

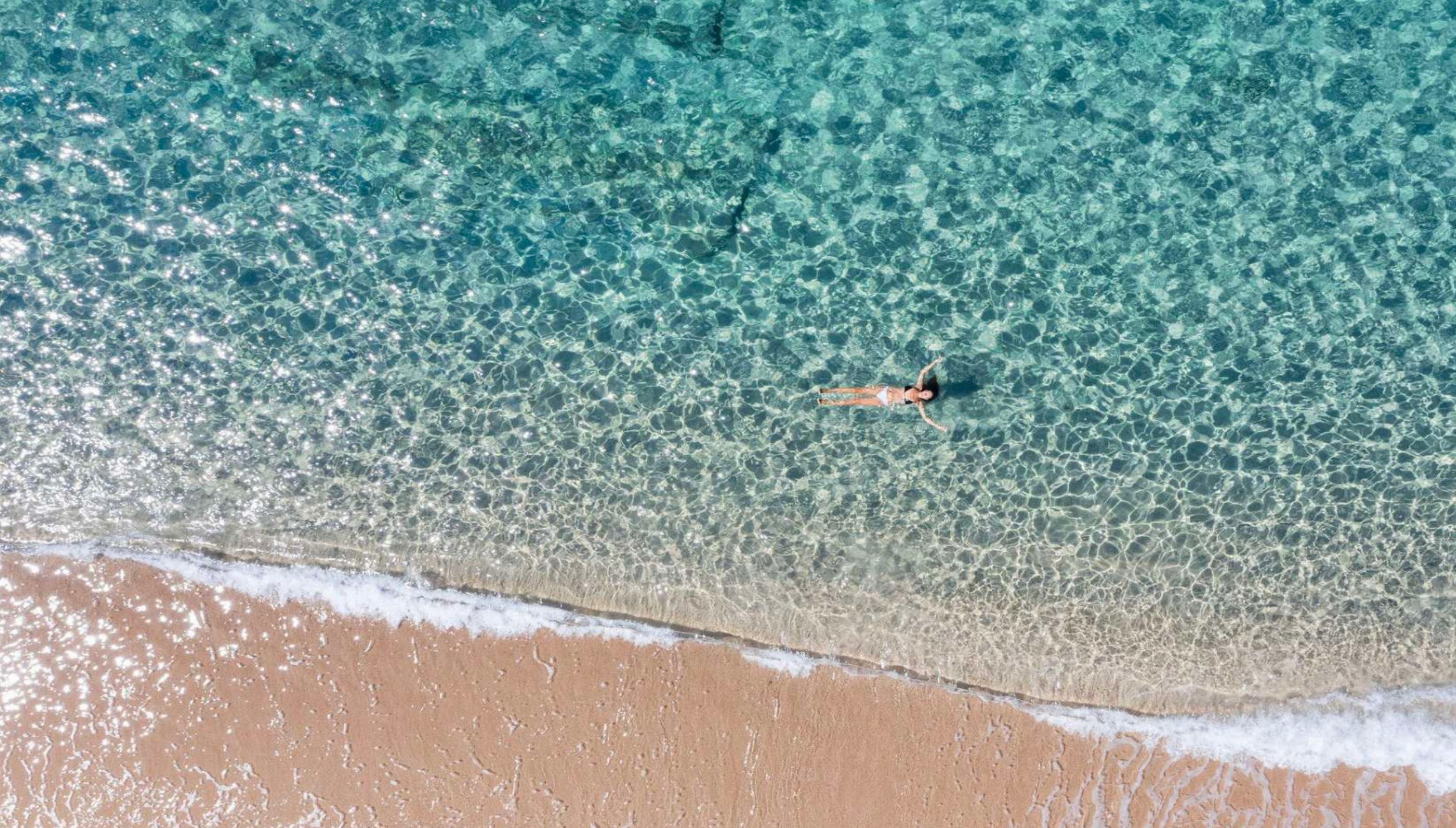
**M A R B E L L A**

INVESTMENT PROPERTIES



*Tailored for Freedom. Designed for Life.*





There comes a moment when you stop searching  
for somewhere to simply stay...  
and begin searching for somewhere to truly live.



# Tailored for Freedom. Designed for Life.

A home isn't just about square meters and specifications. It's about the feeling of complete freedom, absolute tranquillity and effortless elegance the moment you cross the threshold.

A brand-new collection of intelligently designed homes set beside the fairways of Estepona Golf, in one of the Costa del Sol's most exciting and fastest-growing residential locations.



