

**M A R B E L L A**

INVESTMENT PROPERTIES



AT ESTEPONA









AT ESTEPONA

*where life moves with the breeze*

*"Estepona is the evolution of modern Mediterranean living. A rare fusion of elegance, privacy and personal space, for those who value subtlety over spectacle".*





This New Development at Estepona



W E L C O M E

# LUXURY. LIBERATED.

**This New Development at Estepona** is not simply a place to live. It's a lifestyle ecosystem. From sunrise swims in your private pool to sunset walks on the coastal path, this is not just a home. It's a statement.

Nestled in the vibrant heart of Estepona's rising west side, this low-density, high-impact development brings 78 - 1, 2, 3 and 4 bedroom luxury apartments to life with vision and care.

Framed by lush vegetation and flooded with natural light, each home feels like a private departure from ordinary life.





This New Development at Estepona



INTERIORS

# WHERE FORM FINDS FEELING

There's a softness to the interiors at **This New Development at Estepona**. A restrained palette of neutral tones. Natural textures of wood and stone. Spaces that breathe and flow, with floor to ceiling glass doors that blur the line between inside and out.





This New Development at Estepona



I  
N  
T  
E  
R  
I  
O  
R  
S

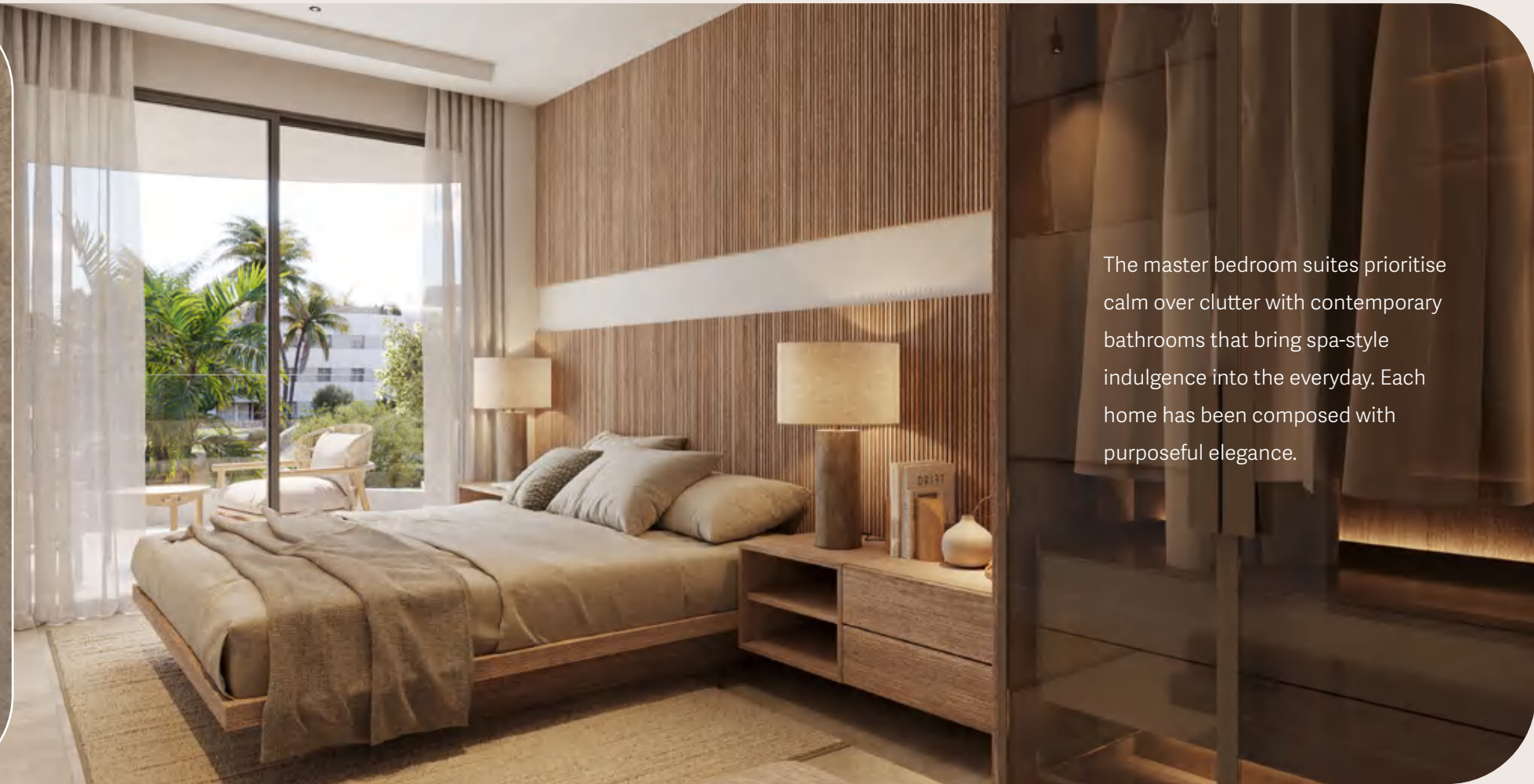
*“Generous proportions invite you to move slowly and allow natural light and air to move freely. This is interior design that doesn’t try too hard. Because it doesn’t need to”.*











The master bedroom suites prioritise calm over clutter with contemporary bathrooms that bring spa-style indulgence into the everyday. Each home has been composed with purposeful elegance.



