

SALES BOOK

Scenic
Estepona Málaga



THE ART OF LIVING



— 04

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LOCATION



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40 min: Algeciras
50 min: Gibraltar
1 h 40 min: Cádiz

50 min: Gibraltar international airport
1 h 40 min: Cádiz train Station



5 min: Estepona
30 min: Marbella
1 h: Málaga

50 min: Málaga airport
1 h: Maria Zambrano train Station

With over 325 days of sunshine per year, Estepona has a mild climate with an average annual temperature of 19°C. In addition, this municipality offers 17 beaches with fine sand and warm waters along more than 21 km of coast.

Estepona is currently one of the most important municipalities in the province of Málaga and Costa del Sol. Its privileged situation allows it to be one of the best known enclaves on the coast, very close to marinas, golf courses, villages, rural routes and incomparable landscapes.

Its natural parks, its beaches and its views of Gibraltar and Africa are a luxury within your reach.



ESTEPONA

ENJOY GOOD WEATHER ALL YEAR-ROUND

- 325 days of sun per year
- Average annual temperature of 19°C
- 17 beaches that sum more than 21km



Estepona also offers a wide gastronomic variety thanks to its terraces, restaurants, beach bars and pubs, scattered around the old town, the seaport and the beach line, where you can find from the most traditional food to the most innovative and international cuisine.



COOKERY



THE BEST PLACE FOR YEAR-ROUND OUTDOOR ACTIVITIES



The good climate of Estepona allows you to enjoy the practice of sports and outdoor activities throughout the year: play tennis, run in nature, practice yoga, ride horses, or simply relax in front of the sea.

Estepona is also the paradise for golf lovers. With more than 70 golf links of recognised level and prestige, the Costa del Sol is the first European destination for this sport.

The charm of its white houses and its peaceful squares make Estepona a typically magical Andalusian town, and its Marina, with 447 moorings, is the favourite place for those who seek leisure and entertainment not only at night, but also during the day.

Scenic is located in a unique natural surrounding where to breathe tranquillity, and yet enjoy these activities that suit all tastes.

With easy access to the A7 and AP7 motorways, the centre of Málaga, the airport or the train station are only a short drive away.





MAP

1. Sports centre Las Mesas
2. Local Police
3. Playa del Cristo
4. Estepona Port Business and Internet Centre
5. Estepona Port
6. Paleontological museum
7. Estepona City Council
8. La Escollera restaurant
9. Faro Punta Doncella
10. La Rada beach
11. Seafront promenade
12. Ensenada

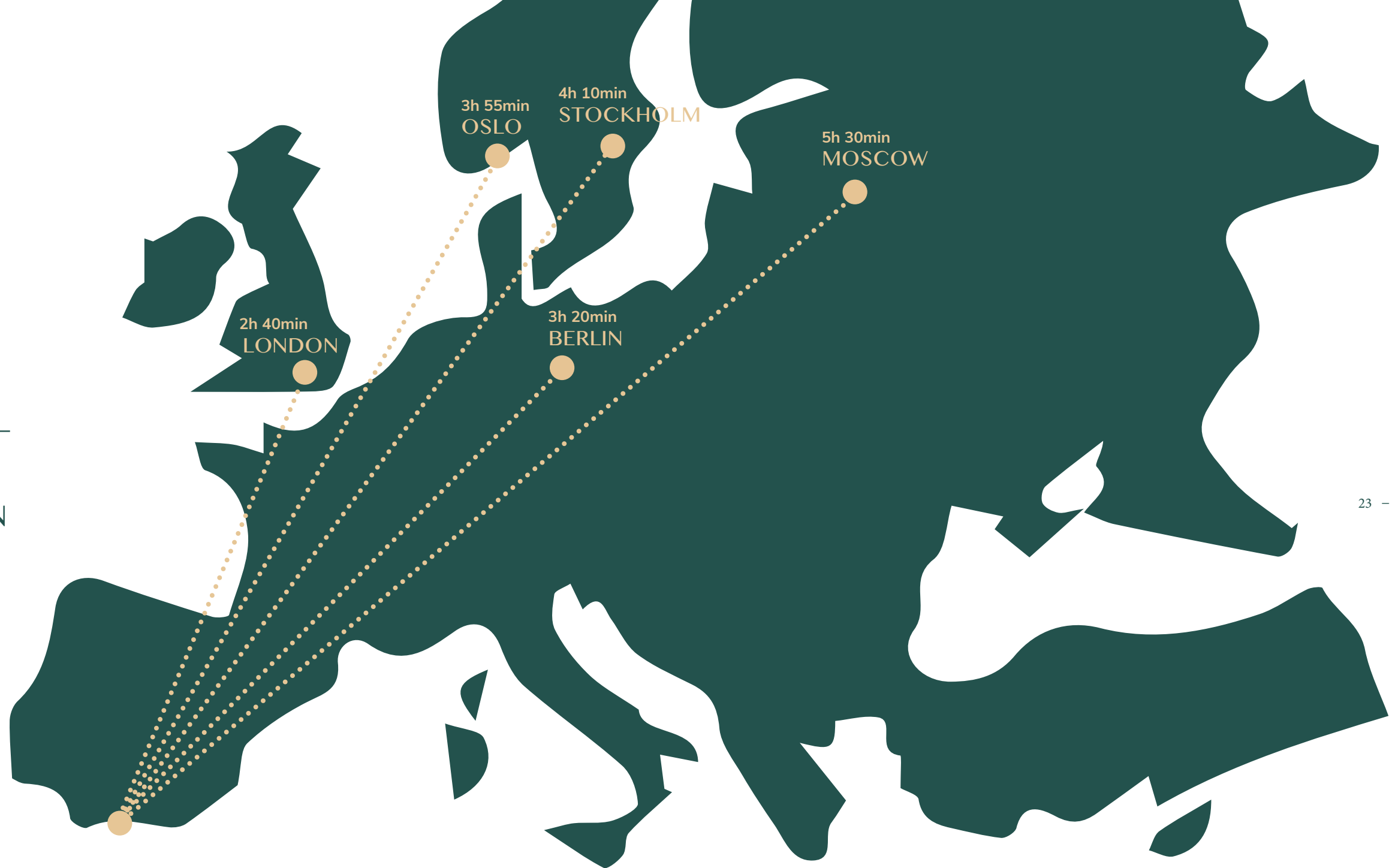
Scenic is situated in one of the noblest areas of Estepona, surrounding the Parque de las Mesas. Its prime location allows you to enjoy spectacular sunsets and offers you the best views over the Mediterranean coast.

