

ESTEPONA GARDENS

Living in the coast
is always a privilege.



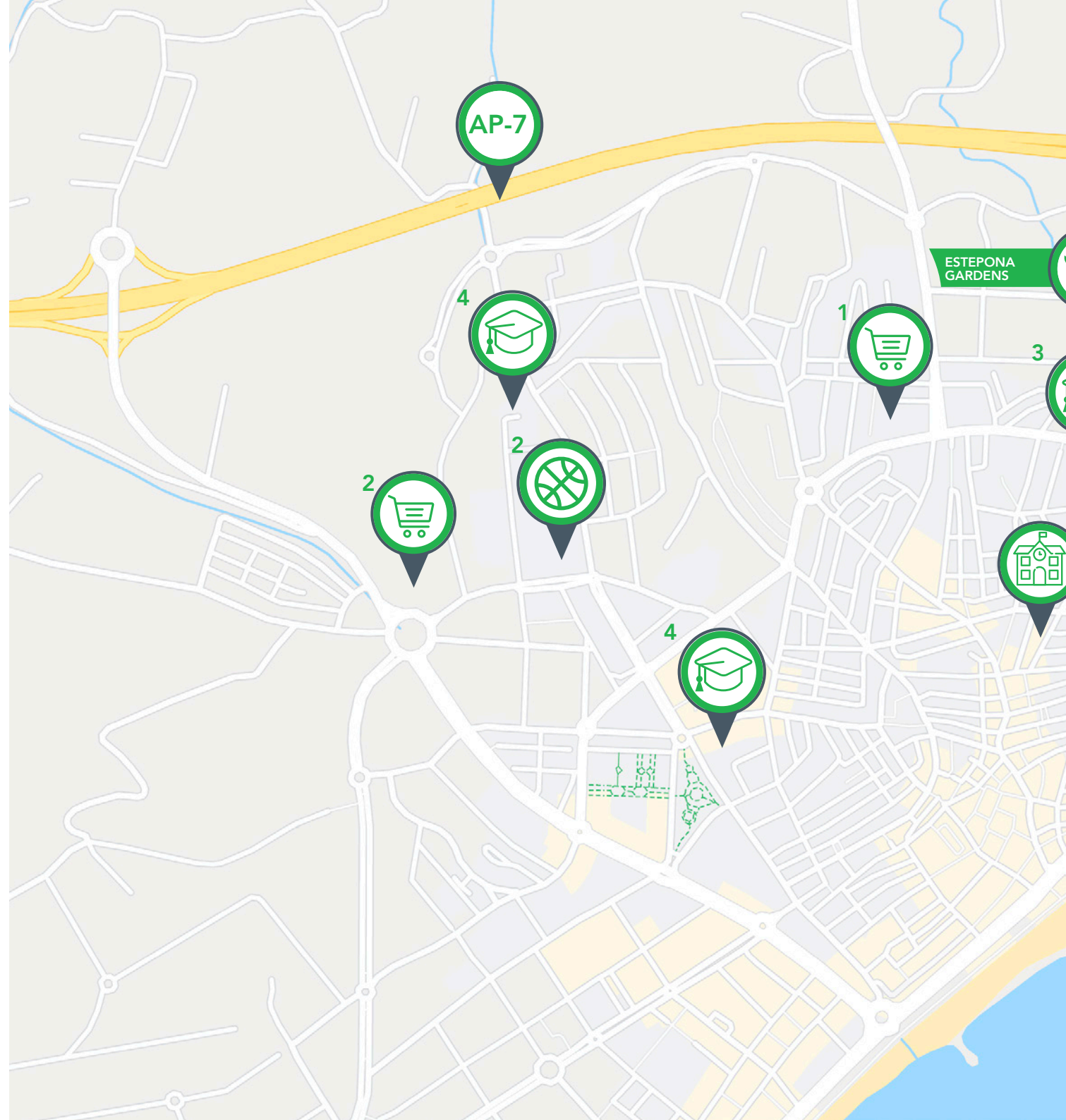
GOLDEN
— PROPERTIES —



ENVIRONMENT

Estepona Gardens is located on Pilar Bardem Street, corner Miguel de María Luque, in one of the best-kept Historic Centers on the Costa del Sol. 5 minutes from the best beaches and the Estepona promenade.

