaches along its 21-kilometre Mediterranean coastline, Estepona residents enjoy water sports, fine sand, and clean waters. Playa de la Rada has a Blue Flag rating. Playa de Arroyo Vaquero is ideal for snorkeling and scuba diving. Family beach clubs and bars located directly on the sand offer the best experiences.



360 - degree views, witness the sun rising over the Mediterranean every day.





Your Place in The Sun



