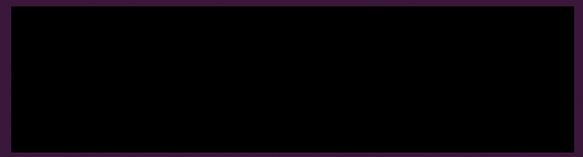


From the developers

Committed to excellence, we aim to exceed expectations and push boundaries. We believe in what endures. Homes that stand the test of time, where stories unfold and memories last. To us, luxury is privacy, but also connection: spaces designed for well-being, slowing down, and cherishing what truly matters.

With , bold, avant-garde design meets the natural beauty of Estepona and the timeless charm of the Mediterranean. Every detail is thoughtfully considered to create an elegant, serene environment where comfort and sophistication come together effortlessly.

Discover how this vision takes shape.



40 villa-like residences

FROM 280 TO 1.060M²

Service & amenities

FIRST CLASS

Panoramic views

SEA & MOUNTAIN

Beachfront living

1 MIN FROM THE BEACH

WELL Certification

HEALTH & WELLBEING

Award-winning design

BY YODEZEEN

Security & concierge

24/7

Supergarage

PRIVATE LUXURY GARAGE

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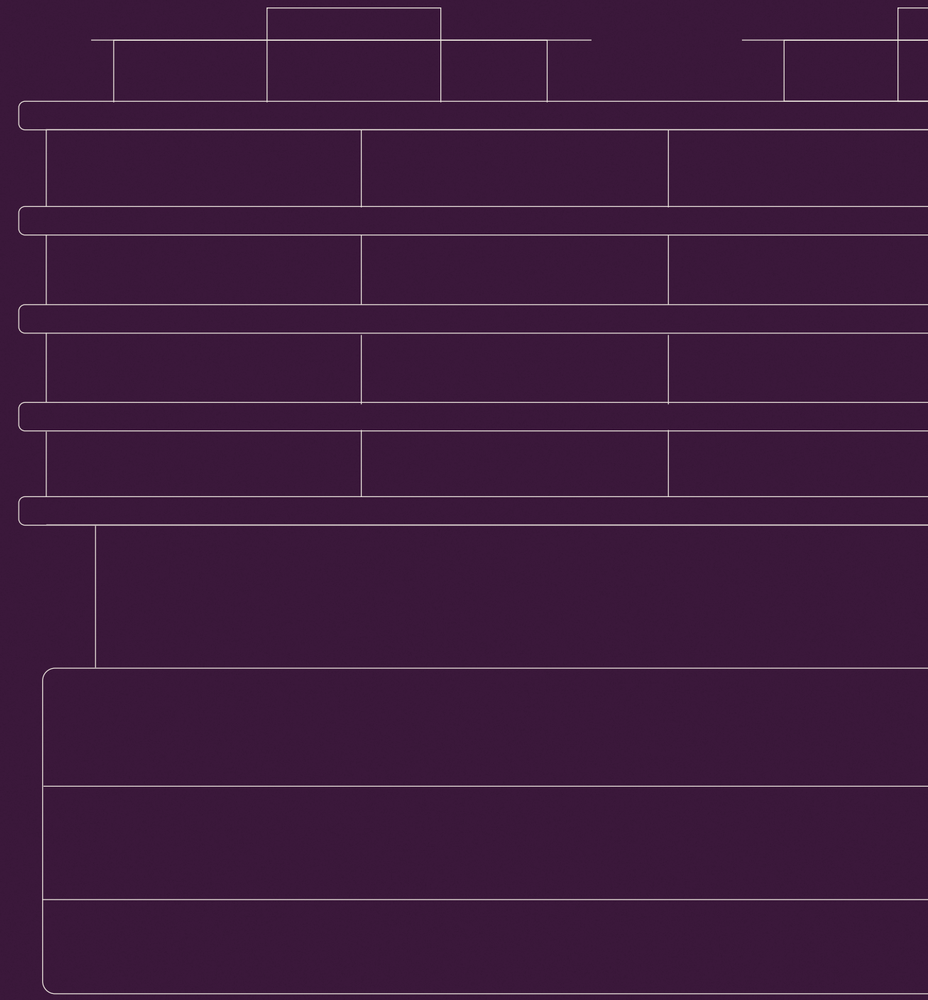
/04
The residences 91



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Design & history

introduces a new architectural vision on the Costa del Sol, where design reflects history, nature, and Mediterranean living. Balancing tradition and innovation, it creates a seamless dialogue between past and present. Flowing lines echo the landscape, while thoughtful details honour its legacy, redefining contemporary elegance.





[redacted]

Centuries ago, the land where [redacted] Residences now stands was home to a flourishing Roman village. Excavations revealed even older Phoenician remains, confirming that this site played a role in producing one of the ancient world's most valuable commodities—[redacted] Purple, also known as "imperial dye." Produced along these shores and transported to the city of Tyre, this rare pigment required tens of thousands of seashells to create a single gram, making it a symbol of power and exclusivity. Reserved for emperors, nobles, and high-ranking clergy, it became synonymous with prestige.

[redacted] Residences takes its name from this legacy, reflecting a tradition of craftsmanship, distinction, and timeless heritage.

A landmark shaped by nature

architecture flows with its surroundings, embracing curved lines that echo the movement of the Mediterranean. Elevated above landscaped gardens, the structure appears to float, seamlessly merging with the coastline. Soft, organic shapes dissolve the boundaries between nature and design, echoing the smooth, effortless lifestyle of the Costa del Sol. Warm, earthy tones draw from the region's natural palette, ensuring feels connected to its setting, elegant yet unobtrusive, contemporary yet timeless.



All images, information, and
design requirements. Landscaping
or technical constraints. They do not
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A new image for Estepona

Estepona is transforming into a modern, vibrant destination while preserving its Spanish character and relaxed coastal charm. Once a quiet fishing village, it now balances tradition and innovation through thoughtful urban regeneration.

is part of this evolution, introducing a new architectural standard. Its sculpted, wave-like form enhances the skyline, seamlessly blending with the sea and mountains. Low-rise, it redefines urban luxury, prioritizing sustainability, wellbeing, and a seamless dialogue between architecture, nature, and contemporary living.



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Smart Boulevard:
Redefining public spaces

The impact of [redacted] extends beyond its architecture, introducing the Smart Boulevard: a pioneering urban redesign that enhances quality of life and environmental responsibility for residents and the wider community.
This new pedestrian-first space prioritizes safety and well-being.

Thoughtfully landscaped with drought-resistant plants and a smart irrigation system, it provides a green, low-maintenance environment. Across the entire street fronting [redacted], noise-reducing asphalt and speed-sensitive lighting have been installed to minimize traffic disturbance and enhance road safety.





