

**ESTEPONA / MALAGA**



**YOUR NEW FRONT LINE GOLF APARTMENT**

in Estepona Golf, at the heart of the Costa del Sol, a privileged location close to wonderful beaches such as Bahía Dorada, or marinas including Estepona, Duquesa, Sotogrande or Puerto Banús, equidistant from the international airports of Gibraltar and Malaga, and with a great variety of restaurants and leisure activities on offer in the area.

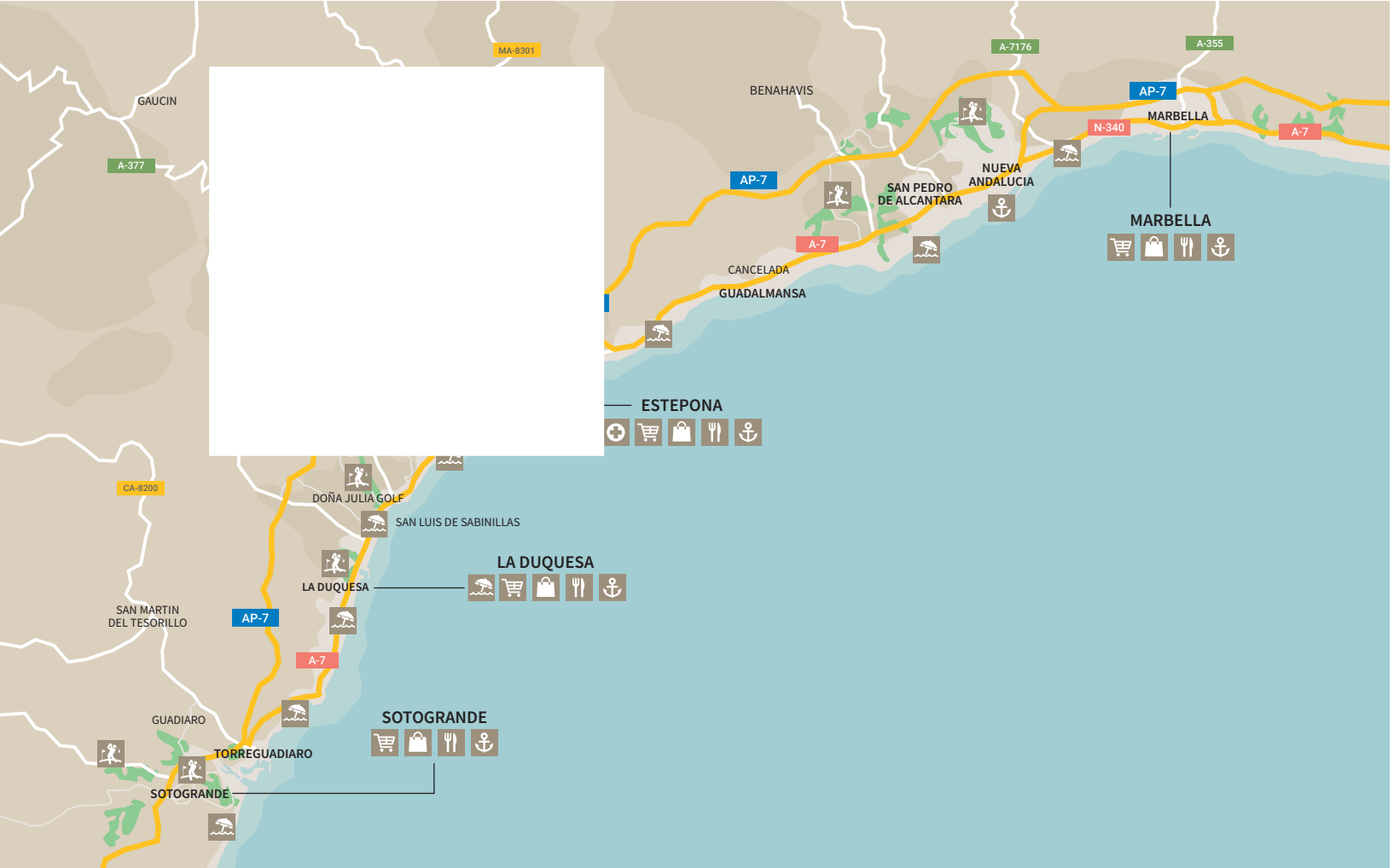
overlooks the golf course and is 100 metres from the Club House. The elevated position of the development provides stunning views of the sea and the golf course.





is situated on the new golden mile, a privileged location with a wide variety of services and facilities.

is an 18-hole course in a privileged location on the Costa del Sol. Located in unique surroundings, just 3 km from the beach and with stunning panoramic views of the coastline.

is well connected with good road access and is just 20 minutes from Marbella and 60 minutes from Malaga Airport along the A7 motorway, it is also only a 40-minute drive from Gibraltar International Airport.



