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ESTEPONA

sypialnie	■azienki	zbudowany m²
2	2	97

POD■OGA W ESTEPONA

New Development: Prices from 443,800 € to 695,000 €. [Beds: 2 - 3] [Baths: 2 - 2] [Built size: 97.00 m2 - 126.00 m2] So Central and yet so Private On your doorstep, this development is located on the New Golden Mile – the coastal area that lies between Estepona and San Pedro Alcántara. A convenient and desirable location, close to everything you could wish for, from sports and beaches to practical amenities such as schools, supermarkets, shopping, dining and entertainment. You are located just a few minutes' drive of six golf courses, as well as a great choice of other sports, leisure and practical amenities, not to mention beaches, the bustling town of San Pedro, beachside charm of Estepona, the glamour of Puerto Banús and Marbella town and the undeniable rustic appeal of Benahavis. The development lies close to Cancelada, your local village, with its shops, cafés and eateries, as well as conveniences such as a post office and banks – and beyond are the valleys and hills of open, unspoiled countryside, perfect for hiking, mountain biking and cross-country buggy rides. There is a world of experiences at your fingertips, and this development is the ideal spot from which to enjoy them – a centrally located oasis of personal greenery where you can enjoy the ultimate Marbella lifestyle to the full. Modern Design on the New Golden Mile Stylish and contemporary development of 95 apartments and penthouses, located in a convenient and central location on the New Golden Mile. Whether you are looking for the perfect holiday home or perhaps a new permanent residence you will be spoilt for choice with the vast array of amenities on your doorstep. The New Golden Mile offers everything from golf courses and beaches to schools, entertainment, shopping and dining. A sleek architectural design combined with open-plan interiors and modern amenities creates one of the most attractive new-build offerings on the market today, no stone has been left unturned in the design of the development to create the perfect oasis for modern day living. Some of the details that have been meticulously thought of include top quality finishes, spacious interiors and terraces with sea and mountain views. In addition, the community and communal areas have also been meticulously designed, some of the features on offer include; a secure entrance, private parking and storage, large landscaped gardens, a stylish pool deck and a professionally equipped gymnasium and working/meeting area complete with café. Apartments & Penthouses The aesthetically appealing low-rise apartment buildings that make up this development offer a variety of sizes, orientations and configurations that ensure every home has a unique and personal feel. Within these main property types there is a choice of sizes and layouts that further increases the range of options and the ability to cater to different tastes and needs – there are also standard and bespoke updates that enable you to personalise your home. Personalised detailing This development offers a high standard of modern kitchens, bathrooms, cabinetry and technical installations, along with your choice from a range of textures, materials and colour tones. There is also a list of optional features such as modern gas fireplaces, kitchen upgrades and penthouse jacuzzis. Full utilisation of the latest technical infrastructure and amenities to maximise performance and energy-efficiency has been at the forefront in the development these homes, which not only results in more environmentally friendly homes, but also a top energy certification and low utility and maintenance costs. A high standard of build quality combines with striking contemporary architectural styling and fresh open-plan interiors which extend and subsequently merge in to the spacious terraces with views of the gardens, mountains and the nearby sea. A Lifestyle Community It has been designed to provide a private setting and sense of community, with properties overlooking the beautifully manicured landscaped gardens, filled with colour and shaded areas and far reaching views of both mountains and the sea. Las instalaciones • Private and secure access • Private covered parking • Individual storage rooms • Community paths with attractive design • Large garden areas • Swimming pool and solarium area • Professional gymnasium • Meeting space with Wi-Fi Secure gated entrances offer peace of mind for residents, with private underground parking and spacious storage rooms for each property. The level of finishing in all communal areas is modern and attractive throughout. The lush greenery of the extensive gardens are a characteristic feature of this development, ,a private oasis within a few hundred metres of the sea, but at the heart of the community is a large swimming pool with expansive private sunbathing deck. Other features found in this high-end residential complex include a professional fitted gymnasium with changing room facilities and natural light and views to inspire your workout. The community even features its own co-working and meeting area with a café bar and terraced space. B energy rating (emissions) The building has a B energy rating in emissions, meaning a reduction in CO2 emissions and a significant reduction in the building's energy demand. This rating is achieved by adopting an improved building envelope (thermal insulation on the façades, improvements on the roof, and efficient carpentry and glass) and high-efficiency thermal installations. This rating equates to an anticipated 70% energy savings and hence to significant economic savings as compared to a house with a F energy rating.

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