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Committed to wellbeing

INTERNATIONAL WELL BUILDING INSTITUTE™

designed and built to meet the rigorous standards of WELL Certification, a globally recognized benchmark for buildings that enhance health and well-being. This ensures optimal air quality, natural light, advanced water filtration, and acoustic comfort.

As one of Spain's few buildings to follow the WELL guidelines, sets a new standard in health-focused real estate. Every detail, from air purification to non-toxic materials, minimizes environmental impact while maximizing energy efficiency and quality of life.

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/02

Live & explore

One of Spain’s most sought-after regions, the Costa del Sol enjoys an exceptional climate and a landscape where the sea meets the mountains. Located in Málaga, it blends golden beaches, world-class golf, and Mediterranean cuisine—offering a lifestyle immersed in nature, where every day feels like a holiday.



Andalusia: Unparalleled lifestyle

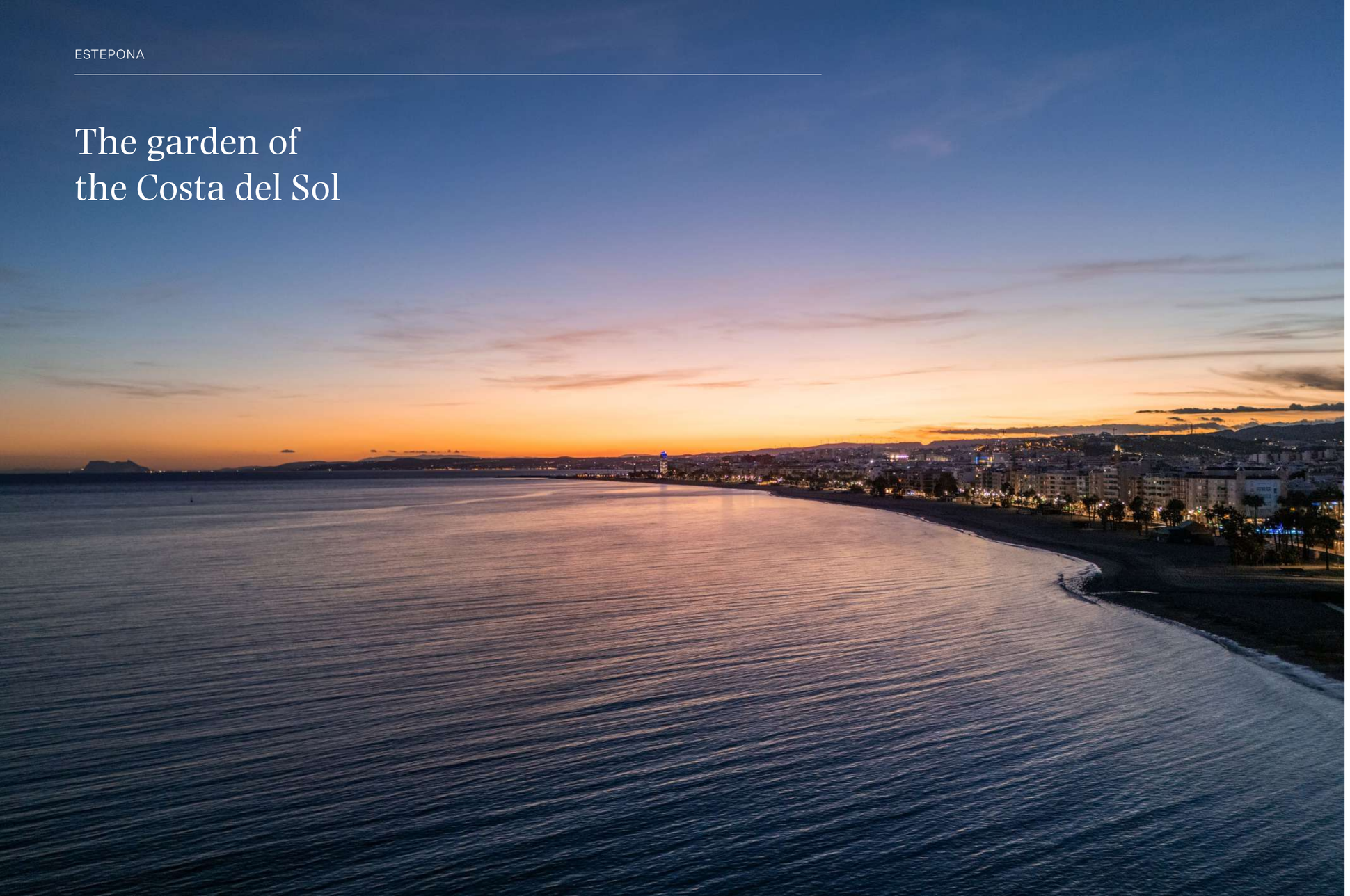
Andalusia is a land of contrasts, where history and modern living blend seamlessly. Its warm climate, stunning landscapes, and deep-rooted identity create a lifestyle of simplicity and sophistication—flowing between sunlit terraces, golden beaches, world-class golf, and the tranquillity of mountain reserves.



Region of vibrant traditions, Andalusia is home to UNESCO World Heritage sites, whitewashed villages, and iconic cities like Seville and Granada. Its identity thrives through ferias, flamenco, and Semana Santa. Polo, sailing, and fine dining complement a rich gastronomy shaped by Christian, Arab, and Jewish influences, from Michelin-starred restaurants to fresh, farm-to-table cuisine.

Andalusia offers a lifestyle like nowhere else.

The garden of the Costa del Sol



Estepona offers twice the amount of green space per resident compared to the Spanish average. Thanks to ambitious town hall projects, its streets are lined with colourful flowers, lush roadside greenery, and walls decorated with bright plant pots brimming with blooms.

Award-winning parks and public green spaces are everywhere, with their surface area expanding by 57% over the past decade. One of Estepona's most remarkable attractions, the Orchidarium Botanical Park, boasts Europe's largest public collection of living orchids, ranking among the most significant worldwide. Estepona's transformation has not gone unnoticed—the International Academy of Urbanism has praised the town for its 'courage' and 'audacity' in turning it into the "Garden of the Costa del Sol."