  
Malaga Airport:  
88 km

  
Gibraltar Airport:  
43 km

## THE IDEAL HOME FOR SPENDING TIME WITH FAMILY AND FRIENDS

Both the development and the golf course are perfectly integrated into the natural surroundings and enjoy the spectacular scenery. This new residential development of 69 apartments with 2 or 3 bedrooms has panoramic views of the golf course and some homes also have sea views. The apartments are south/southwest facing with wonderfully bright and airy rooms.

Communal areas have a swimming pool with shower and lighting, as well as beautiful, landscaped garden areas with irrigation system installed.

Every home includes an exterior parking space in the development.



## LARGE TERRACES TO ENJOY

The 2 & 3 bedroom, 2-bathroom apartments boast a spacious living room with integrated kitchen opening onto the terrace which ensures maximum natural light and the sensation of space.

The ground floor homes have large terraces and private gardens. Upper floor apartments enjoy fabulous unobstructed views from the terrace.



## TOP QUALITY FINISHINGS

are built to very exacting standards with designer accessories and top quality finishings.

All apartments have double glazing and security doors. The same ceramic tiles by Saloni have been used throughout the homes, in large 60x60 cm format.

The fitted kitchen comes with oven, fridge, induction hob and extractor hood. Fully equipped bathrooms, shower screen and mirror included.

Air conditioning/heating, solar panels, thermal insulation and soundproofing, natural ventilation system.



# DESIGN AND COMFORT

## APARTMENT - 2 BED PROPERTIES



### APARTMENT - 2 BED PROPERTIES

Built Area	From	83,30 m <sup>2</sup>	to	90,10 m <sup>2</sup>
Terrace	From	26,60 m <sup>2</sup>	to	30,90 m <sup>2</sup>

Images and project drawings are for illustrative purposes only. Its content does not constitute a contract, part of a contract, or a guarantee.

## APARTMENT - 3 BED PROPERTIES



### APARTMENT - 3 BED PROPERTIES

Built Area	From	98,00 m <sup>2</sup>	to	105,50 m <sup>2</sup>
Terrace	From	28,90 m <sup>2</sup>	to	57,10 m <sup>2</sup>

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## PENTHOUSE – 2 BED PROPERTIES WITH SOLARIUM



### PENTHOUSE – 2 BED PROPERTIES WITH SOLARIUM

Built Area	From	83,30 m <sup>2</sup>	to	90,10 m <sup>2</sup>
Terrace	From	26,80 m <sup>2</sup>	to	30,90 m <sup>2</sup>
Solarium	From	60,90 m <sup>2</sup>	to	76,20 m <sup>2</sup>

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PENTHOUSE – 3 BED PROPERTIES WITH SOLARIUM



PENTHOUSE – 3 BED PROPERTIES WITH SOLARIUM			
Built Area	From	98,00 m <sup>2</sup>	to 105,50 m <sup>2</sup>
Terrace	From	29,30 m <sup>2</sup>	to 57,20 m <sup>2</sup>
Solarium	From	73,80 m <sup>2</sup>	to 98,00 m <sup>2</sup>



A parking space is included with every new home.

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# ENERGY EFFICIENCY AND THE ENVIRONMENT

Global warming is an issue that unites us all and **Taylor Wimpey España** is aware of its responsibility in the fight against climate change and sustainability and energy efficiency are very important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

## **In your new home:**

- Low consumption kitchen appliances.
- Low consumption light pack.
- Ventilation systems for indoor air renewal.
- Optional: Airzone system to regulate the temperature in ducted air conditioning.

## **In communal areas:**

- Preinstallation of charging station for an electric vehicle in each parking space.
- Installation of drip irrigation with programmer in landscaped areas.
- Automatic timer for outdoor and pool lighting.



**Energy rating (CEE)**

# OTHER DEVELOPMENTS IN MALAGA - CADIZ, ANDALUCIA

