

# ONE ESTEPONA

*Beachside Residences*



## FACT SHEET



*Mediterranean Finish*

Mediterranean Finish

## Serenity by Design

### The Concept

Designed to foster a deep connection with nature while creating an ambience of hospitality and well-being, the predominant shapes are simple and clean. Soft colours and natural materials are incorporated to evoke a serene and inviting atmosphere.

### The Materials

Selected natural stone, ceramics, and tiles are employed to evoke the authentic and cosy ambience characteristic of the emblematic Mediterranean style. Generally, white or light colours tend to stand out, further enhancing the overall aesthetic.



Mediterranean Harmony

## Your Bespoke Residence

Each residence features a composition of lines and organic curves that complement the building's outer form. Flow-through open layouts, floor-to-ceiling windows, and oversized terraces allow spaces to transition harmoniously between indoors and out. One-to-four-bedroom apartments, each offering the option of either a charming garden or a private terrace, embody the essence of refined living: open, airy, and spacious.

## Residences to Follow the Rhythms of Life

---

We have assembled a unique team, distinguished by its composition, a successful and exclusive fusion, which executed the One Estepona project, featuring 48 limited-edition homes. Every aspect was carefully considered, from the masterfully designed communal areas to the finest detail of the interiors of the residences.

### Residences Overview

---

Step into the perfect combination of sophistication, convenience, and sustainable living in one extraordinary location.

Spacious living areas with above-standard ceiling heights.

Floor-to-ceiling windows offer sweeping views of the Mediterranean and the Estepona mountain skyline.

Terrace access from the living room and primary bedroom in selected units.

Exquisite flooring.

Gracious walk-in wardrobes in the primary bedroom of selected units.

High-efficiency air conditioning and heating systems, with linear diffusers in main areas.

Premium Vescom® Wallcoverings.

Interior design services provided by Numa Home and furniture packages offered by Bolia are available for purchase.

### Design Team

---

Architecture: Jcdiarq Architects

Interior Design: Numa HOME

Landscape: Arq GEO

### Technology

---

Innovative smart technology infrastructure that enables home automation.

Interface system for essential building services.

### Bathrooms

---

A realm where needs are anticipated with an intuitive understanding of when and where attention is required. Our bathrooms are created to indulge yourself in an inviting space perfect for peaceful reflection and renewal.

White sanitary fittings by Roca®.

Mixer taps and head showers by Grohe®.

Glass-panelled shower tray.

Functional and aesthetic vanities.

Neutral and natural-coloured tiles for flooring and walls.

### Kitchens

---

They boast a clean and contemporary aesthetic that prioritizes function and practicality. Their modern design ensures ease of maintenance without compromising on style, while adding a touch of sophistication and elevating your cooking experience to new heights.

Large-capacity wall and base cabinets.

Cooking essential induction and extractor hood.

Stainless steel sinks.

Mixer taps by Grohe®.

Convection oven.

Integrated refrigerator, freezer, and dishwasher.



Indoor private terrace dining room.



Master suite bedroom.



Accessible housing terrace.

Kitchens

## Chef- Inspired Kitchens

Experience top-quality brands from the moment you enter your home. Designed with every detail in mind, One Estepona is equipped with long-lasting fixtures and fittings that offer superior technical properties, versatility, and beauty, making it the perfect choice to add value to your space.



*Mediterranean Finish*

The design is guided by the principle of creating uncluttered spaces. Appliances are concealed by integrating cabinet panels in natural colours, and the cabinetry is sized to offer the ideal volume of storage. A modern kitchen that stands for real-life tests.

Bathrooms

## Stylish Baths

Bathrooms are meticulously designed with impeccable attention to detail. The combination of diverse materials and finishes results in a serene and inviting space, ideal for relaxation and unwinding. Thoughtfully selected ceramic tiles, glass-enclosed showers, and excellent fixtures enhance the overall ambience.