A year-round destination

320+
DAYS OF SUN

20°C
AVERAGE TEMPERATURE

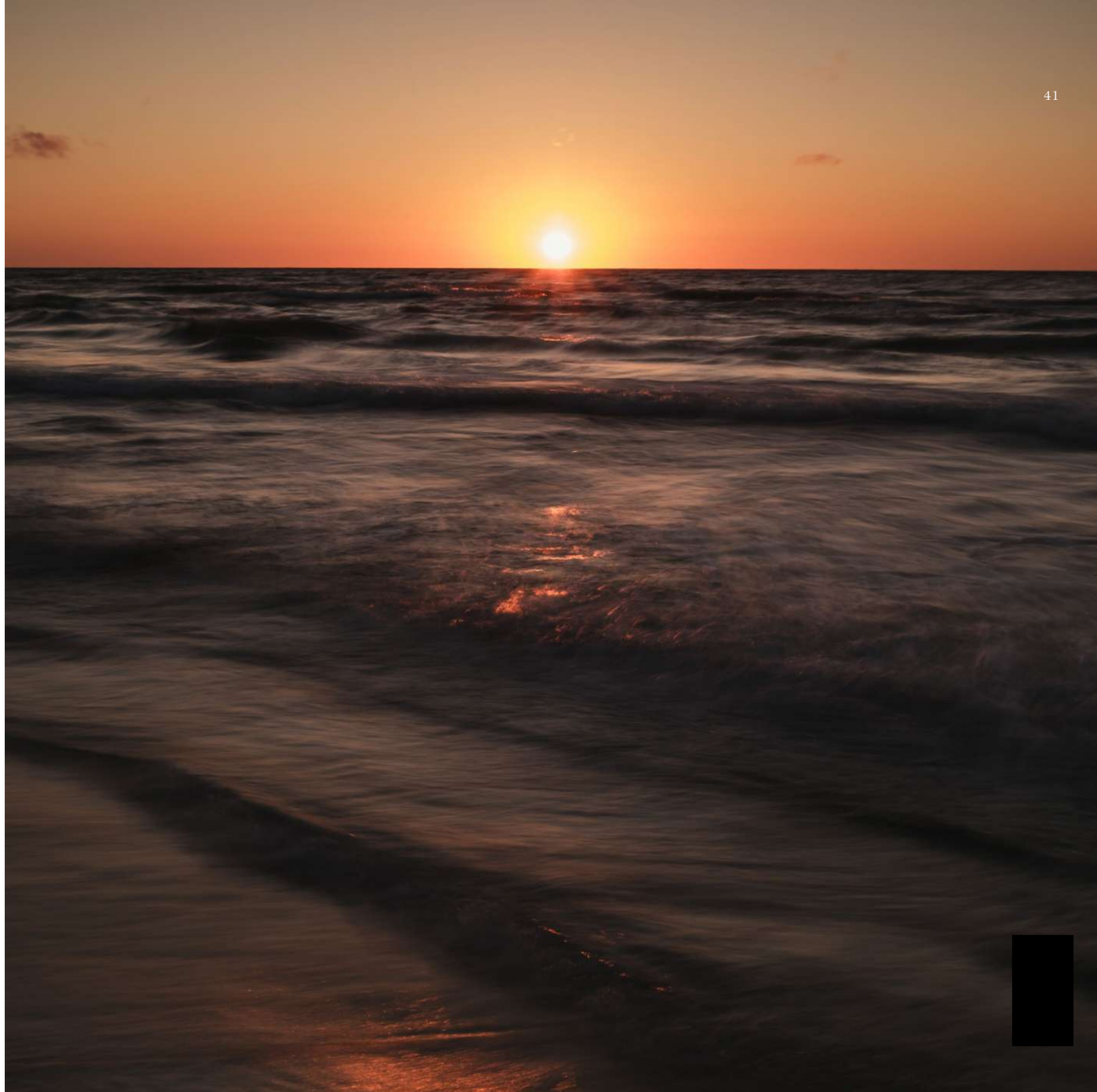
2024
BEST EUROPEAN DESTINATION



Costa del Sol

The sun hardly ever takes a holiday on the Costa del Sol. True to its name, it boasts the best climate in continental Europe. With privileged temperatures and outstanding amenities, the region offers residents and visitors a year-round lifestyle filled with outdoor activities, al fresco dining, thrilling adventures, sports, and cultural events.

While summer brings beaches and vibrant nightlife, winter has its own distinct charm. A flourishing culinary scene, breathtaking landscapes dotted with orange and almond blossoms, and rich cultural offerings unveil another side of this Mediterranean paradise. From world-renowned golf courses to natural wonders and historical treasures, the Costa del Sol blends relaxation and adventure in every season.

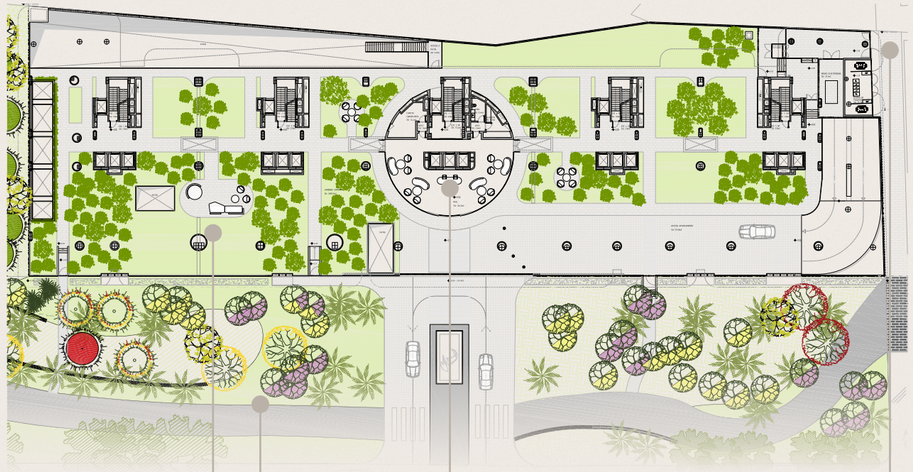


/03

The amenities

Relaxation and wellbeing are essential to a fulfilling life. [redacted] is designed with this in mind, offering 1,400 m² of world-class amenities, including a 700 m² spa, a rooftop infinity pool, leisure, and exclusive access an exclusive beach club.





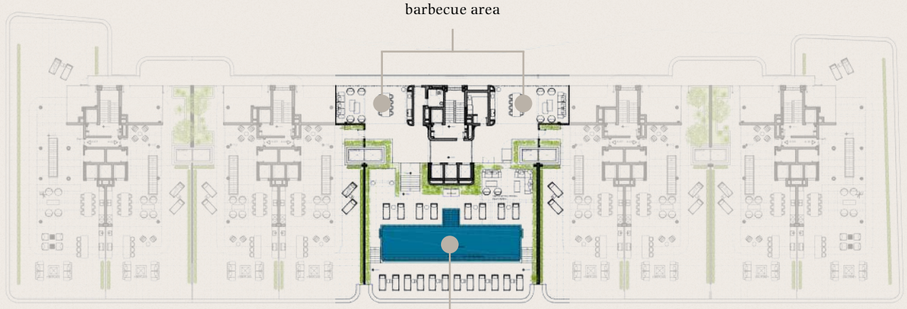
Discreet delivery zone

Main lobby

Boulevard

Covered garden area

Ground Floor



Chill-out & barbecue area

Infinity pool

Rooftop

Outdoor lounge

Relaxation area

Gym

Dry Sauna
Finnish Sauna
Hammam
Water jet showers

Yoga & Pilates

Service area

Culinary experience room



Patio

Dry car wash

Kid's room

Chauffeur lounge

Guest parking

Cinema

Amenities lobby

Golf simulator

Heated indoor pool

Meeting room

Entertainment room

Massage room

Beauty salon

Heated kid's pool

-1

Designed to offer unparalleled comfort, wellness, and exclusivity, Tyrian's amenities transform everyday living into an extraordinary experience. Each space has been thoughtfully curated to meet the highest standards, ensuring that every moment spent there is exceptional.