And thanks to its location on consolidated urban land, it has everything you need right at your door: Lobilla Health center, school, nurseries, shops, institutes and direct access to roads and highway.





● ESTEPONA HISTORIC CENTER



● PROMENADE RESTAURANTS



- 1. MERCADONA SUPERMARKET
- 2. LIDEL SUPERMARKET



- 1. JOSÉ RAMÓN DE LA MORENA SPORT CENTER
- 2. RUIZ DOJO SPORT CLUB
- 3. MUNICIPAL SANTO TOMÁS SPORT CENTER



- 1. SIERRA BERMEJA SCHOOL
- 2. FEDERICO GARCÍA LORCA SCHOOL
- 3. ANTONIO MACHADO SCHOOL
- 4. GLORIA FUERTES KINDERGARDEN





VERY PRIVATE SPACES TAILORED TO YOUR NEEDS

Estepona Gardens is a project designed to maximize the privacy, tranquillity and comfort. Because that is just what we are looking for when choosing our home. A closed and private set of homes designed to suit you:
All fully exterior homes with large terraces and windows to enjoy the light and weather of Estepona to the fullest. And, of course, with garage and storage.

URBANIZATION AND COMMON AREAS





2.500 m²
landscaped areas



Kids playground



Swimming pool



Wide common areas

KEY FEATURES



Newly created
urbanization



1 to 4 bedrooms



Bright and spacious
terraces



Parking place
and storage



HOUSE INTERIORS

















ESTEPONA GARDENS



FOUNDATION AND STRUCTURE

Reinforced concrete foundation and structure.



COVER

Cover with thermic isolation and double impermeabilization layer, non-slip stone weld finish of the best quality, according to CTE.



FACADE

Capuchina with interior cladding of the house with large partition walls resistance and high level of insulation thermal and acoustic.



EXTERIOR CARPENTRY

Lacquered aluminium, with double glazing and aluminium shutter in bedrooms, complying with CTE.



INTERIOR CARPENTRY

Doors of passage and fronts of wooden wardrobe finished in white semi-lacquer with chromed fittings. Fitted wardrobes lined inside and hanging bar..



PARTITION

Separation between houses and common areas with resistant partition. For the interior divisions, partitioning with thermal and acoustic insulation complies with CTE.



FLOORING

Floating laminate flooring by PORCELANOSA® in living room and bedrooms of first quality. Porcelain stoneware from PORCELANOSA® in kitchen and bathrooms of first quality. Anti-slip porcelain stoneware for terrace for terraces of first quality.



COVERING AND FALSE CEILINGS

Sandblasted stoneware from PORCELANOSA® in kitchen and bathrooms of first quality. False ceilings in kitchen, bathroom and distributor.



PAINTINGS

Inside, walls and ceilings smooth plastic paint. Outside, top quality acrylic paint.



TELECOMMUNICATIONS

Exterior TV infrastructure TDT, houses equipped with TV socket and telephone in living room, bedrooms and kitchen. Intercom.

MEMORY OF QUALITIES



KITCHENS

Fitted kitchen with high and low cabinets, sink, faucet and appliances (hob, oven and extractor hood).



GARAGE

Natural ventilation and forced extraction. Installation of carbon monoxide detection. Installation of fire protection according to regulations. Garage doors with automatic opening.



SANITARY

High quality chromium-plated sanitary fixtures and taps from PORCELANOSA®.



LIFTS

Lifts with automatic doors complying with regulations.



PLUMBING

Production of ACS by solar panels with supporting alternative energy according to regulations of saving and energy efficiency complemented with electric thermo.



COMMON AREAS

Top quality flooring in portals, stairs and distributors. Green garden areas, swimming pool and children's play area. Community toilets are accessible.



