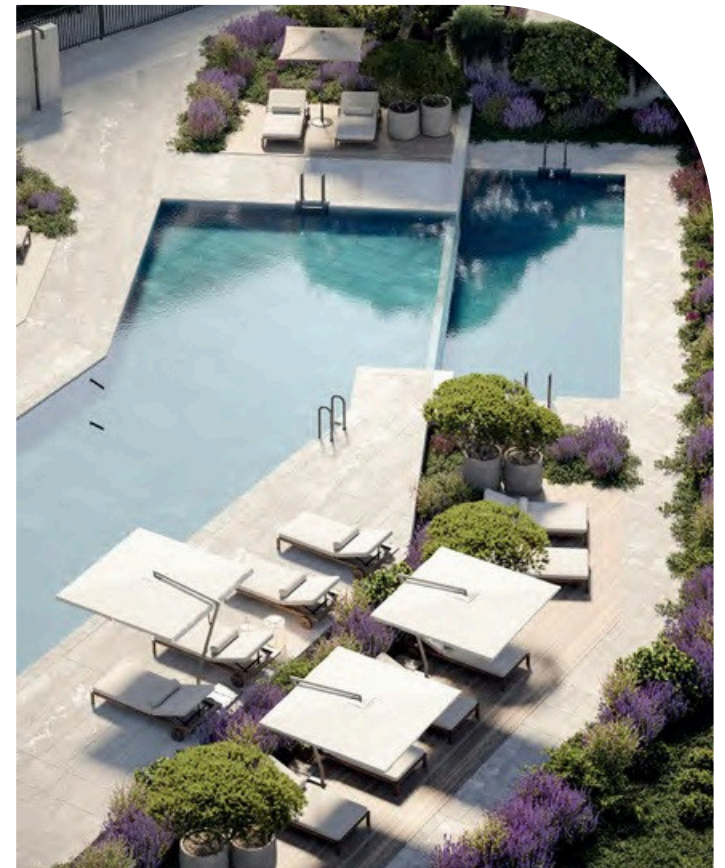


Elevated living,
with views that
inspire







Everyday harmony, framed by nature

Lush landscaped gardens, shaded walking paths, and tranquil green zones create a peaceful atmosphere that invites residents to slow down and reconnect with nature. Carefully preserved native vegetation blends with curated Mediterranean landscaping, offering both visual beauty and a sense of privacy.