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Bespoke services

At , time is protected through seamless service. A professional in-house team operates 24/7 to ensure everything functions smoothly, whether residents are present or away. Services are divided into three levels: included (reception, concierge, valet, security), à la carte (in-home cleaning, chefs, transport, events), and premium (residence and vehicle prepared in advance, assistance with legal, financial or property matters). This tier goes beyond, considering any request a resident may need support with.

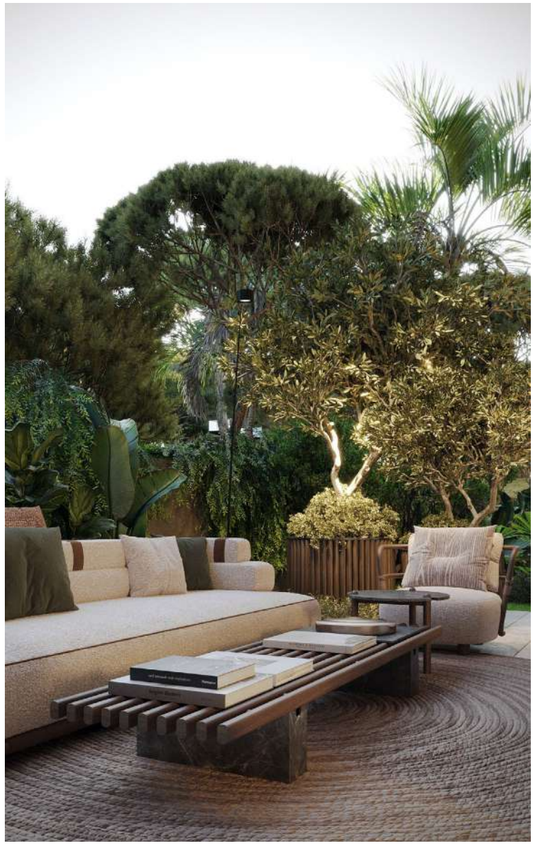
From deliveries to wellness treatments, each service is handled with precision and discretion. All services are managed seamlessly through a dedicated residents' app. Every detail is designed to make life impeccably supported.



Entrance lobby



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The naturally lit indoor green spaces and 3,000 m² of landscaped gardens create a seamless connection between interior and exterior.



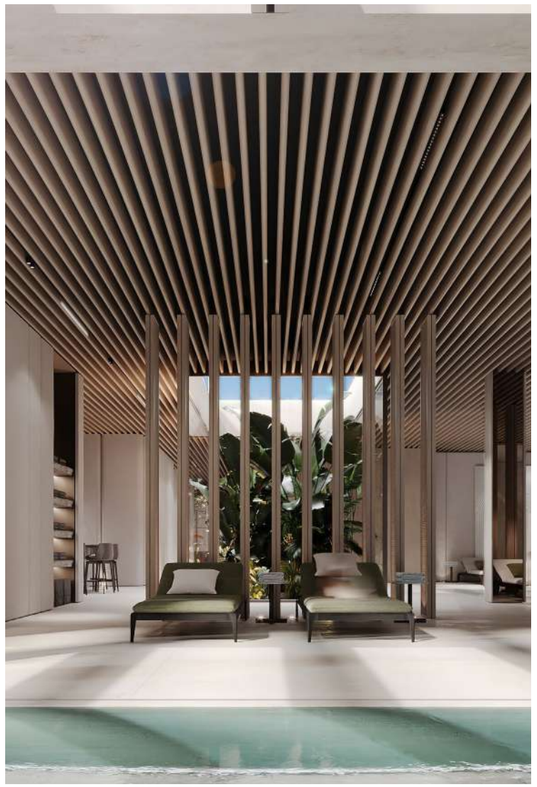
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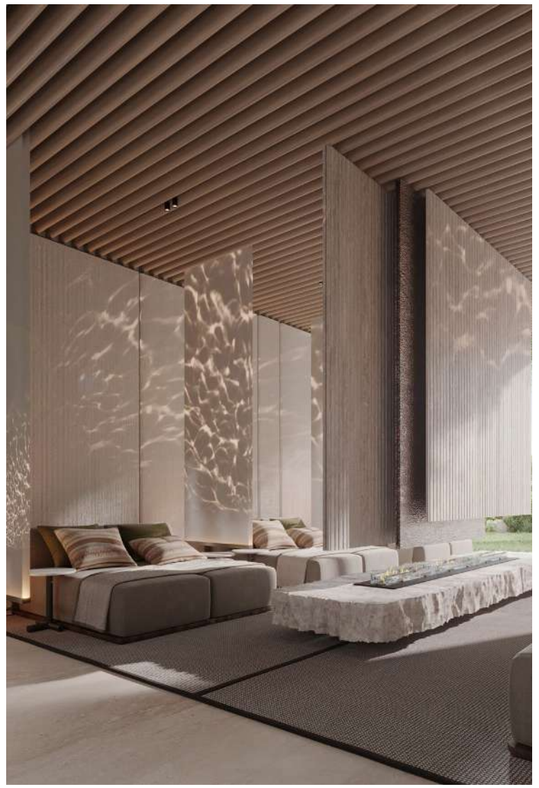


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A sanctuary for the senses

700 m² spa is a serene retreat designed for ultimate relaxation. Filled with natural light and premium materials, it features a dry sauna, Finnish sauna, hammam, water jet showers, and a heated indoor pool.