*Mediterranean Finish*

Indulge in the tranquil ambience of the Mediterranean baths, where natural colour wall tiles effortlessly blend simplicity with the beauty of nature, creating a harmonious atmosphere. Enjoy this design while ensuring utmost functionality in equal measure.



The Club is All Yours

## An Extension of Your Home

Residents will have exclusive access to over 15000 sq ft of amenities, complementing their living experience. Indoor and outdoor facilities to help you unwind, embrace vitality, and socialise while following the rhythms of your life. Discover the elegance of the Owner's Club, with two community engagement spaces graced by lofty ceilings and glass expanses, the outdoor pool with Danish-designed relaxation areas, and the Fitness Centre to unlock your potential for a healthier you.



Swimming Pool. Private cabanas are perfect for lounging and enjoying poolside service of refreshments and light bites.



## Amenities & Services

Life at One Estepona comes with exclusive access to a wide range of amenities designed to enhance your relaxation and socialising experiences. We thoughtfully designed the amenities to seamlessly integrate with the private residences, offering spaces for fully enjoying one's time at home. We create, you make every day your best day.

## Building Overview

Three elegant buildings featuring contemporary architecture rising two stories high.

A collection of 48 timeless design residences, including exceptional units to indulge individual tastes.

Open glass terraces and balconies.

Breathtaking views of the Mediterranean Sea and the Estepona mountain skyline.

## Arrival Experience & Lobby

Exclusive private entrance for a controlled building access.

Dramatic lobby leading to elevators.

Artwork by the renowned artist Iñaki Ormaechea for the central space.

Security booth ensuring the safety of the area.

Parcel boxes to receive your online purchases 24/7.

A secure, covered garage.

## Services

High-speed internet access across all public areas.

Music Digital Studio by the award-winning Bulwark Audio Recording Studio.

Electric vehicle charging stations available.

Car battery chargers available.

## Indoor Facilities Features

Salon Lounge for special events with Bang & Olufsen® audio equipment.

Engaging, Versatile Haven for multiple purposes.

State-of-the-art Technogym®-equipped Fitness centre.

Storage room in the garage for each residence.

Bicycle storage area.

## Outdoor Facilities Features

Barbecue area with OFYR® Cooking unit available for reservation.

Solarium Bar.

Yoga Studio.

## Swimming Pool area

Swimming pool for all ages.

Poolside private cabanas.

Sun deck and conversational area.

Lounge chairs and conversational seatings.



Relaxing area - Amenities Building.



Owner's Club - Salon Lounge.

VESCOM

Bolia

B&O  
BANG & OLUFSEN

TECHNOGYM

OFYR

© 2024 One Estepona. All rights reserved – The plans and images presented in the document are approximate, the definitive ones will be those resulting from the execution of the project. They have no contractual value and may experience variations due to technical, legal or administrative requirements or the initiative of the Architects in charge of the works, without this implying a reduction in the level of quality.-.

Beachside Residences ONE ESTEPONA Mediterranean Finish

**Fitness Centre**

The wellness facilities include a Technogym-designed and equipped gymnasium featuring floor-to-ceiling windows overlooking the outdoor pool deck. Residents can enjoy adaptive workouts guided by Technogym technology for superior results.

**Versatile Haven**

The multiple-use room meets versatility and comfort. Designed to cater to your needs, whether it's a productive workspace, a cozy media room, or a library lounge with coffee. Embrace the family entertainment area, thoughtfully crafted to create joyful moments for all ages.