Nearby are large shopping and garden areas, sports facilities, schools, health centres, hospitals and golf courses. The Estepona Marina, with its great gastronomic and leisure offer, is only 700 metres away.



GEOGRAPHIC LOCATION

FLIGHT CONNECTION



FALL IN LOVE WITH SCENIC



Scenic Estepona Málaga

Situated in a unique natural setting, Scenic benefits from a quiet location known as Las Mesas with spectacular sea views from all the properties over the Mediterranean Sea and the African coast.

Its contemporary style architecture combined with best-in-class quality finishes and a privileged enclave makes Scenic the perfect viewpoint to the entire Costa del Sol.

LOCATION





Scenic is a private estate with different types of dwellings: from ground floor apartments with private gardens to duplex penthouses with large terraces, perfect for enjoying the good climate of Estepona all year round.

It is organized into 7 separated blocks of dwellings, provided with 1 to 5 bedrooms and spectacular terraces overlooking the sea.

Scenic differs from other developments in its sustainable architecture, friendly with the environment and its best-in-class quality finishes. The project aims to obtain the BREEAM® International Certification.

PRESENTATION



THE
INTERIORS



Scenic interiors feature spacious and bright spaces; south and southeast facing with panoramic views; high quality fitted kitchens; underfloor heating throughout every home and premium qualities.

The distributions of the dwellings are the following:

TYPOLOGY	AREA	TERRACES AND GARDENS
1 bedroom	From 100 sq m	From 74 sq m (see floor plans)
2 bedrooms	From 112 sq m	From 56 sq m (see floor plans)
3 bedrooms	Form 125 sq m	From 21 sq m (see floor plans)
4 bedrooms	From 152 sq m	From 26 sq m (see floor plans)
5 bedrooms	From 180 sq m	From 45 sq m (see floor plans)