Heated kids pool

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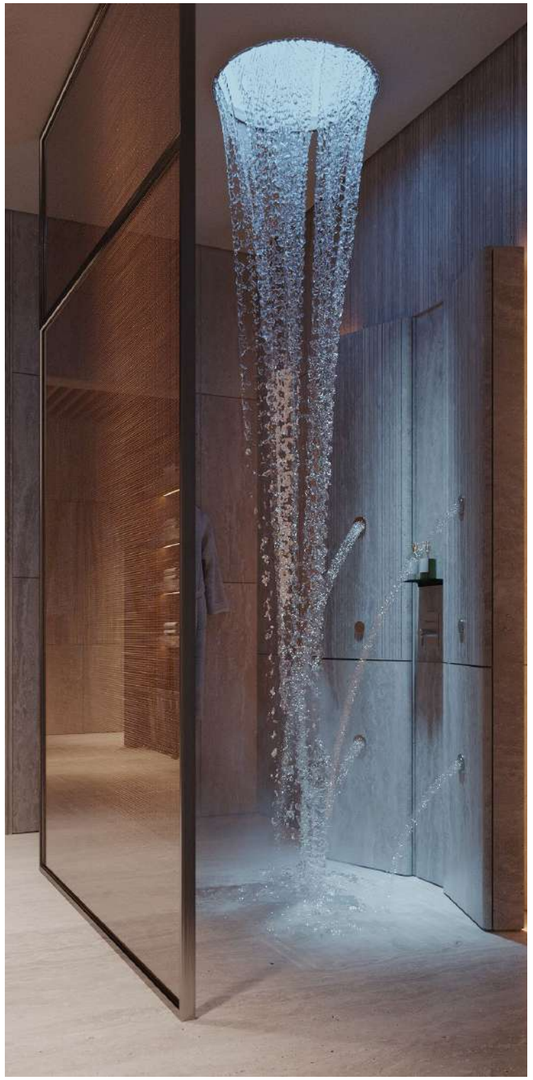
Soothing massages and personalised treatments take place in dedicated wellness rooms. The relaxation lounge invites stillness, while the 23-metre indoor pool—bathed in natural light—offers a tranquil, restorative setting. Every element is designed to support calm, clarity and physical renewal.



Heated indoor pool

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Sauna



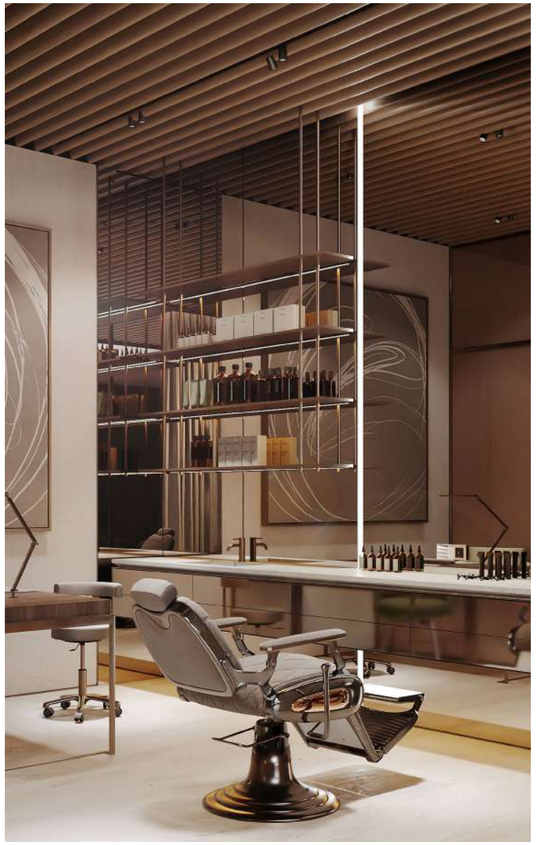


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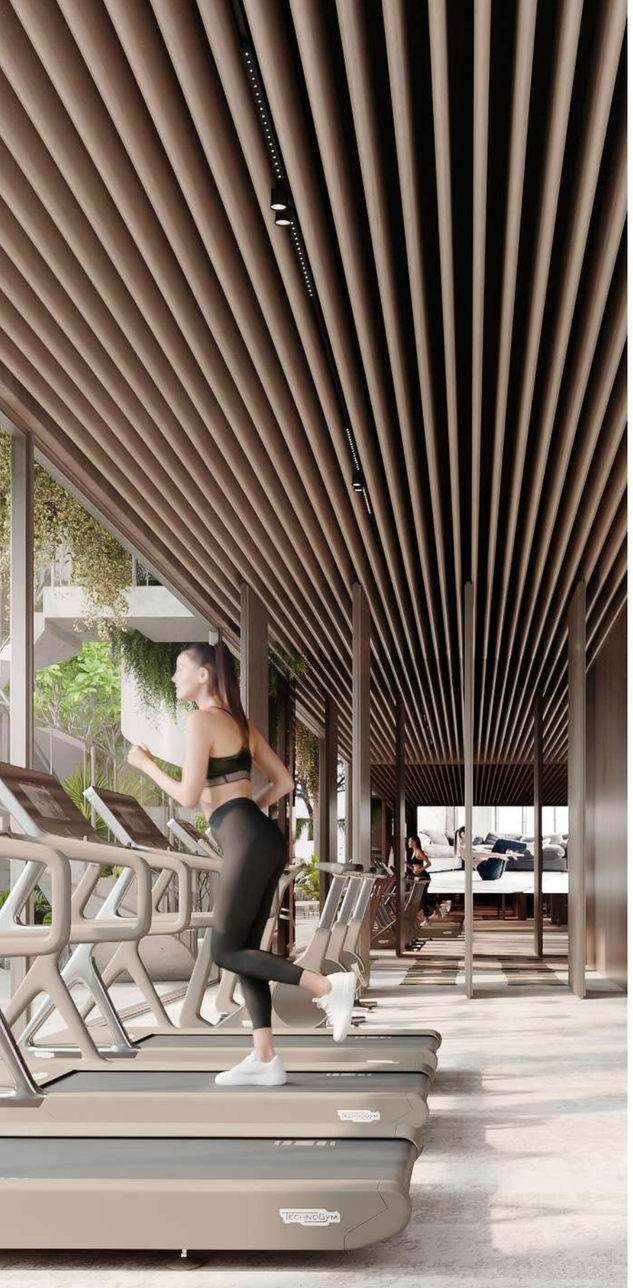
Beauty salon

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Within the spa's tranquil environment, a dedicated beauty salon offers a range of bespoke treatments, from rejuvenating facials to restorative therapies, ensuring every resident looks and feels their best.

A space to move & thrive



fitness facilities cater to both casual and dedicated routines. The state-of-the-art gym, fitted with the latest Technogym equipment, ensures residents have access to the tools they need for peak performance. Complemented by dedicated spaces for Pilates and yoga, each environment is designed to inspire physical and mental vitality.



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Unforgettable moments, *every day*

From intimate gatherings to lively celebrations, provides a collection of spaces created to bring people together, while embracing a sense of comfort without sacrificing style.

The Culinary Experience Room is a dedicated gourmet space for private dining, cooking classes, and chef-led experiences in a professional-grade kitchen. Residents can share memorable moments over gourmet meals worthy of a Michelin-starred restaurant.