CLIMATE CONTROL

Preinstallation of hot and cold air conditioning via conducts with drive grids in living room and bedrooms.



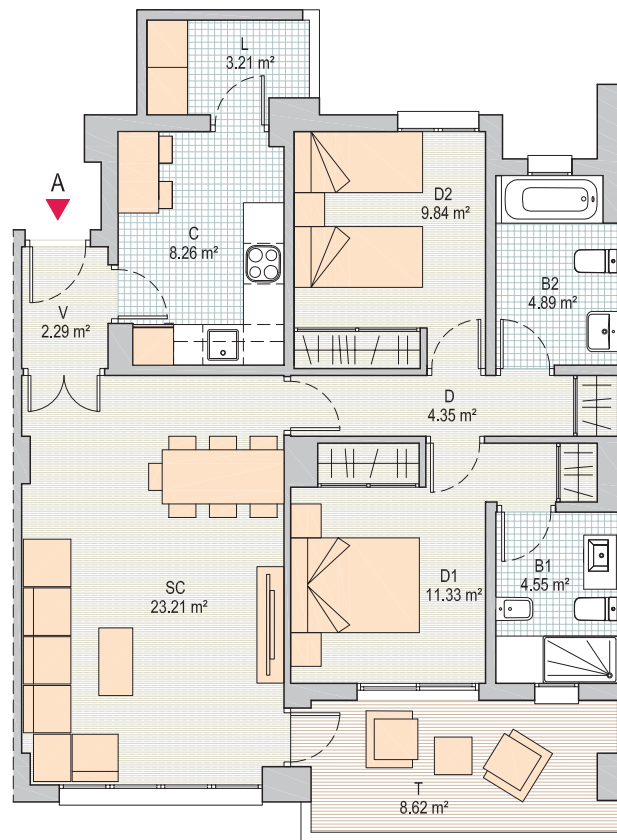
ELECTRICITY

Complete installation complying with Electrotechnical Regulation of Low Voltage and current regulations.



HOUSING PLANS

ESTEPONA GARDENS



Calle Pilar Bardem y calle Miguel de María Luque,
Estepona, Málaga.



Block 2
Second floor
Dwelling A

INSIDE LIVING AREA

Living room	23,21 m ²
Kitchen	8,26 m ²
Master bedroom	11,33 m ²
Bedroom 2	9,84 m ²
Bedroom 3	
Bedroom 4	
Main Bathroom	4,55 m ²
Second bathroom	4,89 m ²
Foyer	2,29 m ²
Corridor	4,35 m ²
Inside living area	68,72 m²

Laundry room	3,21 m ²
Terrace	8,62 m ²

Total usable area **80,55m²**

Total usable area **75,59 m²**
(S/decree 218/2005)

Constructed interior areas	80,64 m ²
Laundry room + terrace	14,95 m ²

TOTAL FLOOR AREA + CA **108,41 m²**
Constructed area + ca **93,46 m²**
(S/decree 218/2005)

PROMOTES

HIGHLINE RESIDENCES
SIERRA DE ESTEPONA. S.L.U

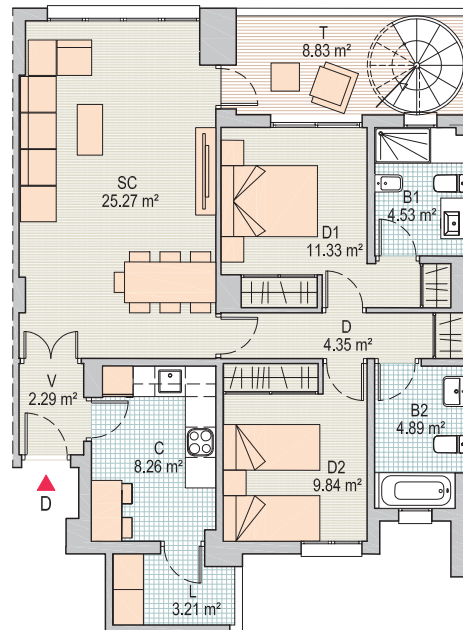
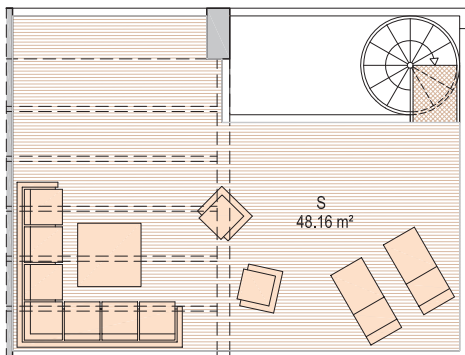
MANAGES