Location



ESTEPONA

65 km

MARBELLA

35 km

FUENGIROLA

9 km



BENALMADENA

10 km

TORREMOLINOS

15 km

MALAGA AIRPORT

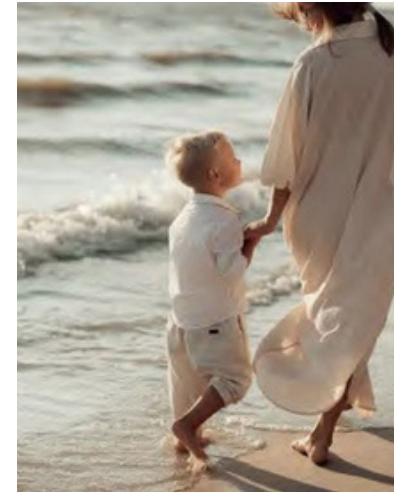
18 km

Unrivalled Location & Lifestyle

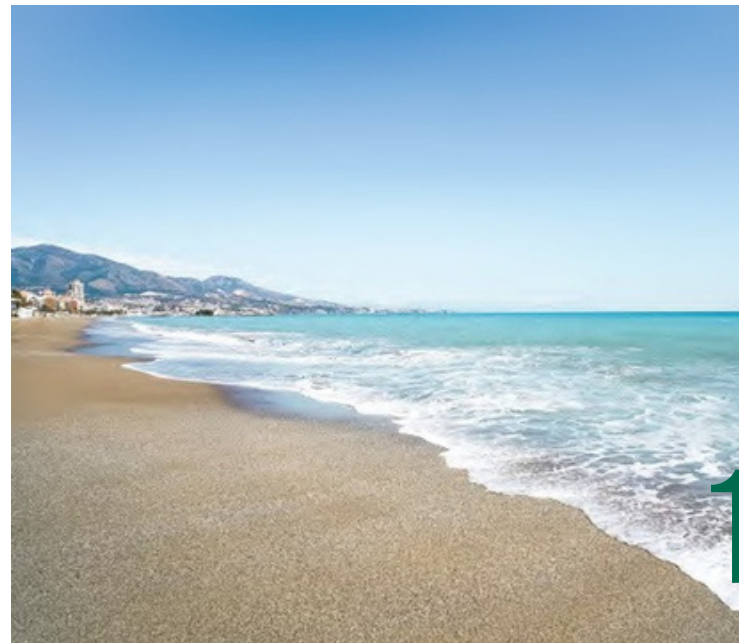
offers seamless access to the best of
southern Spain—golden beaches, fine dining, golf courses,
and Malaga International Airport — all within easy reach.



Golf courses



60



150kmC

0km





Site Plan

- 1 WATERFEATURES
- 2 DOGPAWWASHERS(INFRONT OF THE ENTRANCES)
- 3 VIEWPOINTS / SCENIC TERRACES
- 4 YOGA PLATFORM
- 5 DRINKING FOUNTAINS
- 6 KIDS' AREAS (PLAYGROUND, CLIMBING WALL, POOL)
- 7 PETANQUE
- 8 "UPPER" POOL
- 9 OUTDOOR WORKOUT AREA
- 10 "LOWER POOL"
- 11 LINEAR PARK
- 12 BBQ AREA
- 13 TABLE TENNIS AND CHESS TABLES
- 14 SPORT TERRACE
- 15 CLUB HOUSE
- 16 OUTDOOR LUNCH AREAS
- 17 PADLE COURTS AND A BASKETBALL HOOP (STREET BALL)



ELEGANT APARTMENTS & PENTHOUSES
WITH PANORAMIC SEA VIEWS



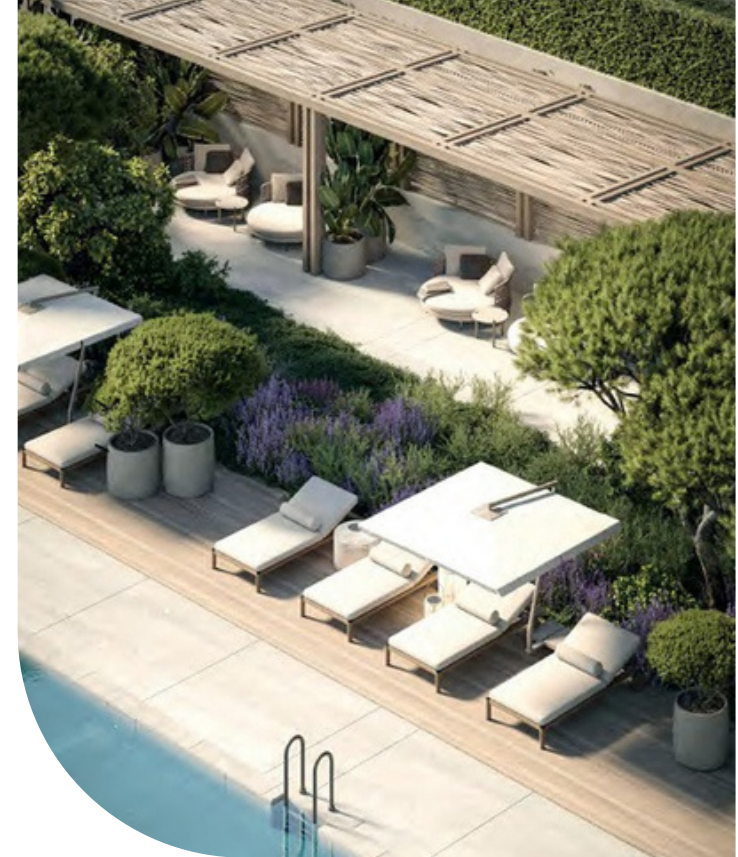






Garden & Sky Villas





GATED COMMUNITY & PREMIUM AMENITIES

The complex is a gated community offering a wide range of amenities to suit every resident's lifestyle. Everything is thoughtfully designed to provide ideal conditions for relaxation, active living, or productive work.