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The rooftop terrace at is an elevated retreat with breathtaking views of the Mediterranean, Africa, and Gibraltar. A place to bask in the beauty of the outdoors without leaving the building, perfect for hosting a barbecue, practicing sunrise yoga, or sharing a cocktail under the stars.



Rooftop

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planning considerations.

Infinity pool

The 17 m rooftop infinity pool is more than a feature; it's a destination. Surrounded by lounging areas and breathtaking views of Estepona's coastline, it offers a serene escape from routine.



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A home for all ages

fosters connections across generations, offering dedicated spaces for every stage of life. A 50 m² playroom provides a safe environment for children, while thoughtfully designed areas encourage social interaction within an elegant and welcoming community.





Cinema room

[redacted] entertainment and social areas blend comfort with functionality. Designed for enjoyment, they include a high-tech cinema for family movie nights and private screenings, a golf simulator for professional practice, a TV salon, and a game room. For work-life balance, a private meeting room ensure productivity in a distraction-free setting.

Entertainment room

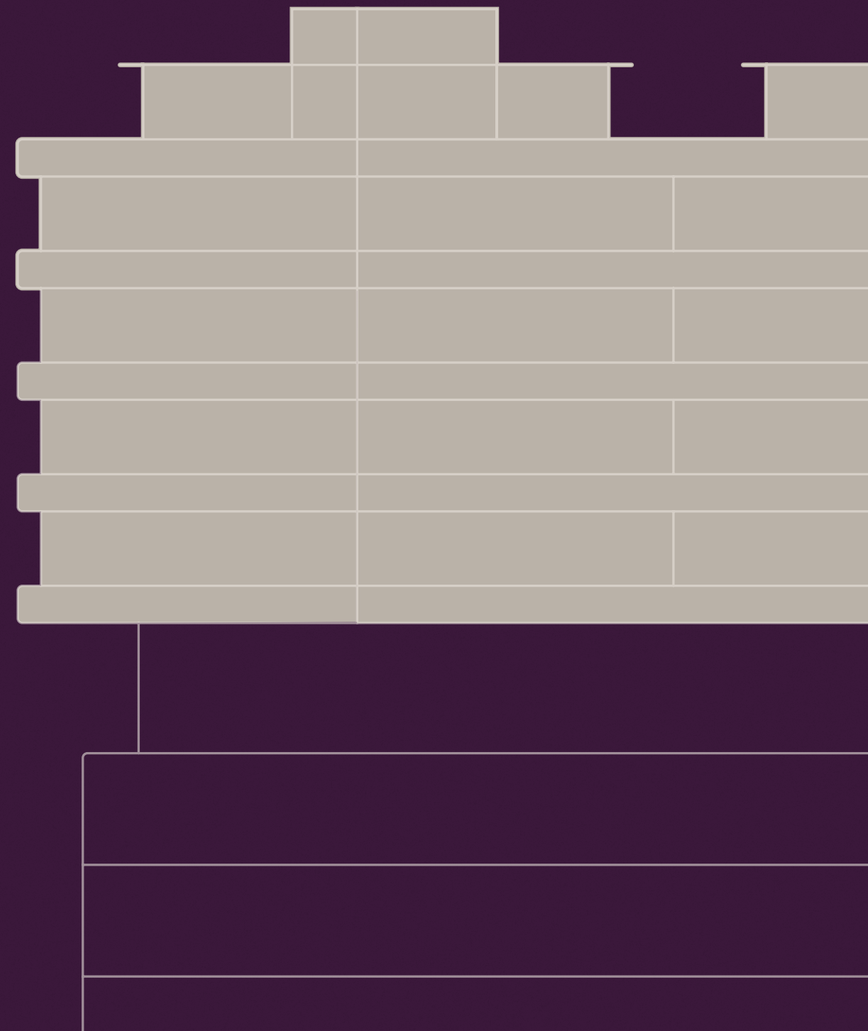
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The residences



Created with an uncompromising commitment to quality and beauty, [redacted] focuses on modern comfort and innovative design.

redefines home as the perfect balance between innovation and tradition, energy and stillness, private retreats and vibrant social spaces.

offers 40 exclusive beachfront homes with a villa-like ambiance, blending elegant design, sustainable materials, and ultra-modern features. Floor-to-ceiling windows frame breathtaking sea and mountain views, while open-concept layouts and state-of-the-art appliances create a seamless living experience.



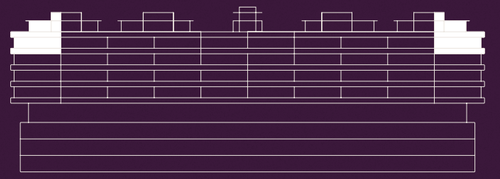
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Penthouses