# The Ultimate Expression of Living Well.

The Development is a strictly limited, low-density residential community of semi-detached townhouses. These homes have been intelligently designed to give owners something increasingly rare on the Costa del Sol.

**Genuine living space.**

With only 40 residences available, the residential represents a unique opportunity to own a spacious modern home in Estepona's emerging western district. Moments from golf, beaches, marinas, restaurants, international schools and the vibrant heart of town itself.



Conceived for those who seek an authentic, elevated piece of Andalusian paradise, this boutique collection of modern residences represents a flawless marriage of striking contemporary architecture and the raw, undulating beauty of its natural surroundings.



This is more than a place to stay.  
It is a statement of how you choose to live,  
designed meticulously from the ground up to protect  
your peace and inspire your senses daily.



## Generous by Design.

Step inside and experience a profound sense of scale.

Unlike typical holiday properties, the residential development has been engineered with permanent, long-term comfort in mind. The ground floor unfolds into an immense, fluid open-plan living area, flooded with Mediterranean light, creating a seamless environment for hosting or quiet family connection.



The crown jewel of each residence is the spectacular, master bedroom suite, offering the kind of dimensions usually reserved for significantly larger villas.



Complete with a generously proportioned walk-in dressing room and a spa-like en-suite bathroom, that creates a true sense of sanctuary.

Guest bedrooms are significantly larger than average, ensuring that family members or international visitors experience the same uncompromising level of comfort.



# Outdoor living is your new everyday rhythm.

Outside, the development transforms into a private wellness resort designed to optimise your health, vitality and peace of mind. The transition from indoor sophistication to outdoor freedom is completely seamless, providing beautifully flexible spaces to relax, entertain, work remotely or simply enjoy the sunshine that defines life on the Costa del Sol.



Morning coffees overlooking the golf course.  
Long lunches with friends beneath blue skies.  
Children playing outdoors while the sun sets over the hills.

This is the lifestyle buyers dream about when they imagine southern Spain.



Expansive floor to ceiling glazing opens up to grand private terraces looking out to the communal landscaped gardens that frame stunning views over the pristine golf fairways and the natural Andalusian countryside.

The development itself has been carefully designed around wellbeing, tranquillity and connection to nature.

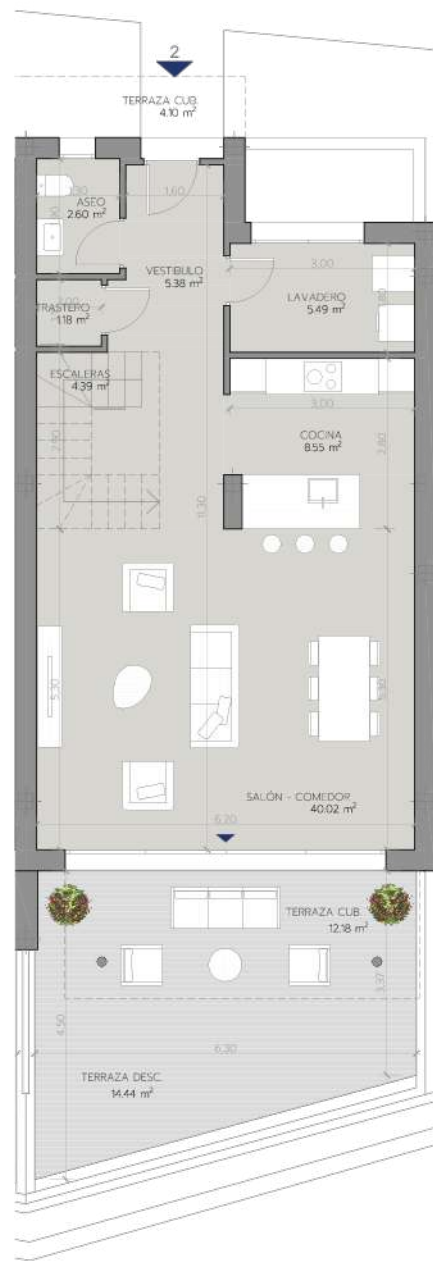
**Poolside Pleasure:** Wander down through the lush, communal gardens to find a spectacular outdoor swimming pool featuring a premium saltwater chlorination system and ambient evening lighting.

**The Outdoor Gym:** Re-energise your body in the fully equipped gym area, allowing you to prioritise physical well-being under the open sky.

