

A modern, multi-story residential building with a swimming pool and lounge area. The building features a light-colored facade with large windows and balconies. In the foreground, there is a swimming pool with a blue mosaic tile interior. Along the pool's edge, several lounge chairs with grey cushions are arranged on a green lawn. Four large, white patio umbrellas are open, providing shade. A low stone wall and a dense green hedge separate the pool area from the building. The sky is clear and blue, and a hillside with some vegetation is visible in the background.

BUILDING
SPECIFICATIONS
Block 1-2-3



Where light and sea take centre stage

Sunrises bathed in light, sunsets that light up the horizon and the sea breeze caressing every corner.

Is a place where the essence of Estepona blends with an exclusive lifestyle. Terraces opening onto the Mediterranean, private gardens and wellness areas invite you to live peacefully and elegantly in an environment designed for enjoyment.

FOUNDATIONS, STRUCTURE AND FAÇADE

The foundations and structure are made of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.

The façades combine thermal performance with a modern, contemporary design; the roofs are flat, waterproofed and thermally insulated, in accordance with the requirements of the Technical Building Code.

The façades are designed with a contemporary style; they are made of brick masonry on the outside and dry partition walls on the inside.

They will be finished with continuous cladding and have an air chamber with thermal and acoustic insulation, to offer greater energy savings and greater comfort in the interior of the property.



A modern, two-story house with a light beige facade and a prominent white balcony. The balcony has a glass railing and is furnished with wooden chairs and a table. Large windows on the ground floor offer a view into the interior, showing a dining area with a wooden table and chairs. The house is set against a clear blue sky, and a stone wall with some greenery is visible in the foreground.

EXTERIOR AND INTERIOR JOINERY

Exterior joinery

The exterior window and door systems feature thermal break technology and double glazing with an insulating air chamber, increasing the thermal and acoustic comfort of our homes.

Motorised blinds are installed in the living room, kitchen and bedrooms to provide light control and privacy.



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Interior joinery

The main entrance door is reinforced, smooth and lacquered. It features anti-leverage hinges, a security lock, a peephole and a smooth satin chrome doorknob, ensuring secure access. The interior doors have a modern design with smooth lacquered in white and plain handles with a satin chrome finish.

The bathroom and toilet doors are lockable from the inside.

The built-in wardrobes are modular units with smooth white doors, featuring either hinged or sliding doors depending on the type of property.

They are lined on the inside with wood-effect panelling, adding a touch of design and functionality.

The built-in wardrobes in the bedrooms have a hanging rail, shelves and drawers for easier organization.

The hall wardrobe is equipped with a hanging rail for long garments and a luggage shelf.

INTERNAL PARTITIONS

The interior partition walls of the properties are made with dry plasterboard and interior insulation, improving both their thermal and acoustic qualities.

The separation between the properties and the divisions between living spaces and common areas are designed to guarantee acoustic and thermal conditions in accordance with the Building Technical Code.



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PAINTS FINISHES, CEILINGS AND FLOORING