DUPLEX PENTHOUSE

4 4+1

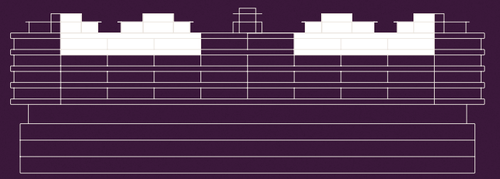
1.060 m²



DUPLEX PENTHOUSE

3 3+1

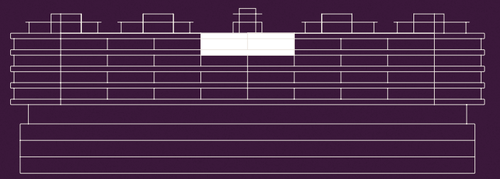
620-660 m²



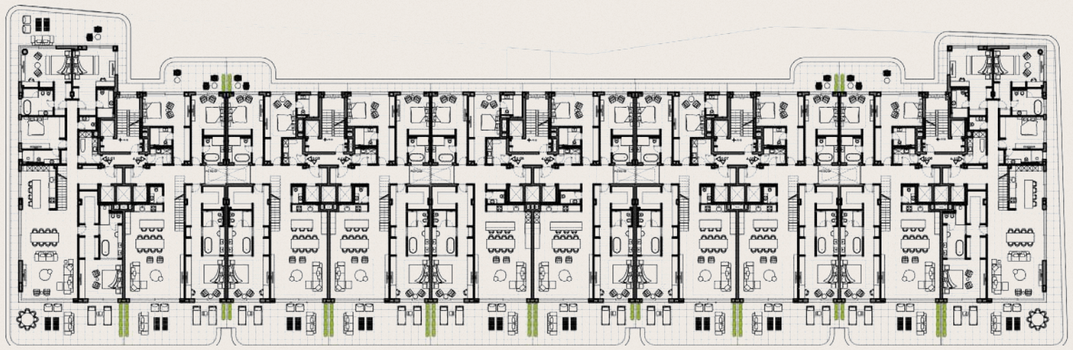
PENTHOUSE

3 3+1

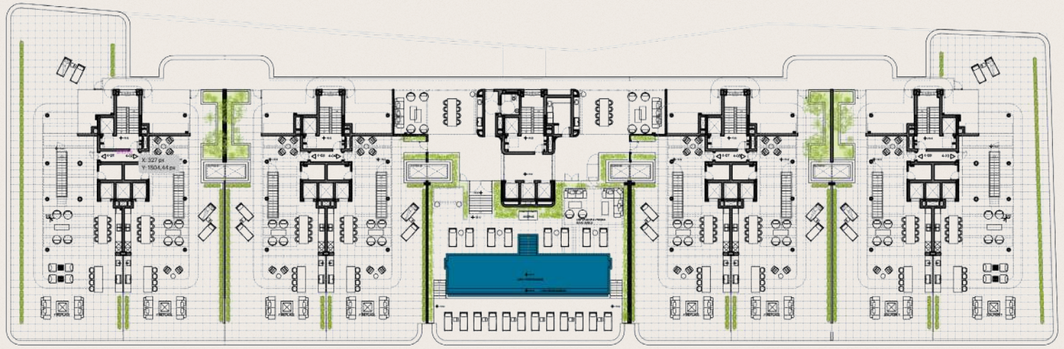
400 m²



Floor 4



Solarium



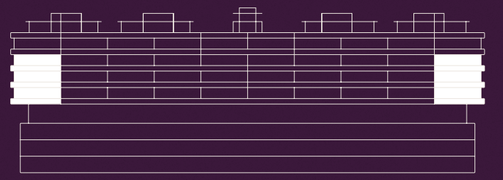
Apartments

APARTMENT



4 4+1

420 - 440 m²

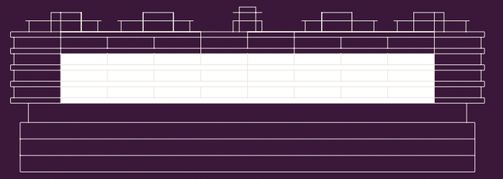


APARTMENT

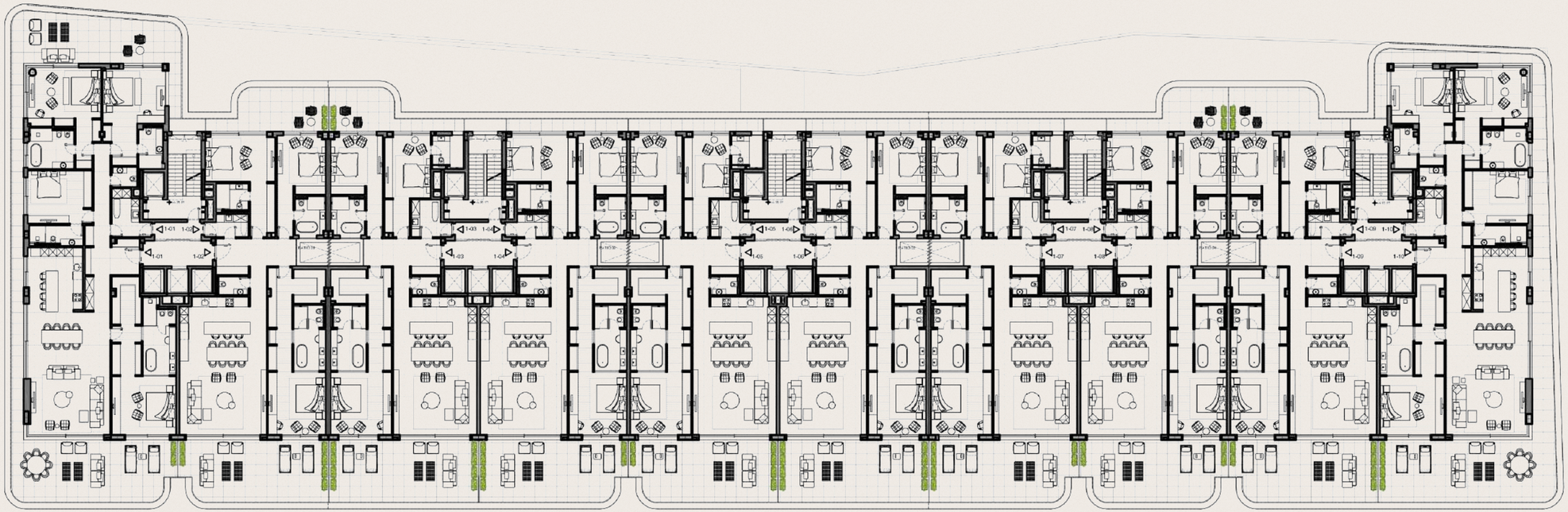


3 3+1

280 - 300 m²



Floor 1-2-3





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All images, inform



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Final layouts may be influenced by structural, legal, or developer-driven sustainability considerations.



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Technical, legal, or developer-driven
sustainability considerations



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Renderings are illustrative for presentation purposes only and may be subject to modification due to technical, legal, or developer-driven considerations. Furnishings and finishes are indicative only and may vary depending on seasonal availability, sustainability considerations.





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...are for illustrative purposes only and may be subject to modification due to technical ... or developer-driven ... The features shown are indicative only and may vary depending on seasonal availability, as stated in the ... ... final and binding agreement.



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All images are for illustrative purposes only. Computer generated graphics may be representative only and may be subject to modification due to [illegible] Furniture and fittings are not included unless specifically mentioned. Availability and pricing are subject to change without notice. Please consult your sales advisor for seasonal availability.



