

Let's think about your home in

Aranya Estepona


marbella's real estate experts





WHERE EVERYTHING IS
WITHIN EASY REACH



LOCATION

Nestled in the heart of the Costa del Sol, Aranya Estepona is located close to towns such as Estepona and Marbella, providing you with the chance to enjoy life surrounded by peace and quiet, next to a golf course and with the beach only a short distance away.

Your home will enjoy easy access to the area's main roads, such as the Autovía del Mediterráneo A-7 and the N-340, linking up with the Autopista AP-7, so that getting to and from Estepona and Marbella couldn't be easier. The international airports in Gibraltar and Málaga are both less than an hour away.

GETTING HERE

 Airport: Gibraltar

 Málaga Road: A-7, AP-7 and N-340







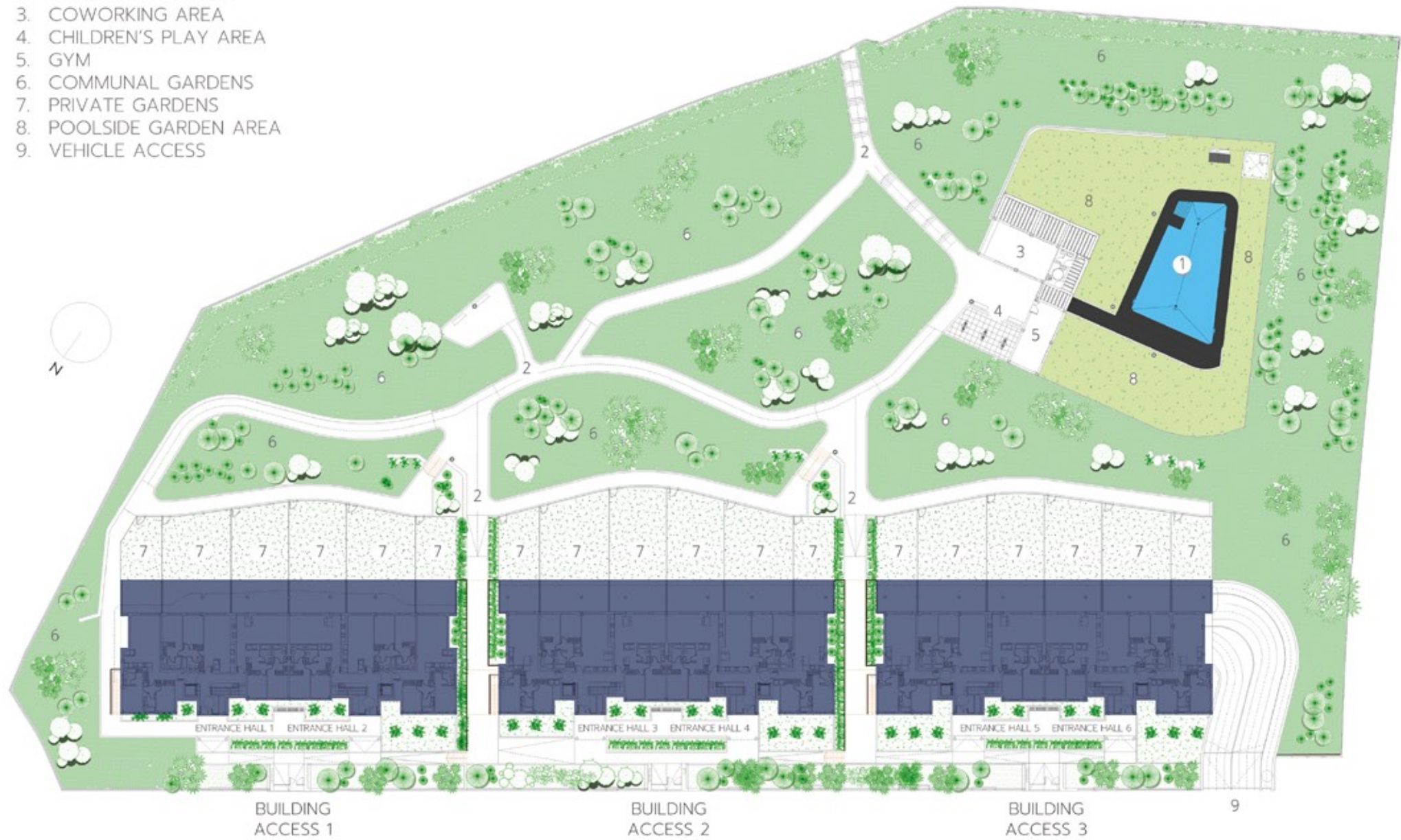
SERVICES

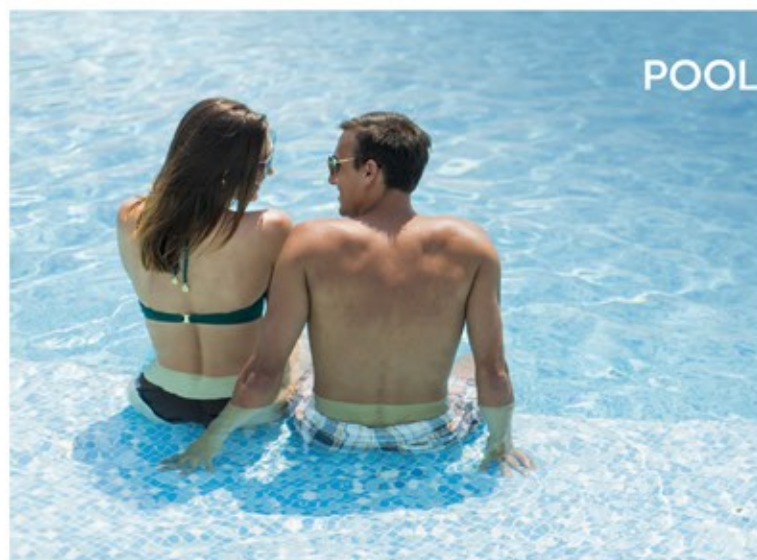
Aranya Estepona is less than ten minutes away from the beaches in the area, such as Guadalmina, with its lengthy coastal path, Saladillo and Arroyo de las Cañas. If mountains are more your thing, the hills of Sierra Bermeja are practically on your doorstep, with rare geological features not seen elsewhere.

