





THE ART OF TRANQUIL URBAN LIVING

A. is the new construction located in “Parque Central” in Estepona, surrounded by Avenida Andalucía, Calle Coto Doñana and Calle Pilar de Farinós.

This residential/commercial building will comprise:

43 apartments & 4 commercial

premises Communal & Private Terraces

Swimming pool

Gym

4 floors of parking

Storage rooms

3 lifts & 2 car lifts

**Reception with
concierge**

Expected delivery date: Fourthquarter of 2027

THE HOMES

ASPERIA. will consist of homes with 11 different layouts, ranging from 1 to 3 bedrooms.

The homes will be double or triple oriented and will feature spacious terraces, offering residents panoramic views and sun filled spaces.





THE DESIGN

Has been designed to hold bright and spacious apartments filled with an abundance of direct sunlight throughout the day; the perfect setting for bringing people together.

Panoramic windows, organically shaped walls and spacious terraces will give your new home an appearance with character, elevating the quality of life.

THE DESIGN





THE BEDROOMS

Will consist of residences of 1-3 bedrooms, luxuriously isolated to enable true relaxation, and are equipped with fitted wardrobes for optimal convenience.

An oasis of tranquillity, where you can soak up the views from the comfort of your own bedroom and escape the hustle and bustle of city life.

THE BATHROOMS

The bathrooms will be fully equipped with high quality installations, including smart technology for reduced eco-water waste.





THE ROOFTOP TERRACE

Ascend to the communal rooftop
oasis, where the glistening pool
and inviting relaxation zones
harmonize
to create an elevated retreat,
promising moments of tranquillity
and rejuvenation

THE ROOFTOP TERRACE



ACCESIBILIDAD

Beach– 5minute walk

Old Town –2minute walk

Port– 15minute walk

Supermarket– 3minute walk

Pacha Beach Club 10 minutes by car

– **Puerto Banús**–15minutes by car

ASPERIA combines all the
convenience
of city centre living with tranquillity;
making the neighbourhood a favourite for
singles
and families alike.





atmosphere with a lively social life,
facilitating the art of tranquil urban living.



GENERAL FLOOR PLANS

GROUND FLOOR:



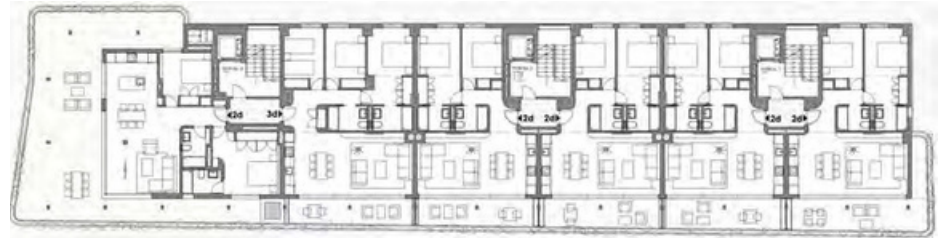
PARKING (4 FLOORS):



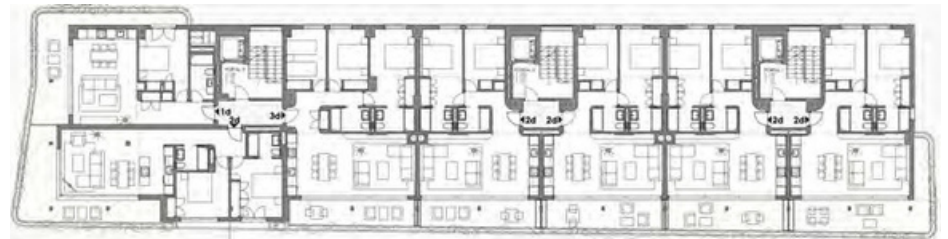
PENTHOUSE / TERRACE FLOOR:

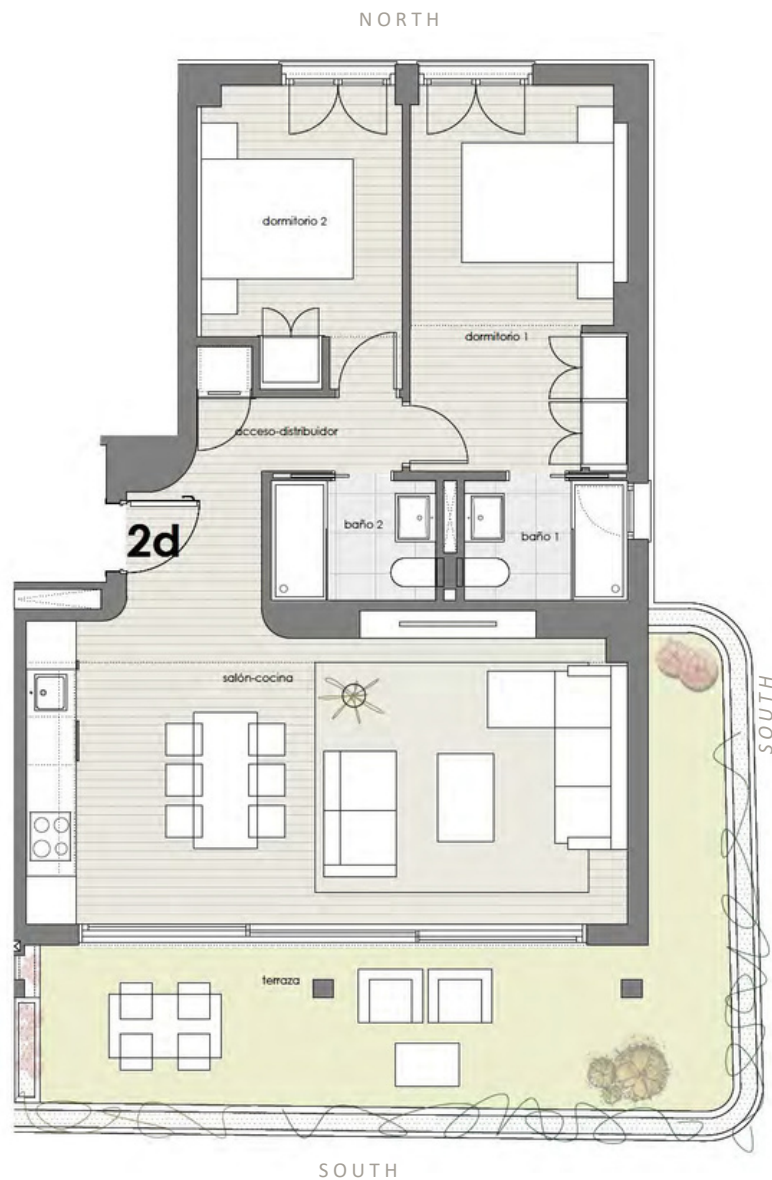


FLOOR 6:



FLOORS 1-5:





ASPERIA.

TYPE - 1

Total Interior Surface: 72.99 m²

Living Room–Kitchen: 27.70 m²

DoubleBedroom1: 12.93 m²

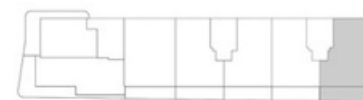
DoubleBedroom2: 9.10 m²

Bathroom1: 3.05 m²

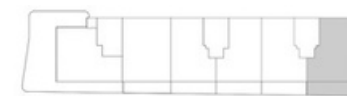
Bathroom2: 3.07 m²

Access –Hallway: 5.61 m²

Terrace: 27.89 m²



Planta tipo (1-2-3-4-5)



Planta sexta



NORTH



SOUTH



ASPERIA.

