



M A R B E L L A

INVESTMENT PROPERTIES



ESTEPONA

SUITES & RESIDENCES

ESTEPONA MEDITERRANEAN LUXURY

This is a unique residential development located in the exclusive area of **Cancelada**, in Estepona's **New Golden Mile**. This privileged enclave, renowned for its tranquillity, natural beauty, and access to first-class amenities, has become one of the most sought-after destinations on the **Costa del Sol**.



Live in Estepona's
New Golden Mile.

Embrace an outdoor
lifestyle close to nature.

The development offers a wide range of options tailored to meet the needs of its residents: **2- and 3-bedroom homes**, including duplexes, ground-floor apartments with gardens or spacious terraces, and **exclusive penthouses with solariums**. Each home comes with a **storage room and garage**, and many offer breathtaking **panoramic views of the Mediterranean**, ensuring an unparalleled living experience.

The development is designed to maximise enjoyment of the Costa del Sol's privileged surroundings. The spectacular **communal swimming pool** is perfect for unwinding and making the most of the **320+ days of sunshine** the region enjoys each year—whether with family or in moments of personal relaxation under the Mediterranean sky.

◆ CANCELADA CHARM IN THE COSTA DEL GOLF



A well-established and charming setting.

Every year, thousands of visitors choose **Cancelada** as their destination of choice for **luxury and comfort**.

Beyond its exclusivity and natural beauty, Cancelada offers a wealth of options for **sports and outdoor enthusiasts**. From **renowned golf courses** to a prestigious equestrian school (the **Escuela de Arte Ecuestre Costa del Sol**) to a variety of water

sports, including diving, paddleboarding, sailing, and kitesurfing. Just **20 minutes from** The development you'll find the legendary **Real Club Valderrama in Sotogrande**, widely regarded as the **best golf course in continental Europe**. Whether you're a **seasoned golfer** or just discovering the sport, this region offers top-tier facilities to elevate your game.

Europe's finest golf just minutes away.

Cancelada is a paradise for **golf lovers**, surrounded by some of **Andalusia's most prestigious courses**, including **Flamingos Golf, Cancelada Club Golf, El Campanario Golf & Country House, and Atalaya Golf & Country Club**.

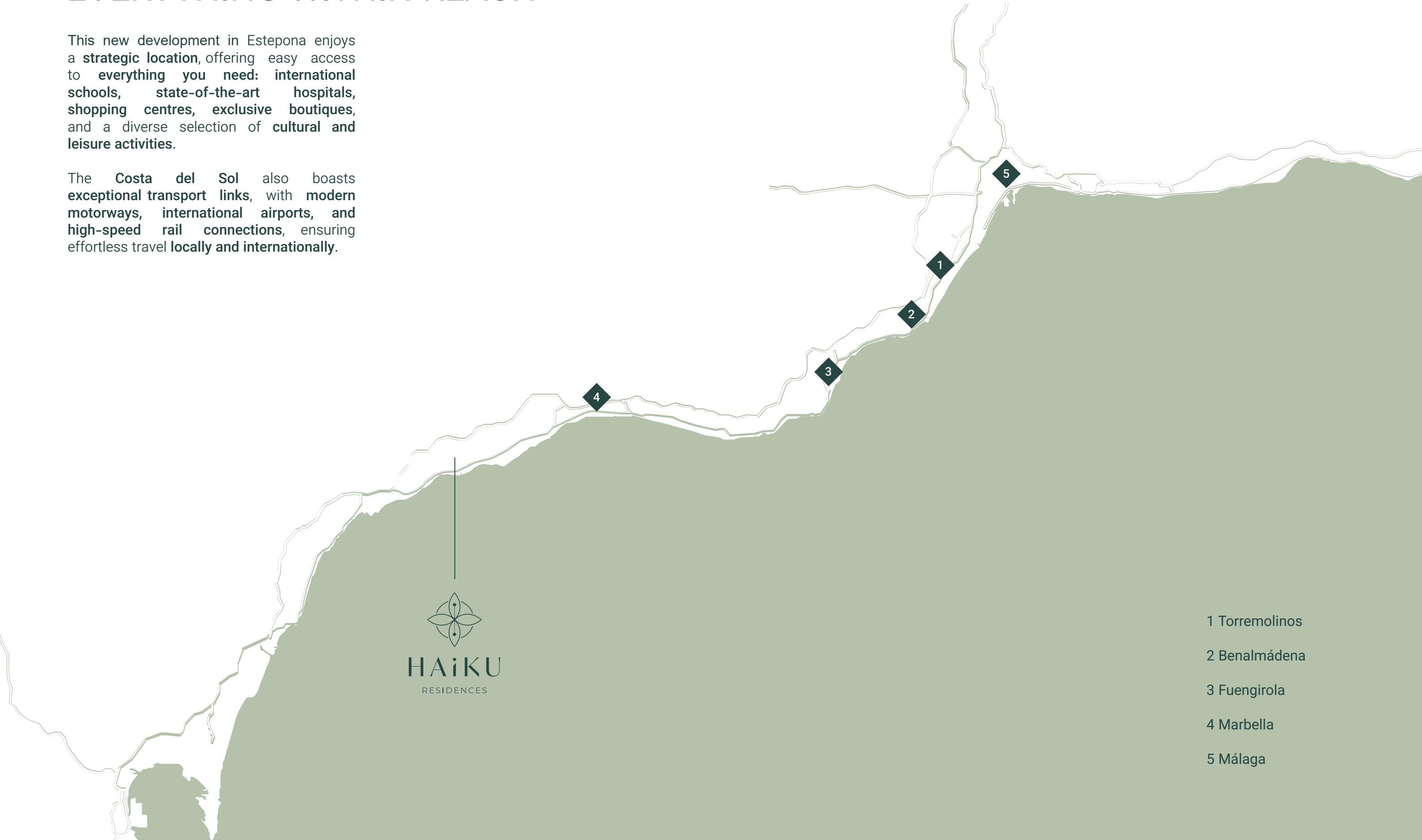
The **Costa del Sol**, famously known as the "**Costa del Golf**", boasts over **70 golf courses**, making it an unmissable destination for golf enthusiasts of all levels.