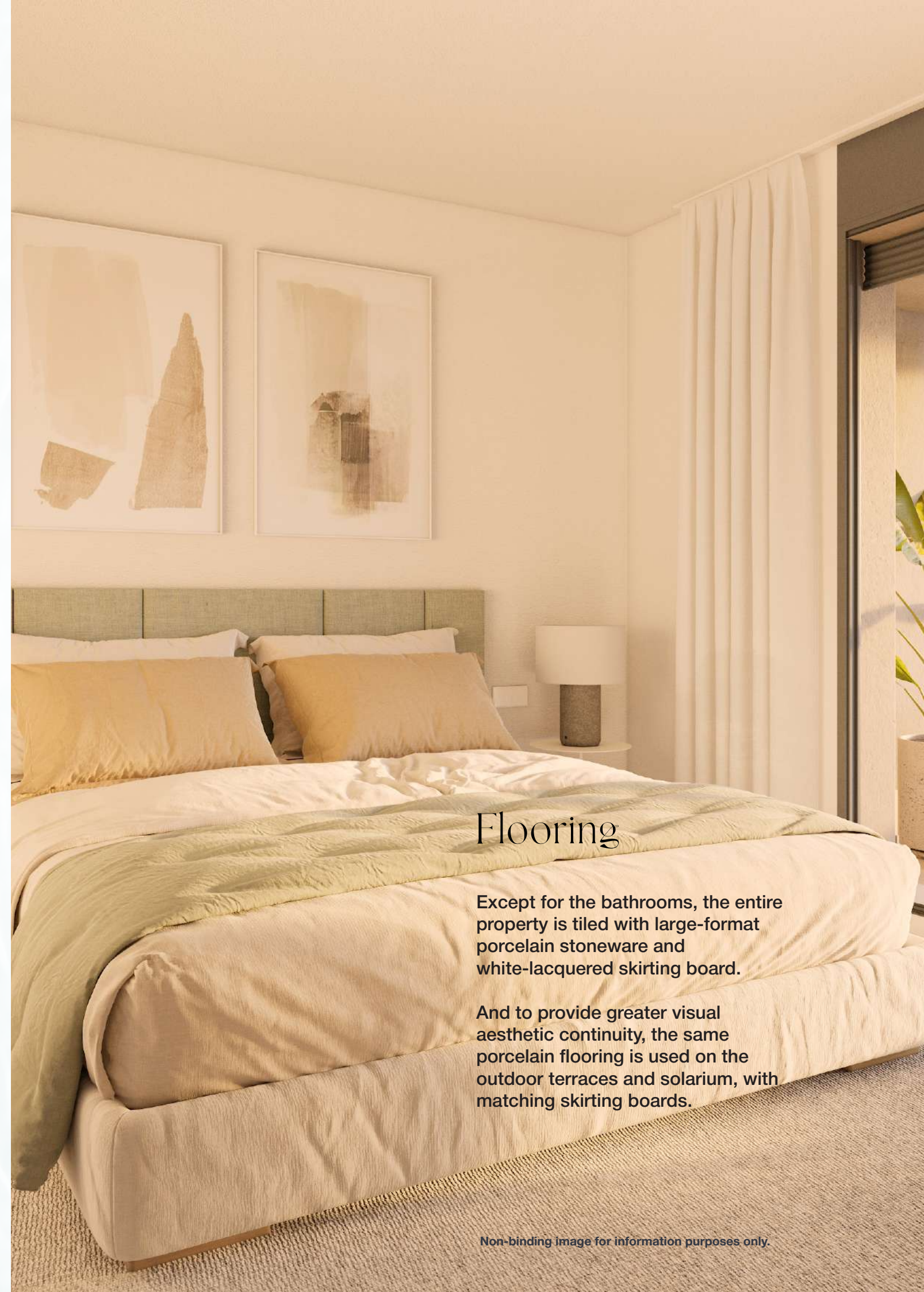
Paints finishes and ceilings

The properties have smooth plastic paint on the horizontal and vertical walls, perfectly coordinated with the rest of the finishes.

The ceilings are lined with plasterboard to ensure a smooth, flat finish with strategically placed access panels to facilitate access to the installations without compromising the design.

The false ceilings are accessible in the laundry rooms where the indoor unit of the air-conditioning system is located.

They feature built-in LED lighting in the corridors.



Flooring

Except for the bathrooms, the entire property is tiled with large-format porcelain stoneware and white-lacquered skirting board.

And to provide greater visual aesthetic continuity, the same porcelain flooring is used on the outdoor terraces and solarium, with matching skirting boards.

KITCHEN

The kitchen is fitted with a front section of upper and lower cabinets and a compact quartz countertop, with the same material covering the wall between the units. The rest of the walls are painted.

It is equipped with Bosch appliances: built-in fridge-freezer, built-in dishwasher, induction hob, electric oven, built-in extractor hood. Furthermore, a washing machine is also installed in the laundry rooms.

For the perfect ambience, the kitchen is equipped with recessed ceiling-mounted LED lighting.

BATHROOMS

The bathroom walls combine areas with top-quality ceramic tiles and painted surfaces.

White vitrified porcelain sanitary ware and resin shower trays.

The taps are chrome mixer taps with a water and energy saving system, and the showers are equipped with thermostatic columns.

The bathrooms include a washbasin built into a wall-mounted unit and mirror with integrated LED lighting. For greater comfort, an electric towel radiator is installed.

The ensemble is completed with recessed ceiling-mounted LED lighting and a shower screen in all the showers.