Club Residences, residents will find panoramic pools, fully equipped fitness and wellness zones, co-working spaces, social lounges, tranquil gardens, a linear park, hiking trails, paddle courts, and much more.





A wide range of on-site amenities





GYM & SPA

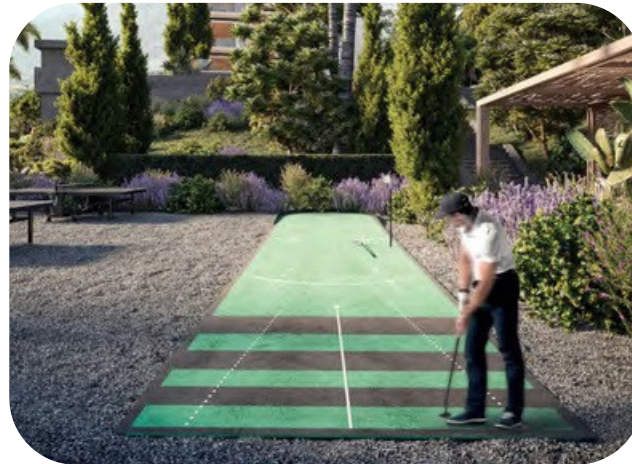
Cardio, bodybuilding, and yoga areas. Finnish sauna and Turkish bath



CO-WORKING ZONE

Individual desks, collaborative spaces, and soundproof

booths for video calls



LOUNGE & CONCIERGE

Comfortable and cozy environment perfect for relaxing

or meeting with friends



OUTDOOR ACTIVITIES

Hiking trails, paddle courts, golf, basketball court, kids' playgrounds, and more