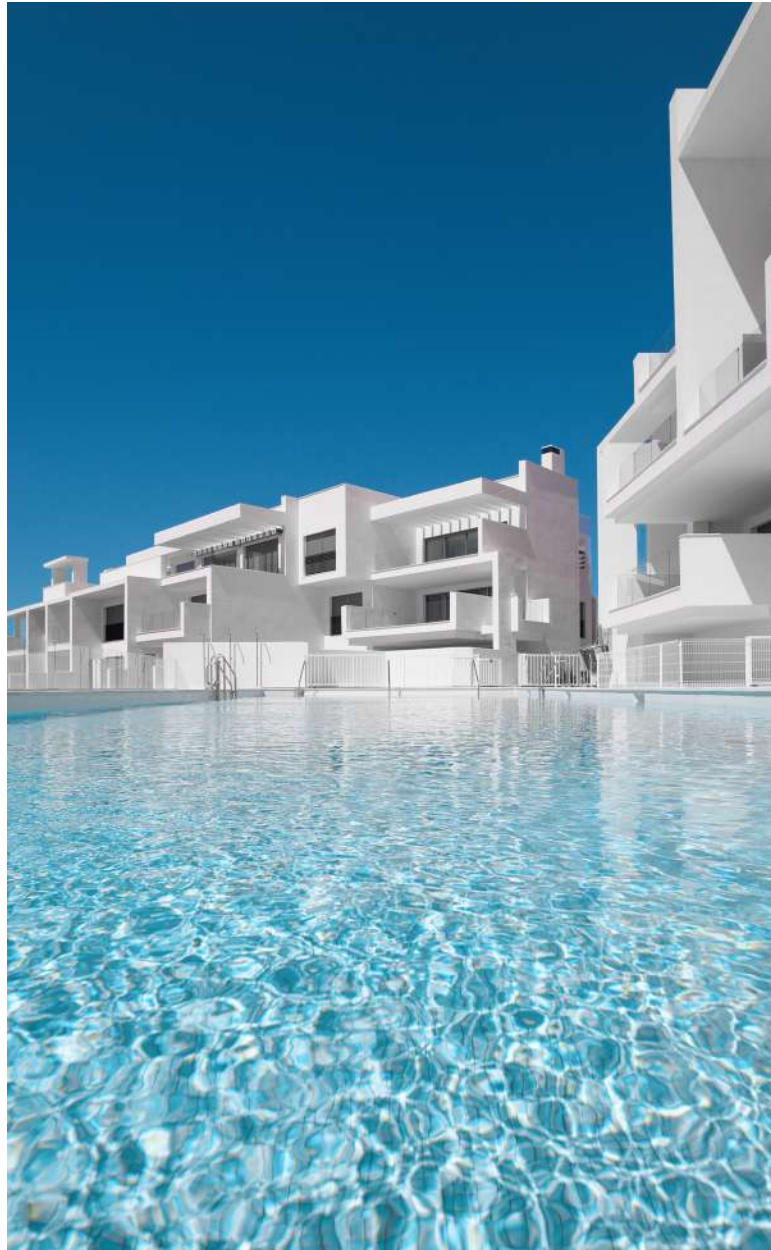


THE EXTERIORS

From Scenic exteriors you will enjoy spacious terraces with panoramic views over Gibraltar and the African Coast.

Every terrace is provided with TV, telephone and water connections.





COMMON AREAS

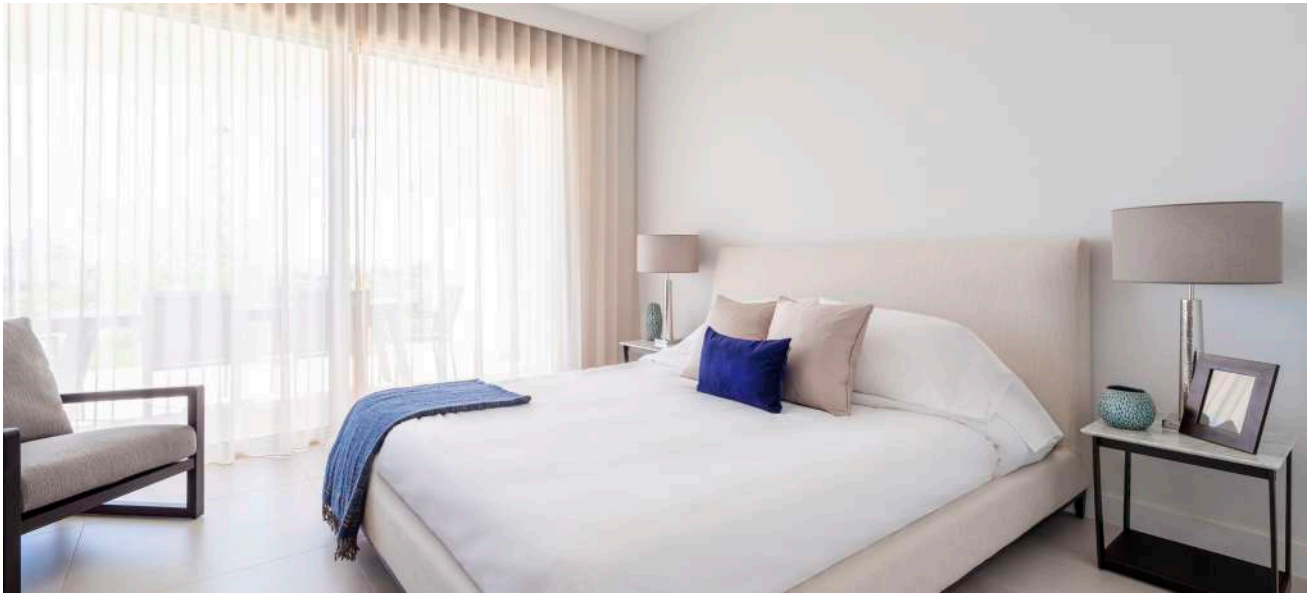
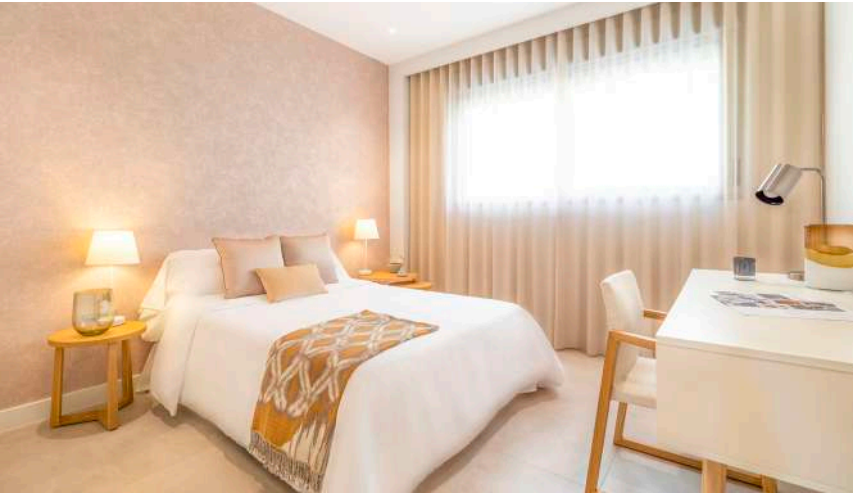
Scenic has complete common areas, integrating all the services of a luxury residential:

1. Swimming pools for adults and children
2. Gym
3. Multipurpose room
4. Viewpoint
5. Landscaped areas

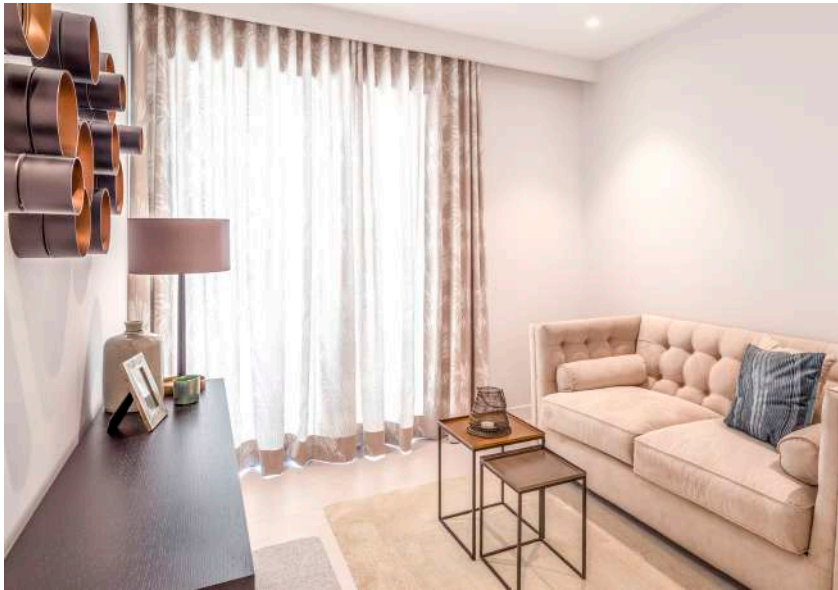
SCENIC REAL VIEWS



SHOW FLAT



SHOW FLAT



SCENIC AND SUSTAINABILITY

BREEAM® is the most advanced evaluation and certification method of the sustainability and energy efficiency of buildings.

A certificate that exceeds by far the Spanish legislation on all regulated aspects, and whose practical consequence is a clear commitment to bioclimatic solutions, responsible and sustainable.

Scenic will be among the first residential projects in Spain with a BREEAM® certificate, which values the provision of technical elements and ensures maximum energy savings. Scenic promotes a more sustainable construction that has economic, environmental and social benefits for all people linked to the life of the residential complex.

- Estimated savings in terms of CO2 emissions: between 50% and 75% reduction.
- Estimated savings in terms of NOx emissions: between 40% and 70% reduction.
- Estimated savings in energy consumption: 30%
- Savings in water consumption: approximately 25%.
- Minimisation of waste: management of almost all the waste generated on site.