The Luxury of Choice:

# Layouts Tailored to Your Lifestyle:

Because true luxury adapts to how you live, the development offers three distinct property typologies designed to mirror your personal lifestyle:



Ground Floor



First Floor

## Type One

The Terrace Residences: Crafted for lovers of sleek, low-maintenance cosmopolitan living. These homes feature expansive elevated terraces that perfectly frame the golf course views, ideal for seamless indoor-outdoor dining.



Ground Floor



First Floor

----- Zona a ajardinar. Sin césped ni plantaciones.



Parcel

# Type Two

The Garden Residences: These properties appeal directly to families, pet owners and passionate gardeners who crave the space and privacy of a standalone villa without the high-maintenance hassle. Plus, with the extra outdoor space you can choose to add your own private pool.



Ground Floor



First Floor



Solarium

# Type Three

The Solarium Residences: Select residences feature magnificent, elevated solariums with the option to add a plunge pool. A private, sky-high oasis perfect for sunset cocktails, sunrise yoga, or basking under Spain's 320+ days of annual sunshine.



# Estepona's Rising Residential Hotspot

Location is the ultimate luxury and the exclusive development sits at the very heart of the West Estepona expansion zone, undeniably the fastest-growing, highest-potential real estate investment pocket on the coast.

Fronting the prestigious Estepona Golf course, this location offers an enviable micro-community where the sea smoothly meets the green.



While you enjoy the absolute peace and privacy of an exclusive residential neighbourhood, you are never more than a few minutes away from the vibrant beat of the coast:

- **Estepona Golf Club House:** A mere stroll away, the club house features a beautifully designed bar, a fantastic restaurant, and a panoramic terrace boasting stunning sea and fairway views. It is your immediate local spot for a morning espresso, a casual lunch, or socialising with an international community of neighbours.

- **The Alcazaba Lagoon Resort:** Within walking distance is one of the most unique, exclusive amenities in Europe. This spectacular crystal-clear inland turquoise lagoon offers an exotic beach environment right in the hills. Complete with fine sand, two vibrant beachside chiringuitos (restaurants), and a massive array of water sports including kayaking, paddleboarding, and windsurfing, it provides a year-round tropical escape without ever leaving your neighbourhood.



- **The Seafront:** Just 1.5 km brings you to the local beaches, seafront promenade and upscale beach clubs

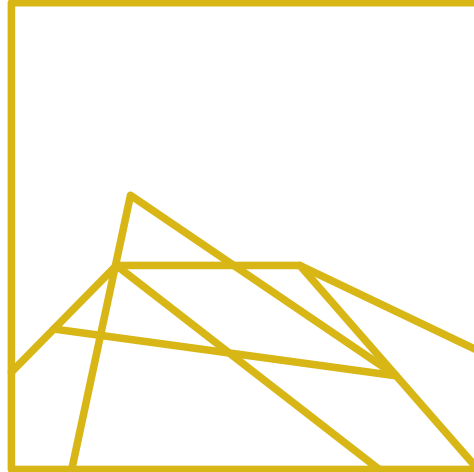
- **The Essentials:** Top-tier schools, a brand-new high-resolution hospital, retail services and supermarkets and dining options are accessible in mere minutes.

- **Estepona Centre:** Only 5 minutes from Estepona's beautifully preserved, flower-lined historic old town, beachfront and marina.

- **Coastal Connectivity:** Jump onto the nearby A-7 or AP-7 highway to reach Puerto Banús in 20 minutes, Marbella or Gibraltar in 30 minutes or Málaga International Airport is a stress-free 50 minute drive away.

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40 viviendas adosadas en proyecto de construcción sitas en Parcela P26 Sector T02 Estepona Golf, Estepona, Málaga. Promueve "ARQURA HOMES. FONDO DE ACTIVOS BANCARIOS". 3 dormitorios desde 152,24 m<sup>2</sup> útiles. Las cantidades anticipadas como parte del precio, se encuentran garantizadas conforme a la ley, mediante póliza de aval formalizada con Kutxabank, S.A. e ingresándose las cantidades en la cuenta especial y exclusiva CCC ES6820950581809174762327. El DIA y cualquier información adicional se encuentran a disposición del consumidor en las oficinas de venta. La información y las imágenes publicadas en la presente publicidad son meramente ilustrativas por lo que no tienen carácter contractual y se encuentran sujetas a modificaciones por exigencias técnicas, jurídicas o comerciales de la promoción.



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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*