The development is located on the calle Archidona, only a short distance from Cancelada and Estepona, meaning quick and easy access to all manner of services such as banks, schools and pharmacies, as well as plenty of leisure and cultural options, such as La Resina Golf Club, shops, cinemas and restaurants.

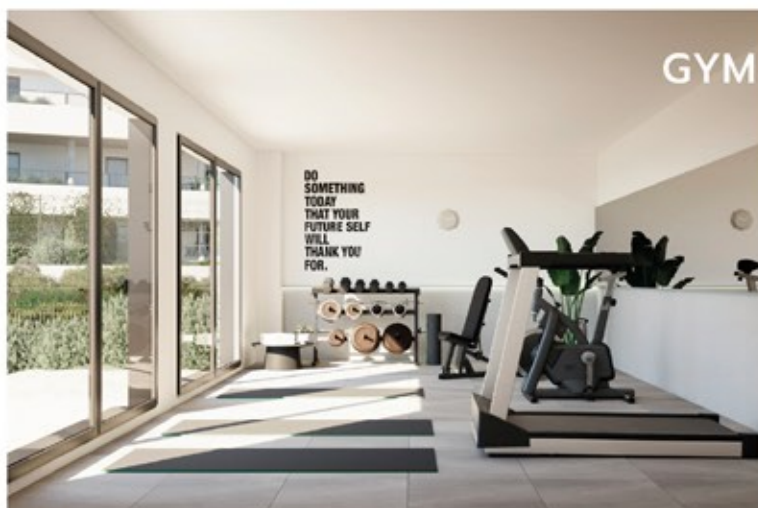


1. LEISURE POOL
2. PEDESTRIAN ACCESS
3. COWORKING AREA
4. CHILDREN'S PLAY AREA
5. GYM
6. COMMUNAL GARDENS
7. PRIVATE GARDENS
8. POOLSIDE GARDEN AREA
9. VEHICLE ACCESS





POOL



GYM



COWORKING

THE PROJECT

Aranya Estepona is a gated residential complex in a privileged setting, surrounded by golf courses. You'll have full access to the various communal spaces, such as the coworking area, gym, children's play area and gardens. And the wonderful climate of the Costa del Sol means the shared salt-water chlorination pool can be enjoyed all year round.