SERVICES & LEISURE EVERYTHING WITHIN REACH

This new development in Estepona enjoys a **strategic location**, offering easy access to **everything you need**: **international schools**, **state-of-the-art hospitals**, **shopping centres**, **exclusive boutiques**, and a diverse selection of **cultural and leisure activities**.

The **Costa del Sol** also boasts **exceptional transport links**, with **modern motorways**, **international airports**, and **high-speed rail connections**, ensuring effortless travel **locally and internationally**.



- 1 Torremolinos
- 2 Benalmádena
- 3 Fuengirola
- 4 Marbella
- 5 Málaga

◆ THE RESIDENTIAL COMPLEX ELEGANCE & COMFORT



A home with Mediterranean views.

Perched on a **Mediterranean hillside**, The development seamlessly blends the **serenity of nature** with **proximity to the beach**. From here, residents enjoy an **exceptional quality of life**, in an environment where the **sea and mountains harmoniously coexist**.

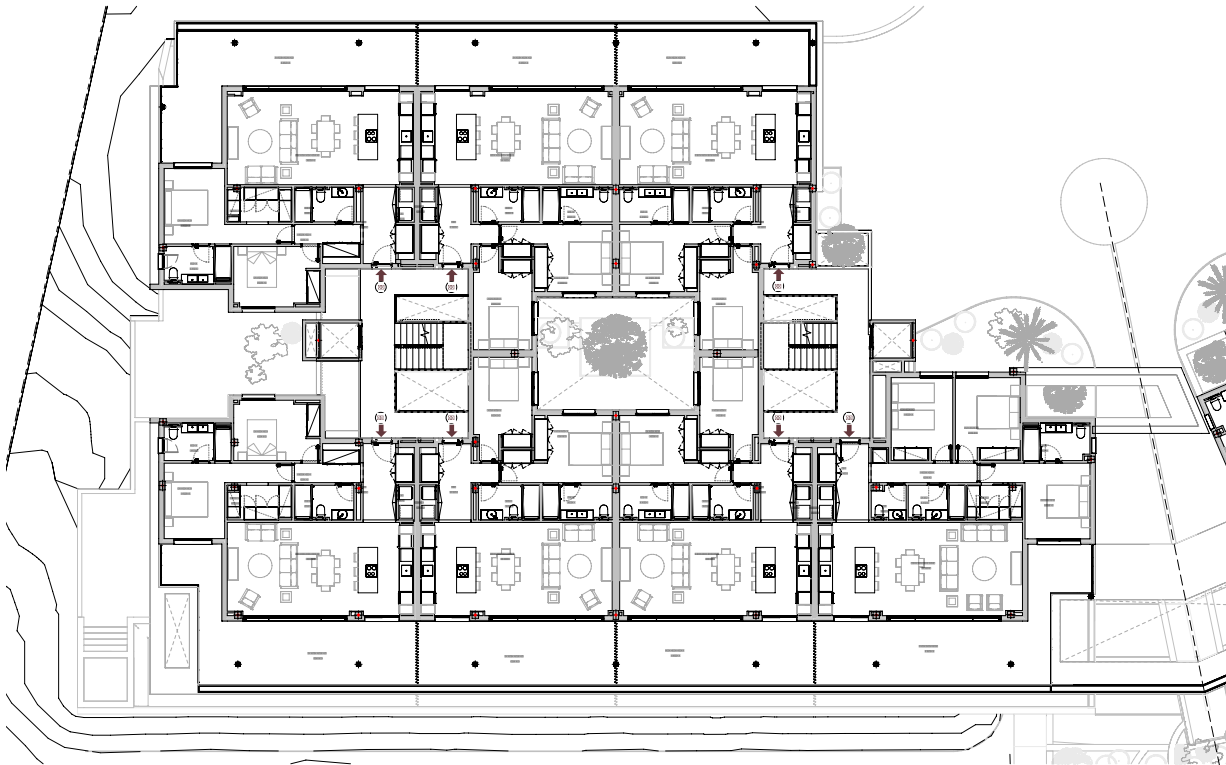
A residential complex designed for well-being.

The **architecture and design** of This new development focus on enhancing **residents' quality of life**. The **communal spaces** foster **social interaction and relaxation**, featuring **Mediterranean gardens, walking paths, relaxation areas, a swimming pool, community lounge, spa, and gym**.

Each property includes a **private parking space and storage room**, ensuring **maximum comfort and functionality**.