This New Development at Estepon



# MODERNITY MEETS THE MEDITERRANEAN

At **This New Development**, architecture amplifies the outdoors. Smart building orientation and low-density design ensure maximum privacy, optimal sunlight and expansive green views.

EXTERIORS





This New Development at Estepona



# EDGES SOFTENED BY NATURE.

*Angles orientated to light.*

The apartments embrace the environment. Sculptural yet subtle. Curved terraces echo the movement of the coast and even the communal zones are grounded in nature, with green roofs, layered foliage and the filtered shade of palms.









Ground-floor, corner-units enjoy wrap-around private gardens with their own private pool.





This New Development at Estepe



EXTERIORS

*Penthouses raise the bar even higher with solariums, sea views, rooftop pools, and the option for an outdoor kitchen, made for Mediterranean entertaining.*





This New Development at Estepona



# MODERN, MINDFUL LIVING.

*A community built around your rhythm.*

**This New Development at Estepona** offers resort-level amenities, discretely concealed within the natural landscape. A spa tucked behind flowering stone walls. A serene coworking space with garden views and filtered daylight. A fitness suite where glass walls frame trees, not treadmills.

FACILITIES









This New Development at Estepona



# RESORT LIVING.

*Minus the check-out time.*

Begin your day with a peaceful swim in the heated indoor pool or energise in the refreshing outdoor salt-water pool. Surrender to the spa with a sense of stillness you can't buy anywhere else or connect with like-minded neighbours over a fireside drink in the evening.





This New Development at Estepona



# THE NEW PULSE OF ESTEPONA.

Set in Estepona's flourishing west, **This New Development** enjoys a prime location just moments from it all. A short stroll to the beach and even shorter to local conveniences.

This is where the Costa del Sol shows a softer side: local, connected, and naturally elevated. It's not about being in the centre of it all. It's about knowing when to step away.

LOCATION







# MINUTES FROM THE SEA.

*Miles from the stress*

**Estepona Port** and old town lie within easy reach, just a few minutes by car or an enjoyable walk along the coastal footpath. The local neighbourhood boasts a supermarket, a brand-new hospital, excellent schools, an **18-hole golf course** and the fabulous **Alcazaba Lagoon resort**.

Surrounded by landscaped green zones this address balances wellness, connection and opportunity, in an area that promises excellent growth potential.







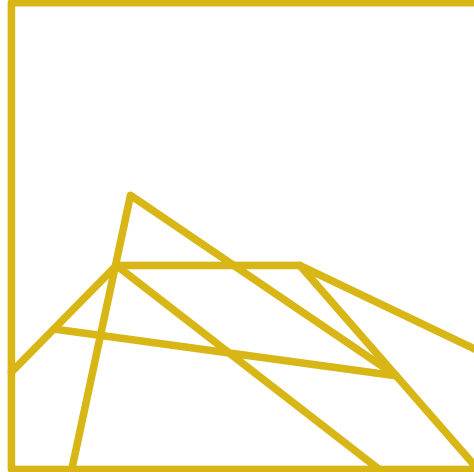




## AT ESTEPONA

This dossier is exclusively informative, not binding. This information is based on the Project currently available, which is of an exemplifying nature, and may undergo eventual necessary modifications derived from variations of the definitive Project, produced by technical, legal reasons, licenses and other administrative requirements that may affect the Development, and the Promoter reserves the right to make the relevant modifications in order to comply with legal, administrative and technical provisions or at the request of the competent authority or the facultative management of the Development. The images, infographics, plans, sketches, designs and dimensions contained in this dossier are merely indicative, being subject to legal, commercial or technical modifications. Likewise, the elements of furniture, accessories, equipment, decoration and other elements that may be observed are illustrative in character and may be replaced by others in the future. The elements of decoration and furniture shown may be purchased in addition to the price of the property.





# MARBELLA

INVESTMENT PROPERTIES

MARBELLA INVESTMENT PROPERTIES  
TEL:++34 644 286 307  
PLAZA DE LOS NARANJOS, 3, 29601 MARBELLA, MÁLAGA  
INFO@MARBELLAINVESTPRO.COM  
WWW.MARBELLAINVESTPRO.COM

*Trust in the property experts*