MARKETS

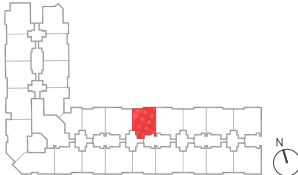
FORO CONSULTORES

Orientation plan subject to modifications both for planning needs, as well as for the requirements of the competent Administration, and in accordance with the complementary official documentation and technical decisions that arise during the development of the project necessary for the good execution of the works. All information related to R.D. 515/89 of April 21 and the R.D. 1/2007 of November 16, is available to the public in our sales offices. All furniture, including the one of the kitchens, is merely informative, serving only for guidance purposes of scale and arrangement

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Calle Pilar Bardem y calle Miguel de María Luque,
Estepona, Málaga.



Block 3
Fourth floor
Dwelling D

INSIDE LIVING AREA

Living room	25,27 m ²
Kitchen	8,26 m ²
Master bedroom	11,33 m ²
Bedroom 2	9,84 m ²
Bedroom 3	
Bedroom 4	
Main Bathroom	4,53 m ²
Second bathroom	4,89 m ²
Foyer	2,29 m ²
Corridor	4,35 m ²
Inside living area	70,76 m²

Laundry room	3,21 m ²
Terrace	8,83 m ²
Solarium	48,16 m ²

Total usable area 130,96m²

Total usable area 77,84 m²
(S/decree 218/2005)

Constructed interior areas	83,19 m ²
Laundry room + terrace	14,94 m ²

TOTAL FLOOR AREA + CA 111,30 m²

Constructed area + ca 96,36 m²
(S/decree 218/2005)

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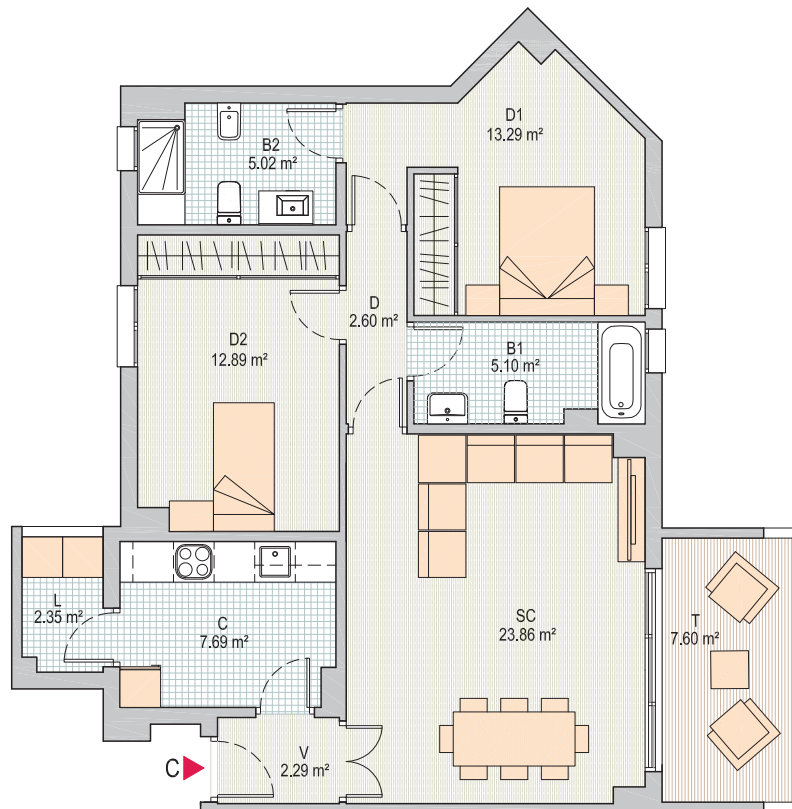
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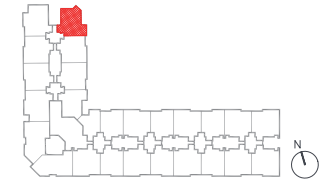
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Calle Pilar Bardem y calle Miguel de María Luque,
Estepona, Málaga.