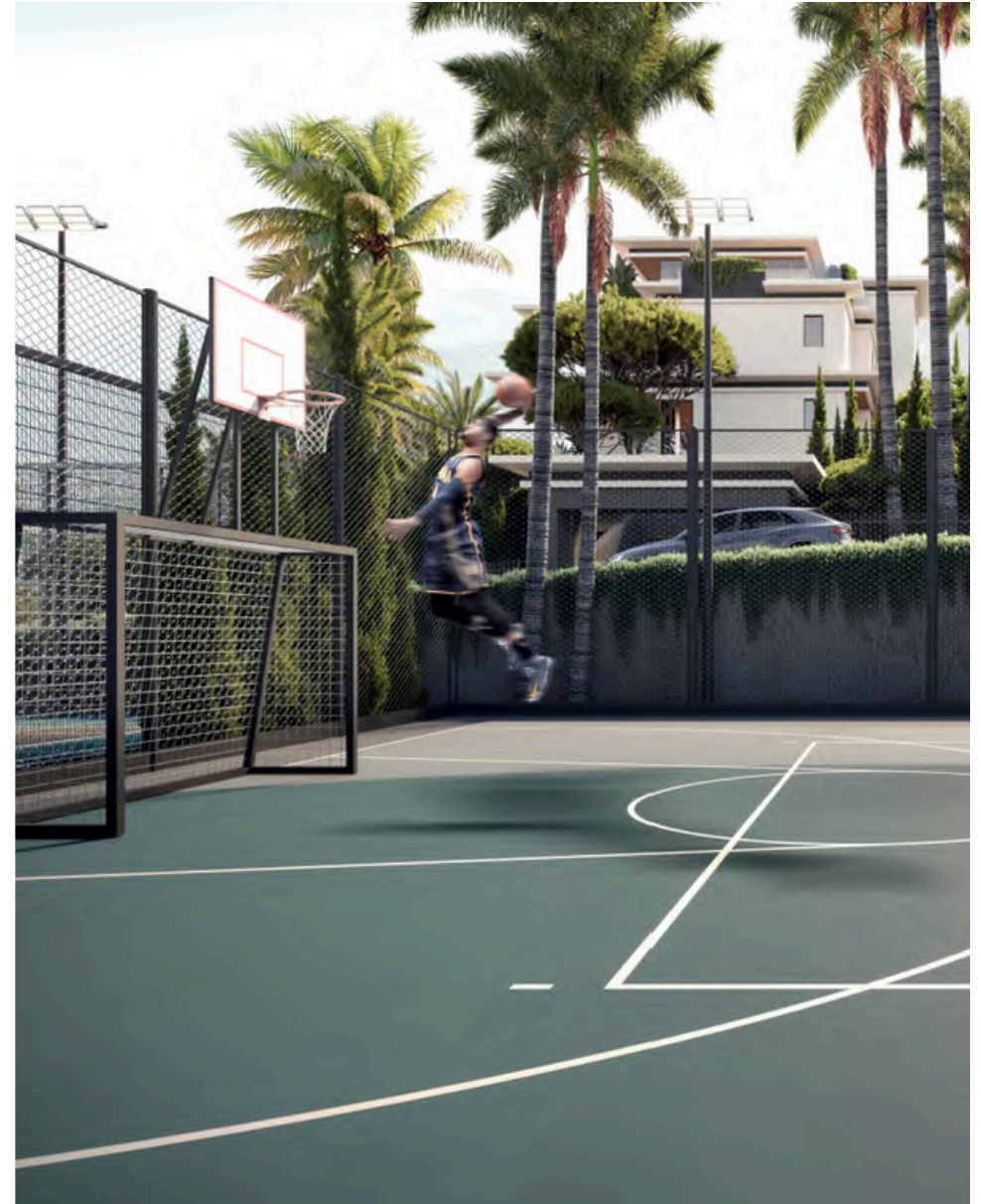
SWIMMING POOLS

Indoor and outdoor pools for all seasons. Safe and

fun paddling pool



A **PLAYGROUND** WITH FUN ACTIVITIES **FOR CHILDREN**



A **BASKETBALL COURT** FOR ENJOYABLE RECREATION





PÉTANQUE, TABLE TENNIS, CHESS,
PADEL, OR STREET BASKETBALL
— ACTIVITIES FOR EVERY MOOD.







Balanced Spaces. Refined Comfort.

APARTMENTS, PENTHOUSES,
GARDEN&SKY VILLAS

Inside, each residence offers a well-balanced layout designed to enhance comfort, functionality, and flow. Spacious open-plan living areas, premium finishes, and generous terraces invite both relaxation and entertaining.

Living room





The spacious rooms provide a comfortable and functional living environment.

Expansive panoramic windows flood the interiors with natural light, creating a bright and airy atmosphere.

Kitchen





Combining sleek design and everyday functionality with premium appliances from **top European brands**



Bedroom



Bedrooms provide a comfortable and functional living environment. Each space is crafted to balance elegance with everyday practicality.









Bathroom



Terrace







Quality Specifications

URBANIZATION

- Gated community with two secure clusters and multiple pedestrian access points.
- 24/7 security checkpoint connected to surveillance system.
- Barrier-free design for full accessibility.
- Stamped/decorative concrete pathways and landscaped areas with automatic irrigation system.
- Private water well in addition to municipal supply for irrigation.
- Energy-efficient outdoor lighting with programmed schedules and solar-powered fixtures.
- Multi-level lighting scenarios for energy saving.
- Green landscaping ensures privacy and creates the feeling of a private oasis.

BUILDING

- Silent elevators with capacity for 8 people in each block.
- Common areas illuminated with motion sensors and programmable schedules.
- Non-slip porcelain flooring throughout communal areas.
- Parking with modern design, clear navigation, and pre-installation for electric car chargers.
- Fire protection system, CO₂ detectors, and access control to the parking area.
- Private storage rooms for each apartment (except ground floor).

- Glass railings on terraces to maximize panoramic views.
- Façades with brickwork, polyurethane insulation, intermediate plastering and double plasterboard interior finish for maximum thermal efficiency.
 - Exterior finish with high-performance waterproof mortar, reinforced with fibers, painted in 3 coats.