+ SAVINGS

Less consumption and less maintenance

+ WELL-BEING

Thermal, acoustic and luminous comfort

+ VALUE

Highest value of the property

- USE

Savings on utility bills

- NOISE

Improves acoustic insulation

- CO2 EMISSIONS

Lower emissions to protect our planet



DELIVERY SCHEDULE AND PAYMENT TERMS

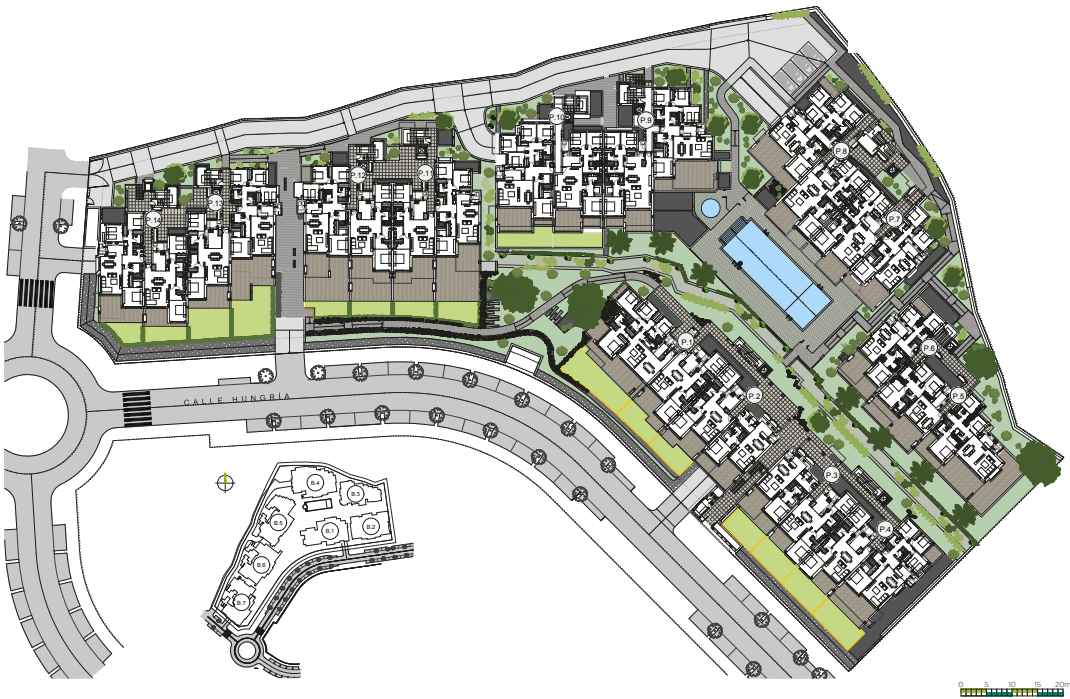


Q3 2017

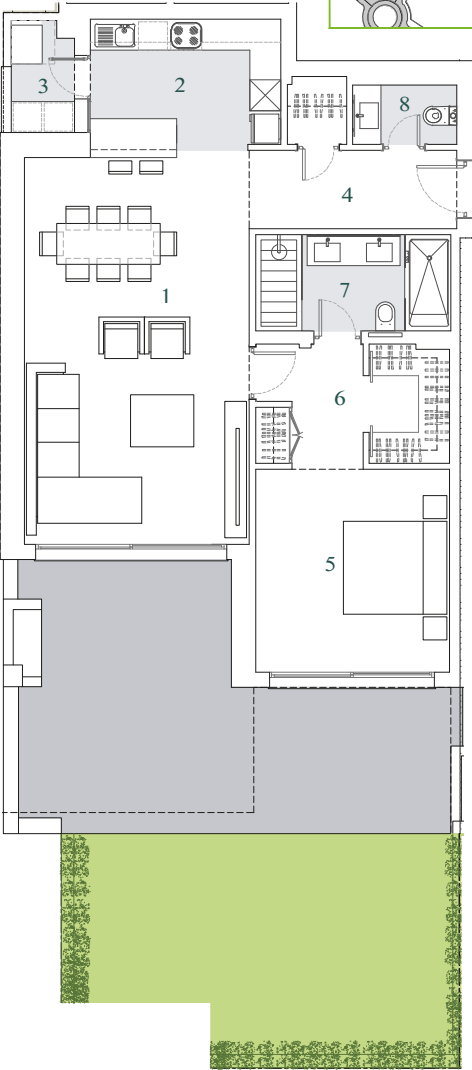
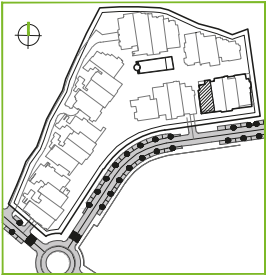
- 1. Commencement of construction works
- 2. Reservation € 8,000
- 3. Contract 30%
- 4. Deed 70%
- 5. Handover scheduled