The project has 68 homes in total, with one, two and three bedrooms, with a modern design and featuring large terraces and finishes of the highest quality, such as the fitted kitchen with all the appliances you'd expect: electric oven, ceramic hob, cooker hood, refrigerator and compact counter top.



POOL



GYM



FITTED
KITCHEN



GOLF



GARDEN
AREAS



GARAGE



STORAGE
ROOM



TERRACE





ARANYA ESTEPONA

Each home has been designed in a way that creates open, practical spaces, with the highest levels of comfort, from ducted climate control to the superb south-east orientation. All homes have a garage parking space and storage room.

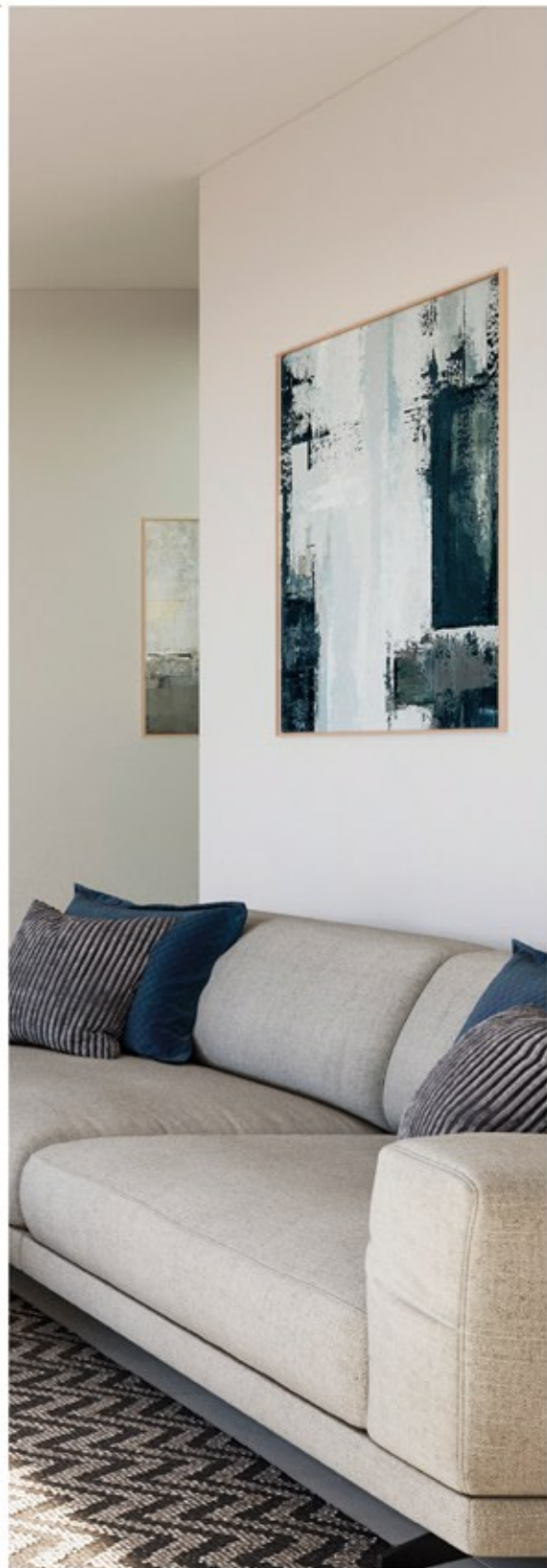
If you're looking to invest or buy in Málaga, this is your chance. Come and get to know us at our office – we're convinced you'll end up falling for Aranya Estepona!