TYPE - 2

Total Interior Surface: 72.25 m²

Living Room–Kitchen: 27.63 m²

DoubleBedroom1: 12.95 m²

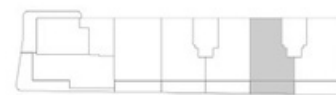
DoubleBedroom2: 9.24 m²

Bathroom1: 3.07 m²

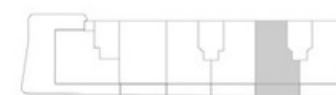
Bathroom2: 3.07 m²

Access –Hallway: 5.57 m²

Terrace: 17.89 m²



Planta tipo (1-2-3-4-5)



Planta sexta



NORTH



SOUTH



TYPE - 3

Total Interior Surface: 72.04 m²

Living Room–Kitchen: 27.64 m²

DoubleBedroom1: 12.96m²

DoubleBedroom2: 9.12m²

Bathroom1: 3.07 m²

Bathroom2: 3.07 m²

Access –Hallway: 5.61m²

Terrace: 17.04 m²



Planta tipo (1-2-3-4-5)



Planta sexta



ASPERIA.

TYPE - 4

Total Interior Surface: 72.25 m²

Living Room-Kitchen: 27.71 m²

Double Bedroom 1: 12.96 m²

Double Bedroom 2: 9.24 m²

Bathroom 1: 3.07 m²

Bathroom 2: 3.07 m²

Access - Hallway: 5.61 m²

Terrace: 16.31 m²

AVAILABLE APARTMENTS:



Planta tipo (1-2-3-4-5)



Planta sexta



ASPERIA.

TYPE - 5

Total Interior Surface: 91.92 m²

Living Room-Kitchen: 29.56 m²

DoubleBedroom1: 13.41 m²

DoubleBedroom2: 9.71 m²

DoubleBedroom3: 9.56 m²

Bathroom1: 3.75 m²

Bathroom2: 3.75 m²

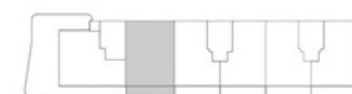
Access -Hallway: 8.01 m²

Terrace: 16.05 m²

SOLD



Planta tipo (1-2-3-4-5)



Planta sexta



ASPERIA.

TYPE - 6

Total Interior Surface: 75.67 m²

Living Room–Kitchen: 28.74 m²

DoubleBedroom1: 11.82 m²

DoubleBedroom2: 11.00 m²

Bathroom1: 3.07 m²

Bathroom2: 3.07 m²

Access –Hallway: 6.47 m²

Terrace1: 32.80 m²



Planta tipo (1-2-3-4-5)



NORTH



TYPE - 7

Total Interior Surface: 56.21 m²

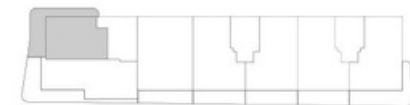
Living Room–Kitchen: 24.28 m²

DoubleBedroom1: 11.67 m²

Bathroom1: 4.45 m²

Access –Hallway: 8.15 m²

Terrace: 26.45 m²



Planta tipo (1-2-3-4-5)