Q3 2020

FLOOR PLANS



0 5 10 15 20m



1 BEDROOM

- HOME FLOOR PLAN

BUILT SURFACE + COMMON AREAS:
124.93 sq m

BUILT SURFACE + COMMON AREAS
+ TERRACE + GARDEN: 199.14 sq m

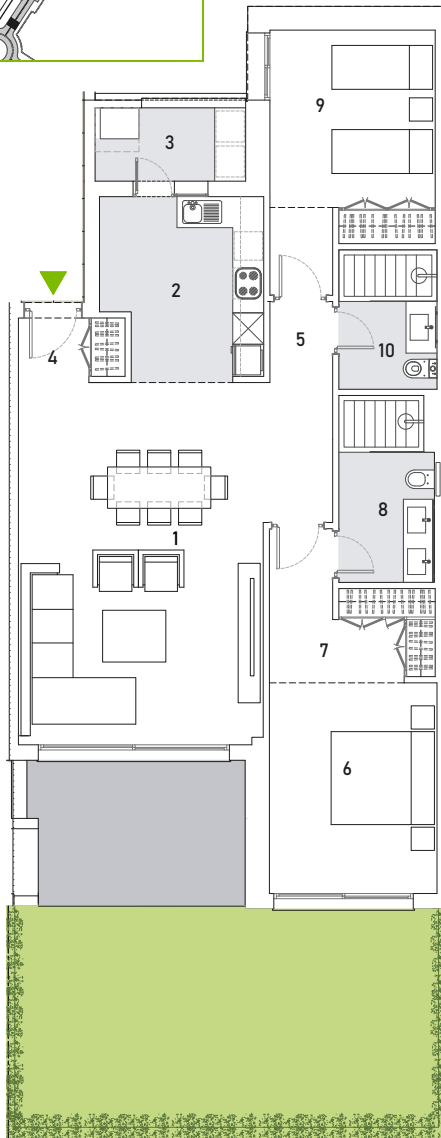
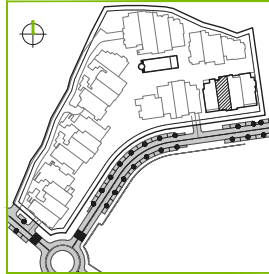
INTERIOR AREA

Living - Dinning Room: 32.48 Sq M
Kitchen: 9.53 Sq M
Laundry Room: 2.36 Sq M
Hall: 7.47 Sq M
Master Beedrom: 14.52 Sq m
Dressing Room: 8.31 Sq M
Master Bathroom: 6.88 Sq M
Toilet: 2.11 Sq M

INTERIOR USEFUL AREA:
83.66 sq m

TERRACE BUILT AREA + LAUNDRY
ROOM: 39.20 sq m

GARDEN BUILT AREA: 35.01 sq m



2 BEDROOMS

– HOME FLOOR PLAN

BUILT SURFACE + COMMON AREAS:
152.33 sq m

**BUILT SURFACE + COMMON AREAS
+ TERRACE + GARDEN:** 238.01 sq m

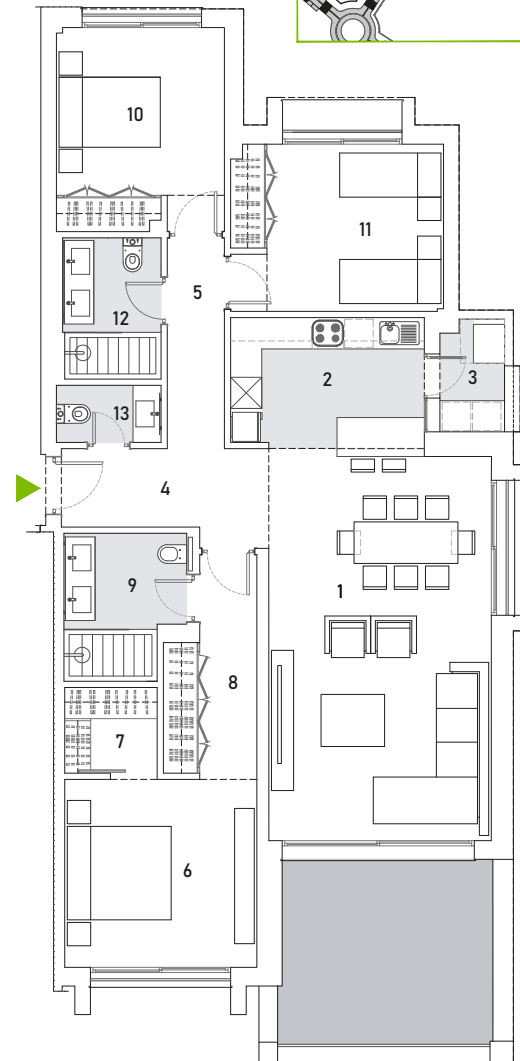
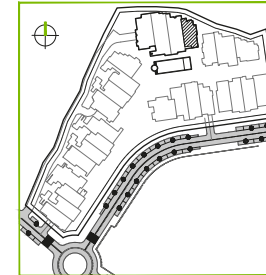
INTERIOR AREA

