



Birdie hills

ESTEPONA

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Your new home with green views
and mediterranean soul

Birdie Hills is an exclusive residential development of **1, 2 and 3 bedroom** homes, set in the heart of the Estepona Golf's golf course. A place designed for those who value nature, tranquillity, and an active lifestyle.

Its privileged location within the golf course offers uninterrupted views of the green, maximum privacy, and southeast and west-facing orientation to enjoy natural light all day long.

Here, comfort and design blend with the surroundings to create an authentic, modern home perfectly connected to the landscape. A smart choice for those seeking quality of life in one of the most promising areas of the Costa del Sol.

Wellbeing, leisure and relaxation without leaving home

At Birdie Hills, the communal areas are an essential part of your lifestyle. Every space has been thoughtfully designed to offer comfort, leisure and a deep connection with the surroundings, creating a complete and immersive residential experience. Here, comfort is lived both inside and out.

Imagine starting your day with a swim in the rooftop pool while watching the sunrise over the golf course and the sea beyond.

Start your day with a swim in the solarium pool as you watch the sun rise over the golf course and the sea. Unwind in the chill-out area, work out in the fully equipped gym, or share a moments in the social club with a coworking space designed exclusively for residents. Even the most practical details have been considered for your comfort, including private buggy parking spaces, giving you complete freedom to move around the course.



GROUND-LEVEL POOL
AND CHILL OUT AREA



ROOFTOP POOL
AND SOLARIUM



FULLY EQUIPPED
GYM



SOCIAL CLUB
AND COWORKING SPACE





Rooftop pool and solarium

Where the sky meets
the green

At the top of Birdie Hills, a stunning rooftop pool awaits — with panoramic views of the sea, the golf course and the endless landscape. A space to relax and take in the scenery, where water blends into the horizon. Perfect for soaking up the sun and enjoying unique moments from the highest point of the development.





Fully equipped Gym

The fully equipped gym within the development offers a modern, functional space to work out at your own pace, without leaving home. With natural light and great views, it's ideal for taking care of both body and mind, every day.



Social club and coworking space

Where comfort meets design

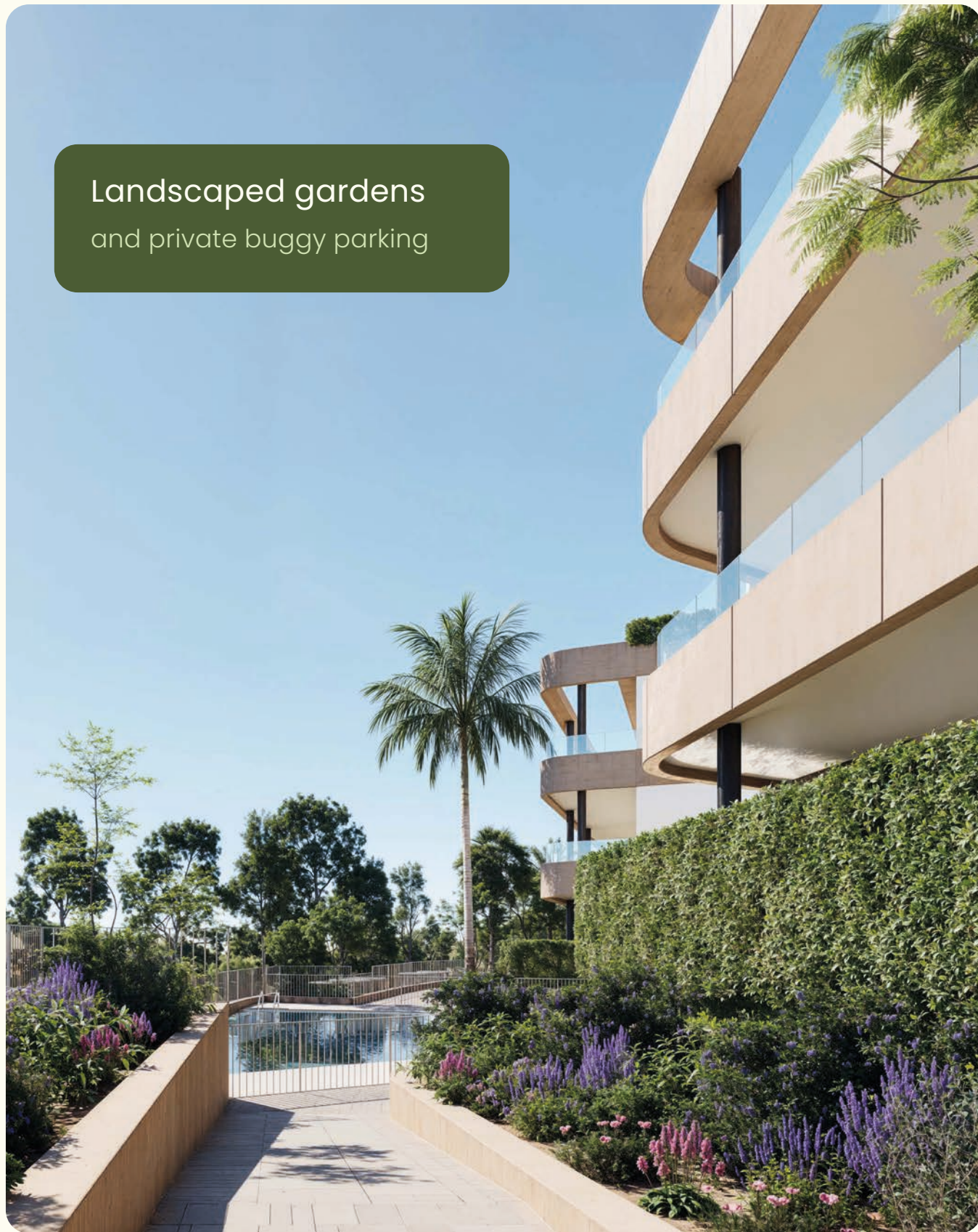
Birdie Hills' social club shares its space with a dedicated coworking area, creating a multi-purpose environment ideal for both focus and connection.