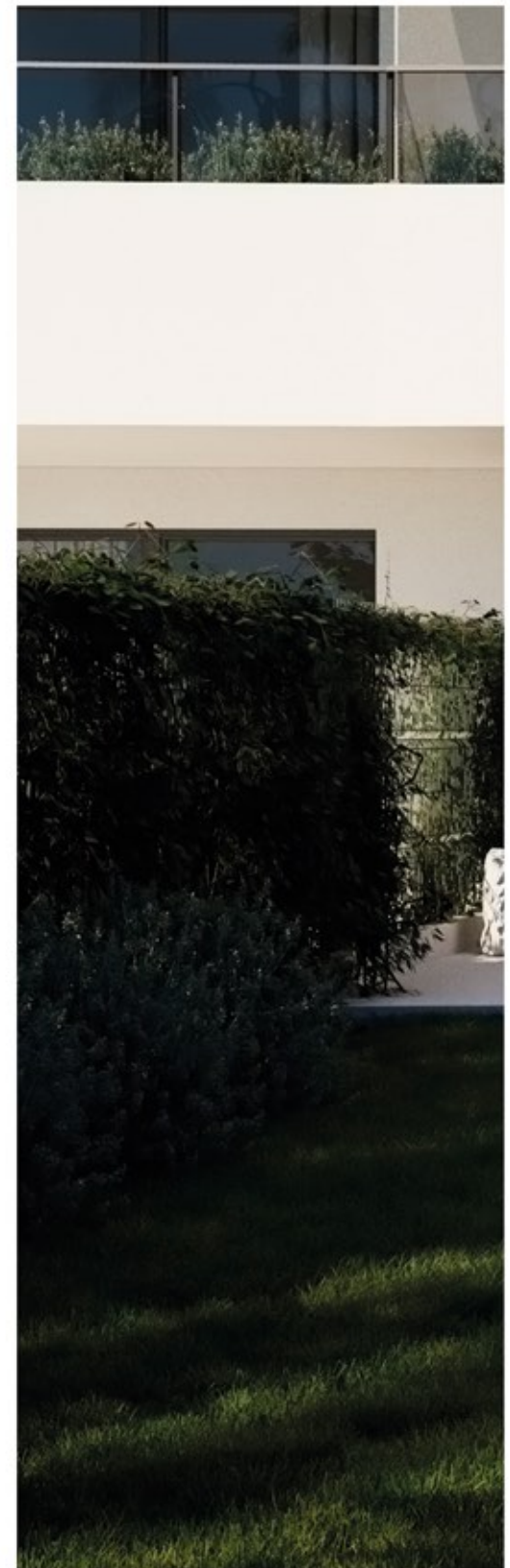












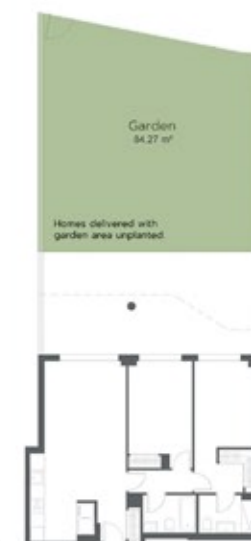




ONE-BED HOME



TWO-BED HOME



THREE-BED HOME

A



LIST OF FEATURES

Aranya Estepona

Málaga



FOUNDATION AND STRUCTURE

Reinforced concrete foundation and structure as per prevailing regulations.



FACADES

Exterior wall cladding in brickwork with rendering and exterior paintwork, interior thermal insulation, air chamber, lined with interior-coated plasterboard fixed to metal studs.

Terraces protected by brick wall or metal railings, depending on the design combination for the facade.



ROOFING

Non-trafficable inverted flat roofing with gravel finish.

Trafficable roofing finished in non-slip stoneware for exteriors.



EXTERIOR FINISHING WORK

Finishing work on metal sub-frame in openings, with thermal break, forming a joint between frame and glazing with thermal and acoustic qualities, as per regulations.

Blinds in bedrooms with aluminium or PVC slats with injected thermal insulation.

Double glazing with air chamber and high-end thermal and acoustic qualities.



INTERIOR PARTITIONS

Interior partitions in lined plasterboard, with metal supporting structure and interior thermal and acoustic insulation.