Living - Dinning Room: 33.43 Sq m
Kitchen: 10.89 Sq m
Laundry Room: 3.90 Sq m
Hall: 5.75 Sq m
Hallway: 5.48 Sq m
Master Beedrom: 13.05 Sq m
Dressing Room: 6.71 Sq m
Master Bathroom: 6.50 Sq m
Bedroom 1: 13.77 Sq m
Bathroom 1: 4.96 Sq m

INTERIOR USEFUL AREA:
104.44 sq m

**TERRACE BUILT AREA + LAUNDRY
ROOM:** 30.91 sq m

GARDEN BUILT AREA: 54.77 sq m



3 BEDROOMS

– HOME FLOOR PLAN

BUILT SURFACE + COMMON AREAS:
175.50 sq m

**BUILT SURFACE + COMMON AREAS
+ TERRACE + GARDEN:** 246.75 sq m

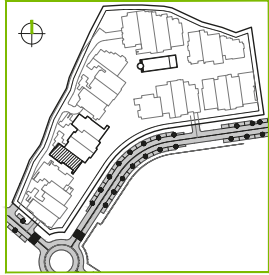
INTERIOR AREA

Living - Dinning Room: 41.59 sq m
Kitchen: 10.07 sq m
Laundry Room: 2.51 sq m
Hallway: 7.14 sq m
Master Beedrom: 14.13 sq m
Dressing Room: 8.25 sq m
Master Bathroom: 6.73 sq m
Bedroom 1: 11.06 sq m
Bedroom 2: 10.87 sq m
Bathroom 1: 4.99 sq m
Toilet: 2.96 sq m

INTERIOR USEFUL AREA:
120.30 sq m

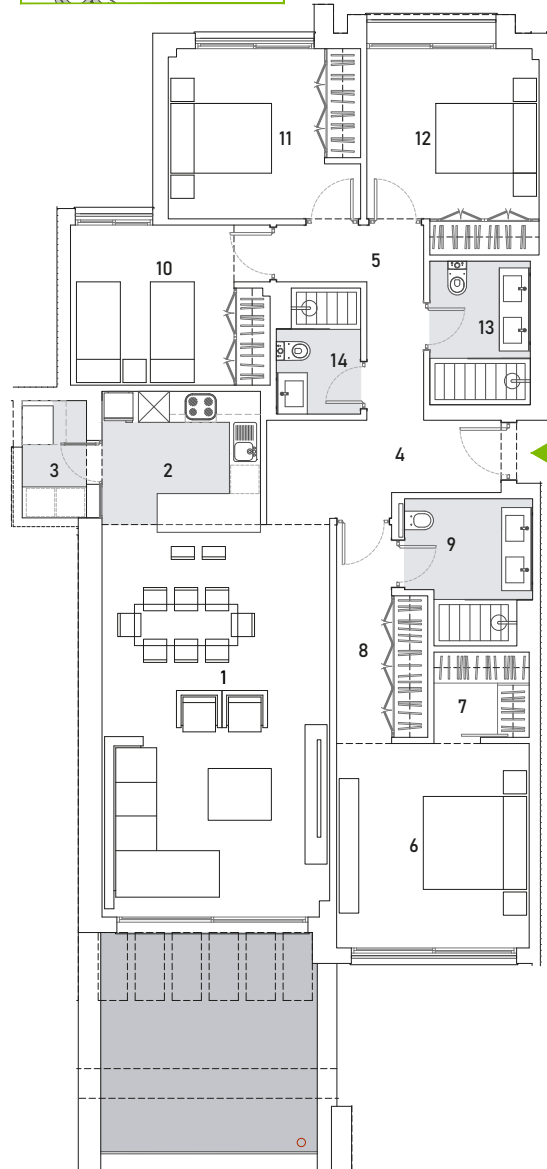
**TERRACE BUILT AREA + LAUNDRY
ROOM:** 39.98 sq m