It's a warm and inviting place to share moments, unwind or enjoy great conversation with your neighbours.

Every corner is designed to foster connection between residents and extend the residential experience beyond the home.



Landscaped gardens
and private buggy parking



The landscaped gardens of Birdie Hills surround the development with scenery that respects the native vegetation. Pathways, shaded corners and open-air spaces create an atmosphere of serenity and a deep connection with nature.

Designed for golf lovers and with their daily comfort in mind, Birdie Hills offers **exclusive buggy parking spaces** within the development. A practical feature that makes accessing the course quick and effortless. Because here, living by the golf course also means enjoying it with total freedom.

Estepona golf, 18 holes of tranquillity and mediterranean landscape

With 18 scenic holes surrounded by gentle hills, native vegetation and views of the sea, **Estepona Golf** is one of the most pleasant and accessible courses on the Costa del Sol. Its relaxed atmosphere and strategic location make it an ideal choice for those who want to enjoy golf in a natural setting, free from crowds and full of authentic Andalusian charm.

Here, golf is a way of life.

A peaceful course, free from crowds and surrounded by nature

With sea and mountain views

Clubhouse

With restaurant and panoramic terrace

Complete facilities

For the perfect golf experience





WHERE GOLF MEETS HOME

Every detail has been carefully considered to enhance your quality of life: open-plan spaces, large terraces, communal areas designed for enjoyment without leaving home, and layouts that prioritise comfort and wellbeing. Birdie Hills is the perfect choice for those seeking the right balance between style, functionality and natural surroundings.



Discover the soul of Birdie Hill

Living areas with open-plan kitchens create a spacious and light-filled environment where the lounge, dining area and kitchen flow seamlessly together. A contemporary layout designed to enhance social living, comfort and to make the most of the natural light and the views.