INTERIOR FINISHES

- Walls and ceilings painted in three coats for durability and uniformity.
- False ceilings in plaster with hidden inspection hatches for equipment.
- Large-format porcelain flooring, with the option of parquet in bedrooms.
- Non-slip porcelain tiles on terraces, aligned to the same level as interior flooring.
- MDF or porcelain skirting boards.
- Bathrooms with porcelain tiles in wet areas and waterproof microcement finishes.
- Optional veneered wall panels and customizable color choices.
- Armored entrance doors with electronic locks.
- MDF painted interior doors with frames.
- Built-in wardrobes with melamine interiors, drawers, shelves, and lacquered MDF facades with minimalist handles.
- Pre-installation for motorized curtains or blackout blinds.

BATHROOMS

- Large-format porcelain floors and microcement wall finishes in wet zones.
- Walk-in showers with hidden drains and non-slip porcelain floors.
- Glass shower screens.
- Geberit wall-hung toilets with flush systems, bidet pre-installation.
- Integrated washbasins with storage cabinets, customizable colors.
- High-quality faucets and thermostatic shower systems from Italian brands (Zucchetti/Treemme).
- Option to install a bathtub in one of the bathrooms.
- LED mirrors installed in all bathrooms.

KITCHENS & LAUNDRY

- Italian-made kitchen furniture (Comprex or similar).
- Bright, open-plan kitchens with windows and central islands.
- Lacquered MDF fronts with handleless gola profile; customizable color options.
- Integrated LED lighting in cabinets.
- Porcelain countertops and backsplash with natural stone effect.
- High-end appliances from Siemens (oven, microwave, induction hob, dishwasher).
- 90 cm fridge-freezer from Bosch or Samsung.

- Powerful built-in extractor hood with external venting (Freca or similar).
- Large sink and faucet (Franke or similar).
- Optional: reverse osmosis water system, wine cooler.
- Laundry area with Siemens washer and dryer (location depends on apartment type).
- Pre-installation for outdoor kitchen and Jacuzzi on solarium terraces.

ENGINEERING SYSTEMS

- Aerothermal heat pump system for air conditioning and hot water.
- Independent climate control for each room (except bathrooms).
- Underfloor heating in all rooms (water-based), electric heating in bathrooms.
- Passive ventilation system meeting the latest standards.
- Centralized water softening system with insulated piping.
- Hot water tanks (180–260 liters depending on apartment type).
- Smart home system for climate and lighting control via app.
- Pre-installation for motorized curtains with app integration.
- Smoke, flood, and security sensors included.
- USB and Type-C sockets in all apartments.
- LED lighting throughout interiors and terraces.
- Outdoor water and waterproof power outlets on terraces.

- Pre-installation for TV connections on terraces.
- Optional Jacuzzi installation in private gardens of ground floor apartments.

ENERGY EFFICIENCY

- LED lighting with motion sensors in communal areas and garages.
- Solar-powered lighting fixtures in outdoor areas.
- Rainwater recovery system for irrigation.
- Automatic programmable irrigation system.
- Thermal insulation on façades, terraces, and roofs to minimize energy loss.
- High-performance windows with double glazing for energy efficiency.
- Latest technology for heating and hot water systems to reduce consumption.

SECURITY

- Video surveillance at all access points and common areas.
- Guard post for visitor identification and access control.
- Guest authorization and resident access through mobile app.
- Multiple identification methods for residents for convenience and safety.
- Access control for parking via license plate recognition, remote control, or keycard.
- Apartments equipped with central security unit (Ajax or similar).

- Smoke, flood, and intrusion sensors with immediate shut-off of water supply in case of leaks.
- Optional smart plugs with programmable settings.

COMMON AREAS & CLUB

- Extensive landscaped areas ensuring privacy for residents.
- Private gardens for ground floor apartments with service gates.
- Large swimming pools with multiple access points and depths, plus separate children's pool.
- Poolside area with shaded pergola, seating, and outdoor kitchen.
- Clubhouse with reception, lounge, spa area (indoor pool, jacuzzi, sauna, hammam), and gym with panoramic windows.
- Rooftop terrace on the clubhouse with summer kitchen and shaded areas.
- Dedicated wellness paths, outdoor workout zone, golf practice area, and children's playground.
- Lounge areas adapted for remote work, including private meeting pods.
- Parking for bicycles and scooters with controlled access.
- Pet washing stations at block entrances.
- Scenic viewpoints and picnic areas within the community.