GARDEN BUILT AREA: 31.27 sq m



4 BEDROOMS

– HOME FLOOR PLAN



BUILT SURFACE + COMMON AREAS:
191.48 sq m

**BUILT SURFACE + COMMON AREAS
+ TERRACE + GARDEN:** 328.75 sq m

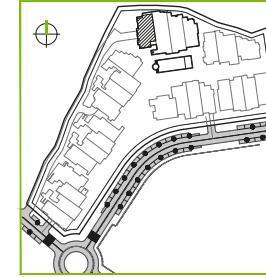
INTERIOR AREA

Living - Dinning Room: 32.54
Kitchen: 7.82 sq m
Laundry Room: 2.28 sq m
Hall: 6.55 sq m
Hallway: 6.05 sq m
Master Beedrom: 14.99 sq m
Dressing Room: 3.22 sq m
Hallway 1: 6.28 sq m
Master Bathroom: 6.45 sq m
Bedroom 1: 11.86 sq m
Bedroom 2: 11.33 sq m
Bedroom 3: 11.50 sq m
Bathroom 1: 5.65 Sq m
Bathroom 2: 3.74 Sq m

INTERIOR USEFUL AREA:
130.26 sq m

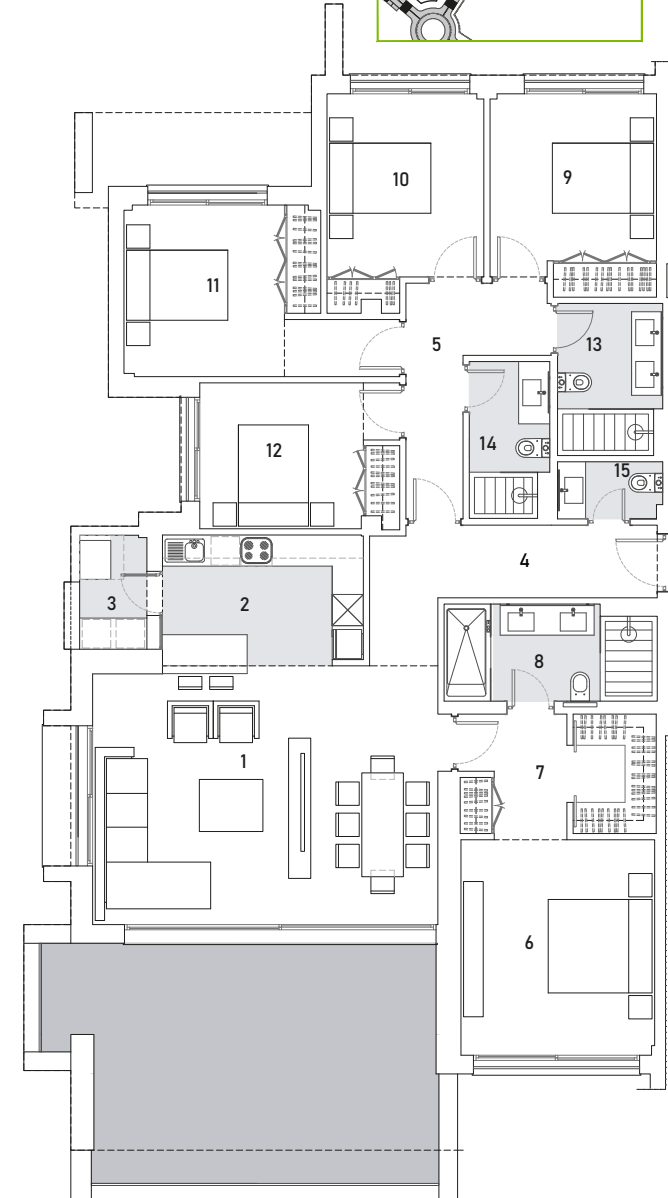
**TERRACE BUILT AREA + LAUNDRY
ROOM:** 62.37 sq m

GARDEN BUILT AREA: 74.90 sq m



5 BEDROOMS

– HOME FLOOR PLAN



BUILT SURFACE + COMMON AREAS:
227.15 sq m

**BUILT SURFACE + COMMON AREAS
+ TERRACE + GARDEN:** 288.53 sq m

INTERIOR AREA

Living - Dinning Room: 35.41 sq m
Kitchen: 9.60 sq m
Laundry Room: 2.61 sq m
Hall: 10.38 sq m
Hallway: 7.16 sq m
Master Beedrom: 14.41 sq m
Dressing Room: 3.03 sq m
Hallway 1: 5.89 sq m
Master Bathroom: 6.22 sq m
Bedroom 1: 11.85 sq m
Bedroom 2: 11.37 sq m
Bedroom 3: 13.68 sq m
Bedroom 4: 10.78 sq m
Bathroom 1: 5.59 sq m
Bathroom 2: 4.07 sq m
Toilet: 1.96 sq m

INTERIOR USEFUL AREA:
154.01 sq m

**TERRACE BUILT AREA + LAUNDRY
ROOM:** 34.35 sq m

GARDEN BUILT AREA: 27.03 sq m



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