Block 7
First floor
Dwelling C

INSIDE LIVING AREA

Living room	23,86 m ²
Kitchen	7,69 m ²
Master bedroom	13,29 m ²
Bedroom 2	12,89 m ²
Bedroom 3	
Bedroom 4	
Main Bathroom	5,10 m ²
Second bathroom	5,02 m ²
Foyer	2,29 m ²
Corridor	2,60 m ²
Inside living area	72,74 m²

Laundry room	2,35 m ²
Terrace	7,60 m ²

Total usable area 82,69m²

Total usable area 80,01 m²
(S/decree 218/2005)

Constructed interior areas	84,77 m ²
Laundry room + terrace	13,01 m ²

TOTAL FLOOR AREA + CA 110,91 m²
Constructed area + ca 97,90 m²
(S/decree 218/2005)

PROMOTES

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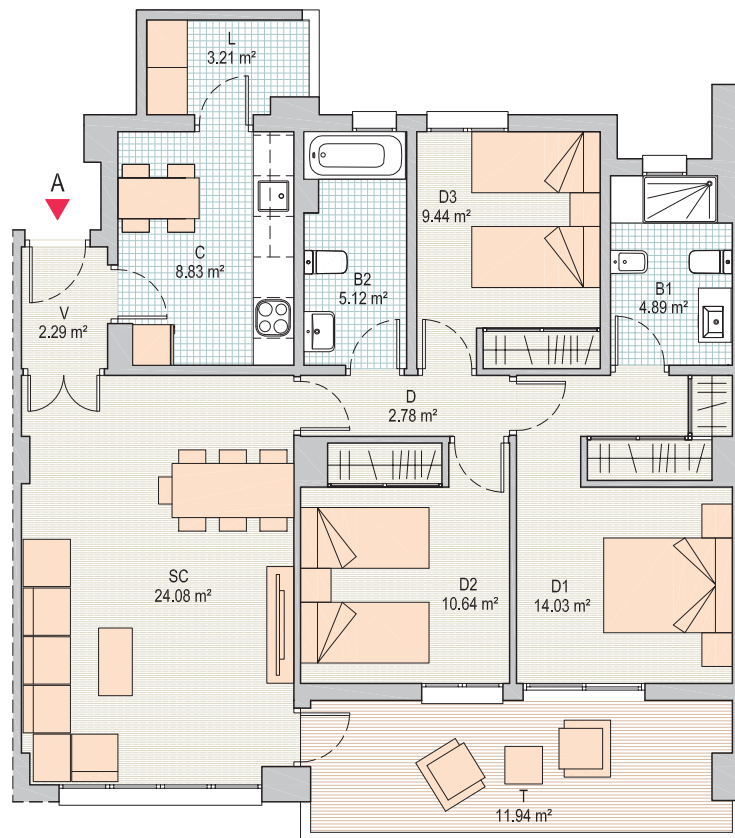
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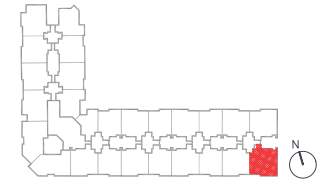
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Block 1
First floor
Dwelling A