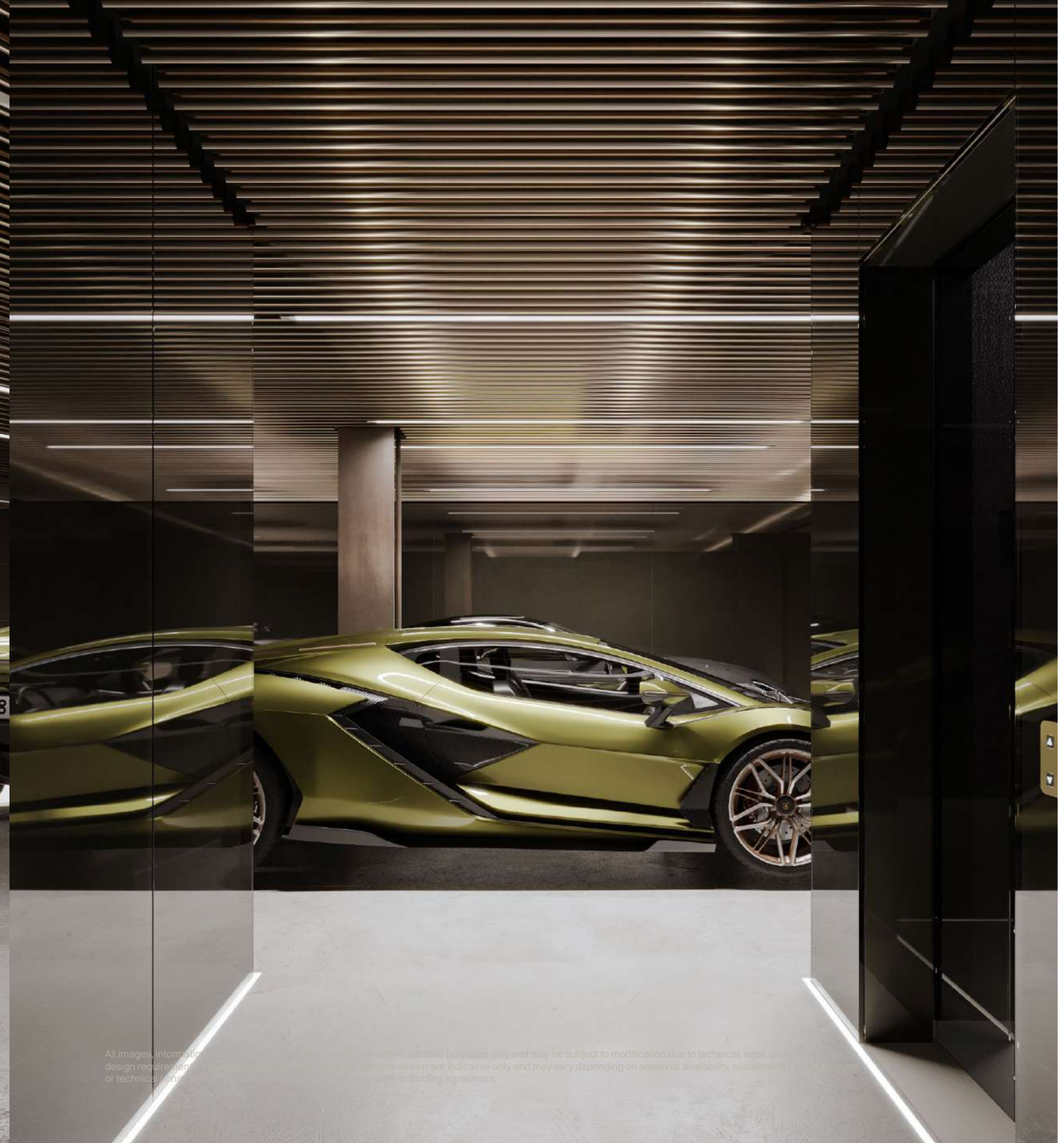
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More than a garage, [redacted] penthouse Supergarage is a private showroom. With space for 4 to 5 vehicles, it features a private lift connecting seamlessly to the residence, ensuring exclusivity.



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All images, information
design requirements
or technical data

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Features

General

- 40 exclusive villa-like residences from 280–1,060 m²
- Award-winning design by Yodezeen
- Sea & mountain view
- Beachfront location
- Energy certificate level A
- WELL Certification standards for residents wellbeing
- 3,000 m² outdoor gardens connected to the building

Residences

- 3-4 bedroom duplex penthouses, penthouses and apartments
- Smart card and dedicated app for booking services, access control and home automation
- Master bedrooms up to 50 m² with en-suite bathrooms and walk-in closets
- Kitchens by Poliform with Gaggenau appliances
- Fitted Poliform walk-in closets
- Gessi fixtures
- Premium finishes with travertine and wood flooring
- Long-term rentals managed by the administration
- Seamless indoor-outdoor living with panoramic glass façades
- Well-insulated walls for privacy and soundproofing
- Low-energy underfloor heating throughout
- Pre-installed smart home systems
- 5-metre-deep floating terrace with sea views
- Expansive terraces up to 580 m² with panoramic views

Lobby

- Exclusive entrance with a grand, modern lobby
- 24/7 concierge
- Discreet delivery zone
- Covered garden

Security

- Dual security checkpoints for maximum safety
- Smart card access to residences and amenities
- Car plate recognition technology
- Gated residential complex
- 24/7 surveillance with perimeter security, laser detection systems and CCTV coverage
- Guest entry via QR code system
- 5 dedicated staff lifts

Rooftop

- Infinity pool with stunning coastal views
- Two barbecue areas for private gatherings
- Sunbathing and lounge spaces
- Staff kitchen
- Direct access to rooftop for penthouses
- Changing rooms

Wellness

- 700 m² spa with dry sauna, Finnish sauna, hammam, water jet showers, and heated indoor pool (23.5 m)
- Fully equipped Technogym gym
- Dedicated yoga and Pilates studios
- Massage room
- Relaxation area
- Detox bar
- Beauty salon

Children

- Kids' heated swimming pool
- 50 m² children's playroom with tailored activities

Leisure

- Culinary experience room for private events
- Multimedia room
- Golf simulator
- Social lounges (indoor & outdoor)
- Adult entertainment room
- Private meeting room

Garage

- 2 Private parking spaces with pre-installed electric chargers
- Supergarage for penthouses with private lift (4/5 cars)
- Guest parking spaces, including EV chargers
- Chauffeur lounge
- Dry car wash area

Services

Included services:

- Director / Aura manager
- 24/7 personalized support in multiple languages
- Exclusive access to high end beach clubs
- Travel & event booking services
- Building & common areas maintenance
- Valet parking
- Reservation centre

À la carte services:

- Catering and private party organisation
- House cleaning, laundry, and ironing
- Personal chef
- Luxury car rentals, transfers, and personalised transportation
- Assistance with school admissions, residency paperwork and more

Premium services:

- Home preparation
- Vehicle preparation
- Travel management
- Real Estate assistance
- Banking oversight
- Legal & administrative support
- Extended absence maintenance
- Private event & activity coordination

Location

- Direct highway access
- 20 km beachfront promenade, 1 min away
- 7 international schools within 25 min, San José School (2 min walk)
- 10 hospitals within 25 min, Xanit Private Hospital (3 min walk)
- 80+ golf courses nearby
- 30+ restaurants within 10 min
- Marbella (20 min)
- Sotogrande (20 min)
- Tarifa (45 min)
- Ronda (1h 25 min)
- Gibraltar Airport (45 min)
- Málaga Airport (1h)

GILMAR

Teléfono: 952 80 85 70 - 649 44 62 42

E-mail: estepona@gilmar.es

AVDA DE ESPAÑA, 190 - 29680
Estepona-Málaga