Separation between homes formed by brick partitions lined with plasterboard with thermal and acoustic insulation on both sides.

Separation between home and communal areas formed by brick partitions lined with exterior plaster and interior lined with plasterboard with thermal and acoustic insulation on interior side.



INTERIOR FINISHING WORK

Reinforced door at home access finished in white lacquer, with relief detail, safety locks, exterior handle and peephole. Internal doors flat finish with horizontal relief detail, finished in white lacquer, hanging fixtures and handle.

Modular wardrobes, hinged or sliding depending on type, matching internal doors, interior finished in melamine, luggage shelf and hanging rail.



PAINT

Vertical surfaces in home interior in smooth-finish plastic paint in neutral tone.

Horizontal surfaces in home interior in smooth-finish plastic paint in white.



FLOORS AND TILING

Ceramic non-slip stoneware flooring throughout the home in 60x60 tiles, with white lacquered MDF skirting.

Top-quality ceramic tiling in bathrooms.

Flat false ceiling in areas where air conditioning conducts run.

Removable false ceiling in bathroom to install climate-control apparatus. Internal apparatus hatch.

Ceramic floors and tiles.

Mixture of top-quality tiles and plastic paint finish in kitchen work areas, depending on design.



CLIMATE CONTROL AND HOT WATER

Individual aerothermal system for domestic hot water. Installation for air conditioning (hot/cold pump) with conducts with grille vents in lounge and bedrooms, with interior and exterior unit.



BATHROOM SUITE AND TAPS

Glazed porcelain bathroom suite in white. Low-profile shower in bathrooms.
Mixer bathroom fixtures in shower and basins.
Unit with fitted basin in master bathroom. Mirror in bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation as per Low Voltage Directive. Telecommunications installed in home (basic telephony and telecommunications) with sockets in lounge, bedrooms, kitchen and terrace.
Automatic video entry system in accesses to complex and intercom at building entrances.



FURNITURE AND KITCHEN EQUIPMENT

Fitted kitchen with compact counter top and appliances, layout depending on property type.
Appliances: electric oven, ceramic hob, cooker hood, refrigerator. Stainless steel sink and mixer tap.



COMMUNAL AREAS, COMPLEX DESIGN AND MISCELLANEOUS

Fully gated and fenced-off residential complex.
Energy-efficient lighting in entrance areas, interior thoroughfares and gardens.
Open-air communal swimming pool with night-lighting system and salt-water chlorination.
Garden areas with lawns and tree/shrub species.
Coworking area, gym and children's play area.
Pre-installation for electric vehicle charging points.
Communal areas in ceramic paving tiles / stamped concrete paving.



PERSONALISATION OF HOMES

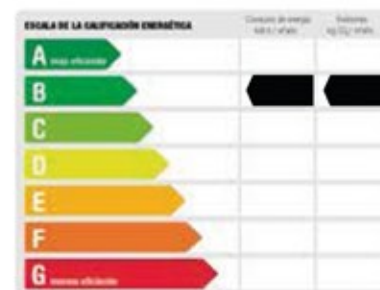
Possibility of choosing between different tiling finishes in bathrooms, general flooring in home and kitchen counter top.



ENERGY GRADING

The current energy efficiency grading is provision and for information purposes only, and is subject to modifications during the project stage.

68 dwellings, 69 garage spaces and 68 storage rooms in a construction project located at Calle Archidona and Carril de la Resinera, Estepona. Developed by "ARQUERA HOMES, FONDO DE ACTIVOS BANCARIOS". 1 bedroom from 45.28 useable m², 2 bedrooms from 65.86 useable m² and 3 bedrooms from 77.66 useable m². Garage space from 10.80 m² useable and storage rooms from 3.11 m². The down payments as part of the price are guaranteed in accordance with the law, by means of a guarantee policy formalised with Banco Santander, and depositing the amounts in the special and exclusive account of Banco Santander CCC ES22 0049 6099 87 27100012389. The Abridged Informative Document (DIA) and any additional information is available to the consumer in the sales offices. The information and images published in this advertisement are merely illustrative for which reason they do not have a contractual character and are subject to modifications due to technical, legal or commercial demands of the development.



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