INSIDE LIVING AREA

Living room	24,01 m ²
Kitchen	8,83 m ²
Master bedroom	14,64 m ²
Bedroom 2	10,64 m ²
Bedroom 3	9,44 m ²
Bedroom 4	4,89 m ²
Main Bathroom	5,12 m ²
Second bathroom	2,29 m ²
Foyer	2,79 m ²
Corridor	2,79 m ²
Inside living area	82,10 m²
Laundry room	3,21 m ²
Terrace	11,94 m ²

Total usable area **97,25m²**

Total usable area **90,31 m²**
(S/decreto 218/2005)

Constructed interior areas 96,10 m²
Laundry room + terrace 18,89 m²

TOTAL FLOOR AREA + CA **130,41 m²**
Constructed area + ca **111,52 m²**
(S/decreto 218/2005)

PROMOTES

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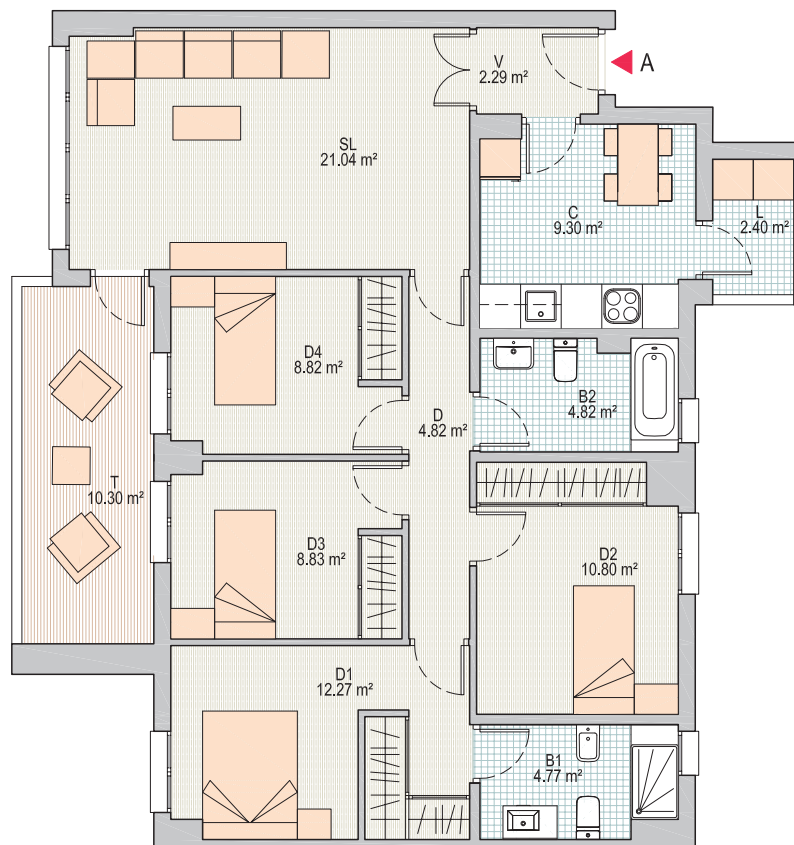
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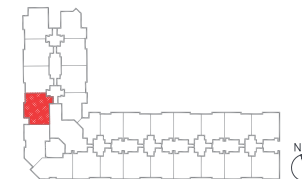
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Block 6
First floor
Dwelling A

INSIDE LIVING AREA

Living room	21,04 m ²
Kitchen	9,30 m ²
Master bedroom	12,27 m ²
Bedroom 2	10,80 m ²
Bedroom 3	8,83 m ²
Bedroom 4	8,82 m ²
Main Bathroom	4,77 m ²
Second bathroom	4,82 m ²
Foyer	2,29 m ²
Corridor	4,82 m ²
Inside living area	87,79 m²

Laundry room	2,40 m ²
Terrace	10,30 m ²

Total usable area **100,46m²**

Total usable area **96,54 m²**
(S/decree 218/2005)

Constructed interior areas	101,97 m ²
Laundry room + terrace	16,24 m ²

TOTAL FLOOR AREA + CA **134,08 m²**
Constructed area + ca **117,84 m²**
(S/decree 218/2005)

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— P R O P E R T I E S —

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