Wide, open views of
the golf course from
your terrace

Southeast and west-facing
orientation for maximum
sunlight



Contemporary,
functional design

With Mediterranean character



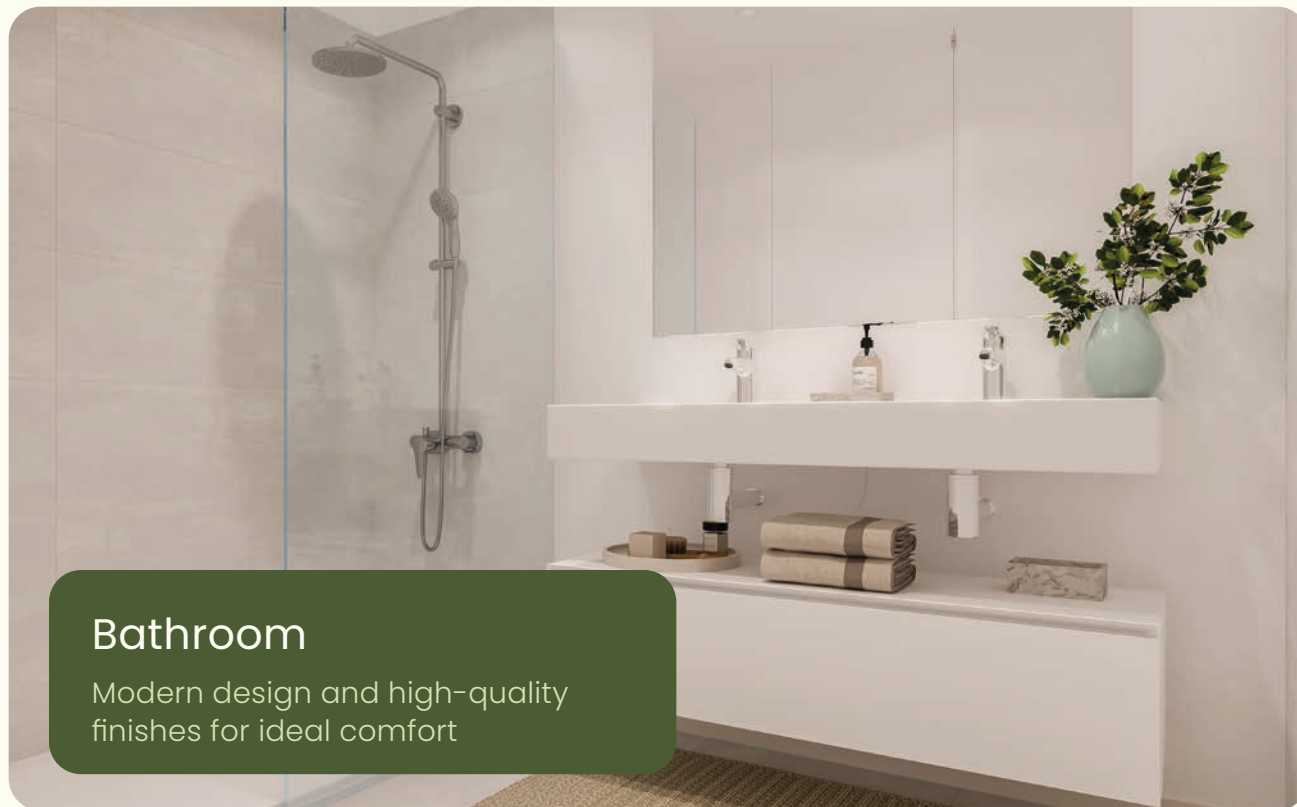
Bedroom

Spacious, peaceful and filled with natural light



Bathroom

Modern design and high-quality finishes for ideal comfort



Spaces designed for your comfort

Elevate your lifestyle with homes designed to be enjoyed at every moment. Spacious, light-filled **bedrooms** feature built-in wardrobes and a carefully curated selection of materials. Bright open-plan **living areas with integrated kitchens** open onto **generous terraces** bathed in Mediterranean sunshine, creating the perfect setting for relaxing or entertaining. **Bathrooms** are spacious, functional, and finished to the highest standards, adding a distinctive touch. A home that combines comfort, exclusivity, and an unbeatable location on the Costa del Sol.

Natural light and green views

Each home features a generously sized terrace, the perfect place to enjoy the sun, the golf course and the Mediterranean climate. Ideal for entertaining, relaxing with a book or simply taking in the views.



Estepona, the most authentic corner of the Costa del Sol



Estepona has become **one of the most desirable places to live on the Costa del Sol**, thanks to its perfect balance of Andalusian charm, modern living, and exceptional quality of life. Its picturesque old town, well-kept beaches stretching for miles, a thriving cultural and gastronomic scene, and privileged year-round climate make it a vibrant and welcoming city.

What's more, its growing international profile and ongoing infrastructure development make Estepona an ideal destination for those seeking **tranquillity, a connection with nature, and an upmarket urban environment**, all just minutes from home.



Much more than golf:
Plans for every day



Spend the day at the beach, explore hiking trails surrounded by nature, or savour local cuisine at one of the many restaurants in the marina.

The Costa del Sol offers **experiences for every moment**: from sunsets at seaside chiringuitos to getaways to whitewashed villages, equestrian centres, shopping malls or exclusive beach clubs. Whether you're looking to unwind or stay active, there's always something new to discover... just around the corner.

The Costa del Sol from its best angle

Living at Birdie Hills means enjoying a peaceful, natural environment without sacrificing proximity to the Costa del Sol's main destinations. Just 15 minutes from Marbella and under an hour from Málaga International Airport, national and international connections are excellent.

In just a short drive, you can also reach Puerto Banús, Sotogrande, or picturesque white villages that add charm to every getaway.

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|---|------------------------|----|----------------------|
| 1 | Estepona Golf | 7 | Shopping area |
| 2 | Finca Cortesín | 8 | Bahía Dorada beach |
| 3 | Alcazaba Vive Lagoon | 9 | Port |
| 4 | Azada Golf | 10 | La Rada beach |
| 5 | Valle Romano Golf Club | 11 | Estepona town centre |
| 6 | New hospital | 12 | Coastal path |



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