NORTH



SOUTH

6 - 6

Total Interior Surface: 85.94 m²

Living Room–Kitchen: 36.54 m²

DoubleBedroom1: 15.32 m²

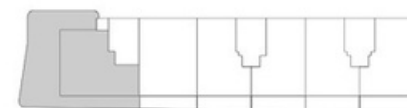
DoubleBedroom2: 9.69 m²

Bathroom1: 3.79 m²

Bathroom 2: 4.03 m²

Access –Hallway: 4.24 m²

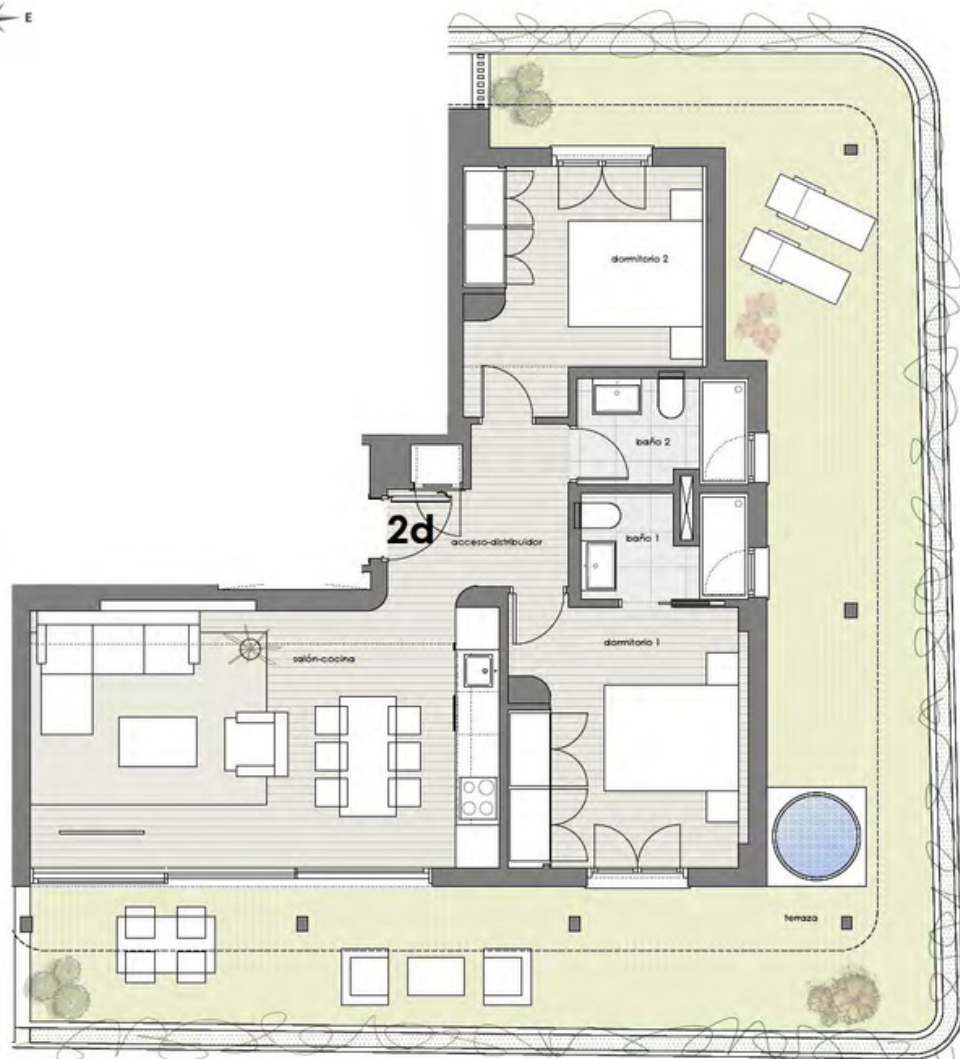
Terrace: 106.85 m²



Planta sexta



NORTH



SOUTH

EAST

7 - 1

Total Interior Surface: 72.03 m²

Living Room-Kitchen: 24.36 m²

DoubleBedroom1: 12.47 m²

DoubleBedroom2: 10.60 m²

Bathroom1: 3.29 m²

Bathroom2: 3.57 m²

Access-Hallway: 5.50 m²

Terrace: 71.68 m²



Planta séptima / ático



7 - 2

Total Interior Surface: 86.58 m²

Living Room–Kitchen: 35.54 m²

DoubleBedroom1: 15.71 m²

DoubleBedroom2: 9.69 m²

Bathroom1: 3.79 m²

Bathroom 2: 4.03 m²

Access –Hallway: 4.28 m²

Terrace: 106.73 m²



Planta séptima / ático



PURCHASE PROCESS

1. Deposit Contract:

we will sign the deposit contract, which will be 15% of the price.

2. Expansion of Deposit:

After 6 months from the start of the works, an additional 15% will be made, equivalent to 30% of the deposit in total.

3. Deed of Sale:

The final 70% in the notary when we deliver the apartment to you.