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AIR CONDITIONING AND HOT WATER

The properties have an individual aerothermal system for DHW production with a storage tank, mainly using the energy from the air (or outdoor environment), which is considered renewable energy by the European Union. This system offers energy savings and respect for the environment in which we live.

The properties also have individual air conditioning via supply and return grilles in the living room and bedrooms.



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VENTILATION

The ventilation system of the properties guarantees a healthy interior environment and compliance with the Building Technical Code.

The system is discreetly integrated to provide a healthy and comfortable environment throughout every corner of the property.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation complies with the Low Voltage Electrotechnical Regulations. Telecommunications sockets in accordance with current regulations are fitted in living rooms, bedrooms and kitchens in accordance with applicable regulations.



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COMMON AREAS

Our fully enclosed and fenced residential complex offers:

- An outdoor swimming pool with saline chlorination system and interior lighting with snack bar area.
- Wellness area with a fully equipped gym.
- Gardens with native species with an automatic watering system and low consumption LED lighting.
- A digital parcel delivery area for residents' convenience.
- Entrance lobbies designed to match the architectural style of the building, featuring a careful combination of materials and equipped with a colour video intercom system with a terminal in the lobby.
- Communal area.
- Lifts with cabins adapted for persons with reduced mobility.
- Security and accessibility are also guaranteed in the garage, which has pre-installation for electric vehicles charging and with fire protection systems and emergency lighting adapted to current regulations.

CALIFICACIÓN ENERGÉTICA DEL PROYECTO		ETIQUETA
DATOS DEL EDIFICIO		
Normativa vigente: construcción / rehabilitación	Tipo de edificio: Edificios de viviendas	
CONSTRUCCIÓN	Dirección: Pa R5	
Referencia/s catastrales: 6334118UF0363S0001BE	Municipio: Estepona	
	C.P.: 29680	
	C.Autónoma: Andalucía	
ESCALA DE CALIFICACIÓN ENERGÉTICA		
A más eficiente	Consumo de energía kWh/m²/año: 11.05	Emisiones kg CO₂/m²/año: 1.89
B		
C		
D		
E		
F		
G menos eficiente		
REGISTRO		
PRY/001299296/01/2025		23/06/2034
Válido hasta dd/mm/aaaa		
ESPAÑA Directiva 2010/31/UE		

Energy Efficiency Certificate available at the Sales Office as well as in the 'Downloads' section of the development file at www.avantespacia.com.

Any variation that may occur between the Energy Efficiency Certificate of the project and the Certificate of the completed property will not affect the Letter indicated in the Energy Rating.



SUSTAINABILITY AND EFFICIENCY

*Committed to the environment,
we offer sustainable and efficient
projects promoting actions and
measures that will improve your
quality of life:*

- With an efficient design that improves the quality of the property by seeking the best orientations, views and thermal control, as well as better natural lighting of the interior spaces.
- Integration in our environment, in serviced sites, promoting sustainable mobility, easy access and the environmental improvement of common areas.
- Using efficient construction techniques and installations to increase the comfort of the property, with a special focus on thermal and acoustic insulation.
- Implementing energy efficiency in our homes, with high performance and the best solutions to achieve: energy savings through photovoltaic panels installed on the roof, which reduce energy consumption and minimize direct CO2 emissions in our living spaces and common areas.
- Including renewable and sustainable energies to produce domestic hot water through aerothermal systems, and air conditioning with a high efficiency heat pump, which contributes to better energy efficiency and increased savings on utility bills.
- Promoting sustainable water consumption.
- Recycling bins in common areas to ensure good waste management and effective recycling
- Health and well-being by providing our living spaces with quality lighting with presence sensors that guarantee lower energy consumption, together with ventilation and thermal regulation systems.
- Efficient and sustainable mobility in our common areas, with pre-installed electric vehicle chargers.

DEVELOPER'S SIGNATURE

CLIENT'S SIGNATURE

WE BUILD IN COMPLIANCE WITH THE BUILDING TECHNICAL CODE AND CURRENTLY APPLICABLE REGULATIONS.

Please note: The information contained in this document may be subject to variations for technical, commercial or legal reasons.

The images of the spaces provided by our suppliers are included only for illustrative purposes of the materials and finishes referred to, and in no case do they represent the final image of the properties in the development.