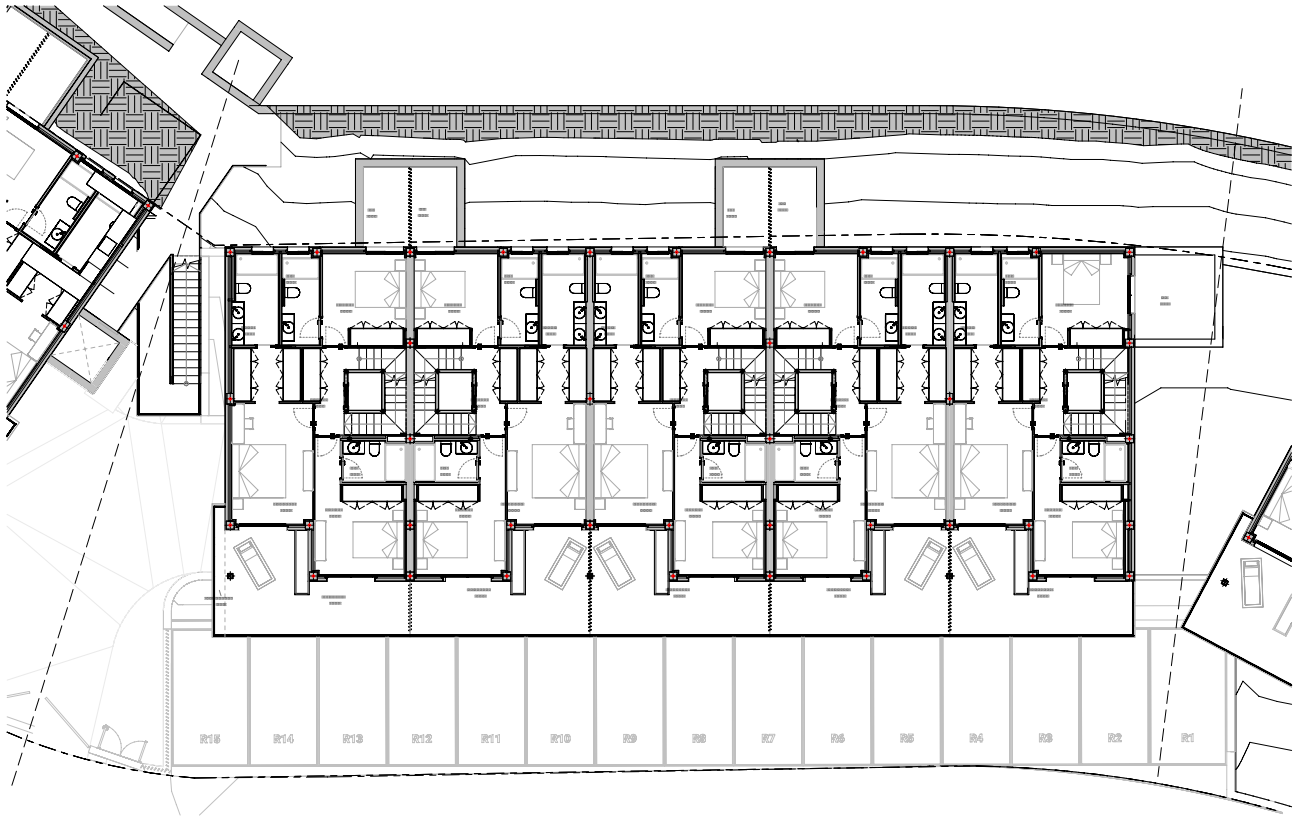
N.1 P1 SUITES 2

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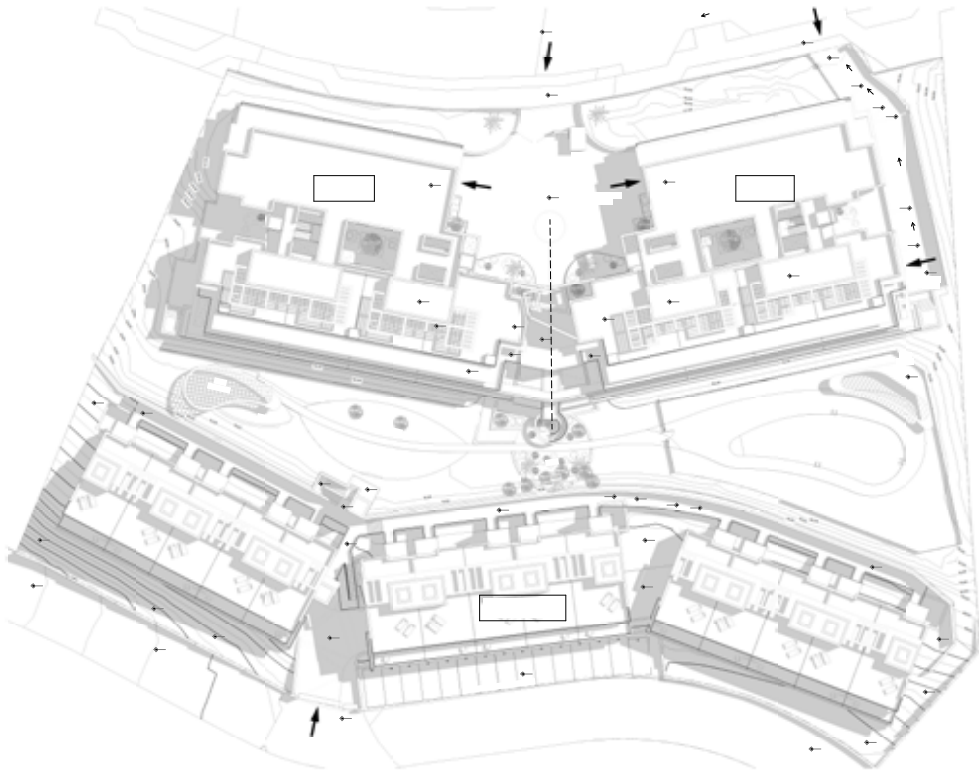
RESIDENCES 2 BAJA

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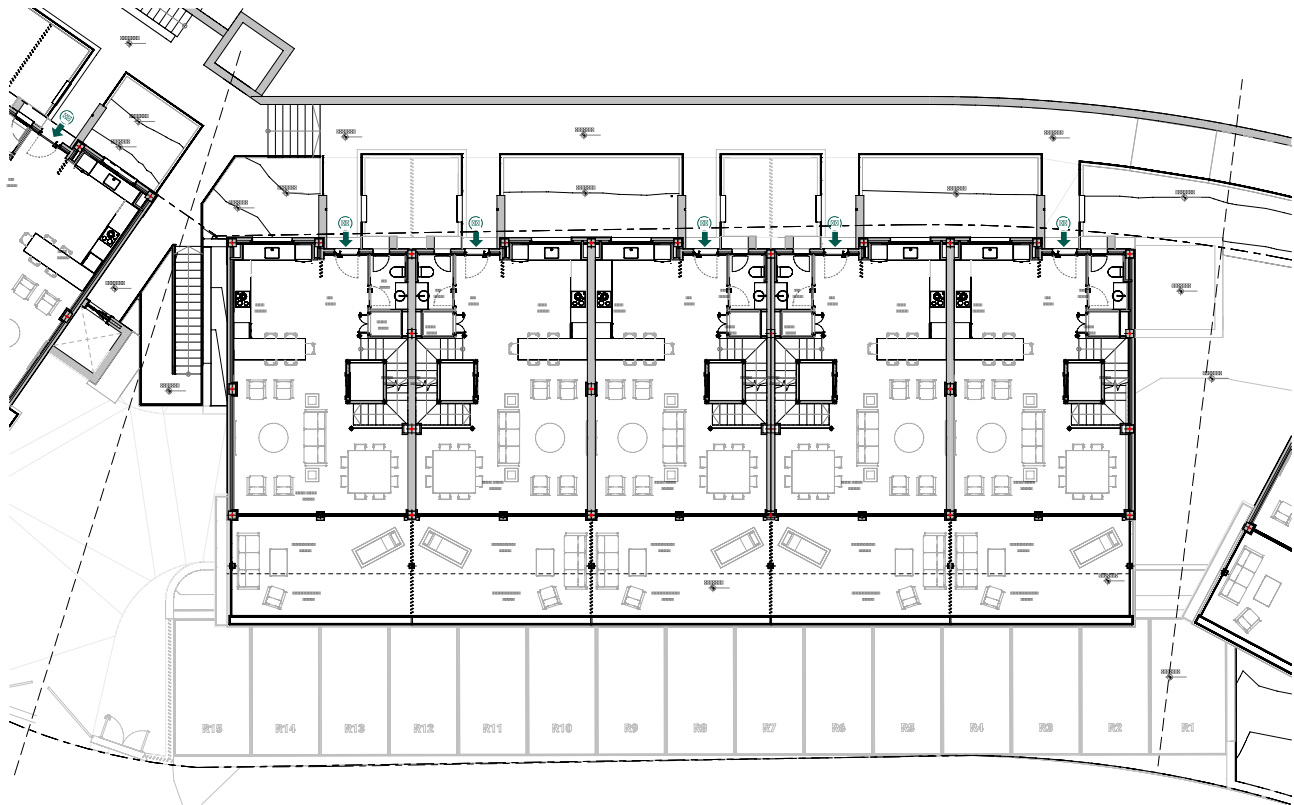
EMPLAZAMIENTO

1:200



RESIDENCES 2 ACCESO

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Modern, sustainable architecture.

The development residences, available in 2, 3, and 4-bedroom layouts, stand out for their contemporary and functional design. Featuring spacious southwest-facing terraces, open-plan interiors with large windows, and high-quality finishes, these homes offer bright and inviting living spaces.

The development has been built with a strong commitment to sustainability, incorporating eco-friendly materials and optimising energy efficiency, ensuring both resident well-being and environmental responsibility.

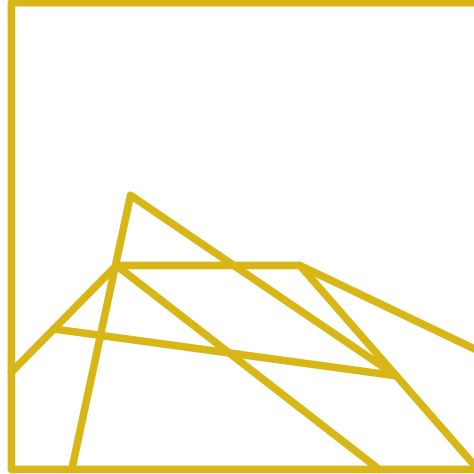
Living a home to
dream of.

Welcome to This new development—a home where nature, luxury, and quality of life come together in perfect harmony.

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