**Salon Lounge**

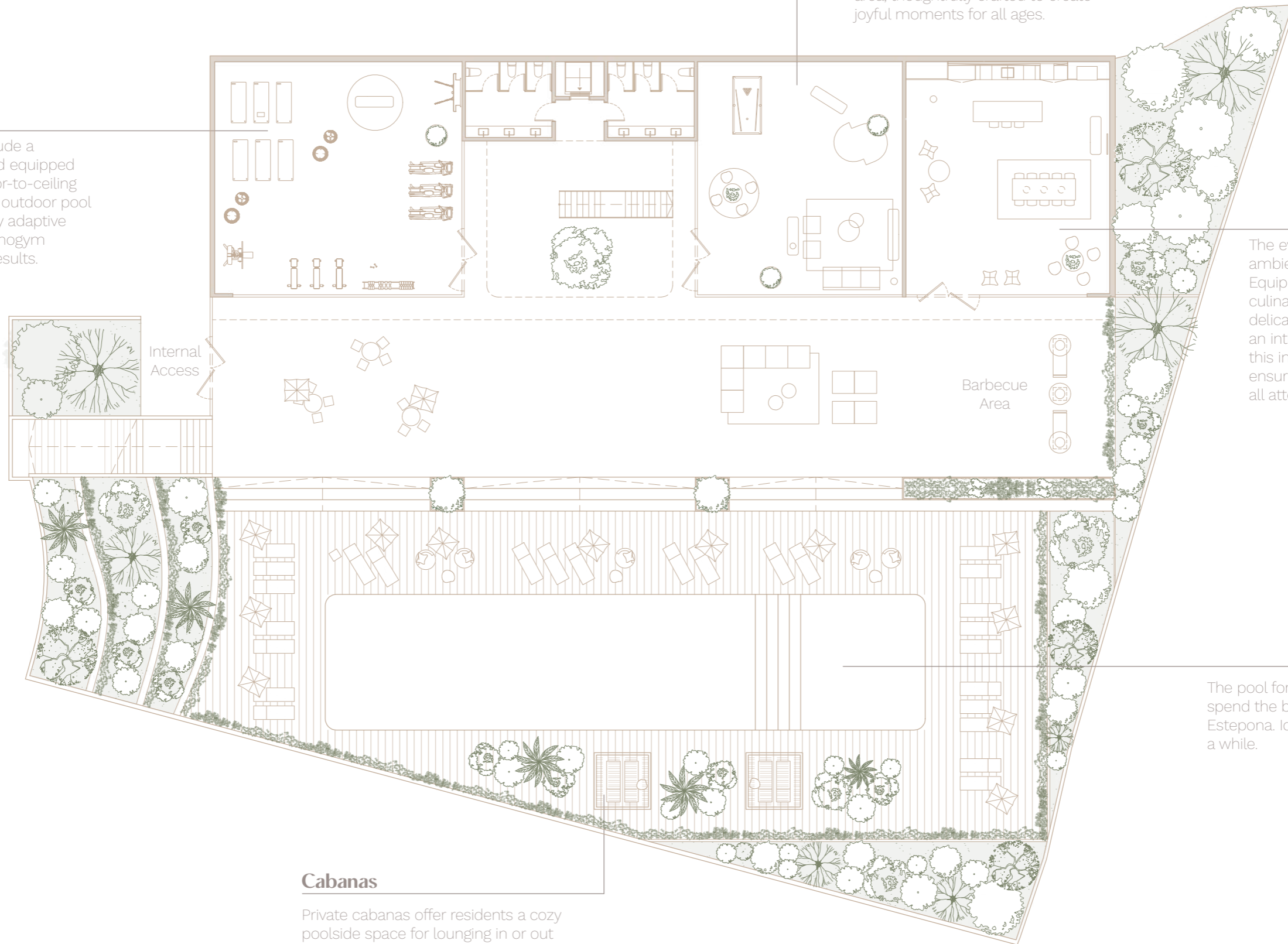
The event hosting room creates an ideal ambience for memorable celebrations. Equipped with a well-appointed kitchen, culinary enthusiasts can craft gourmet delicacies to delight guests. Whether an intimate gathering or a grand affair, this inspiring space caters to every need, ensuring an unforgettable experience for all attendees.

**Swimming Pool**

The pool for all ages is perfect to spend the beautiful summer days in Estepona. Ideal to refresh and relax for a while.

**Cabanas**

Private cabanas offer residents a cozy poolside space for lounging in or out of the sun, chatting with friends, and enjoying a snack, meal, or refreshments selected from the house menu and served by wait staff.





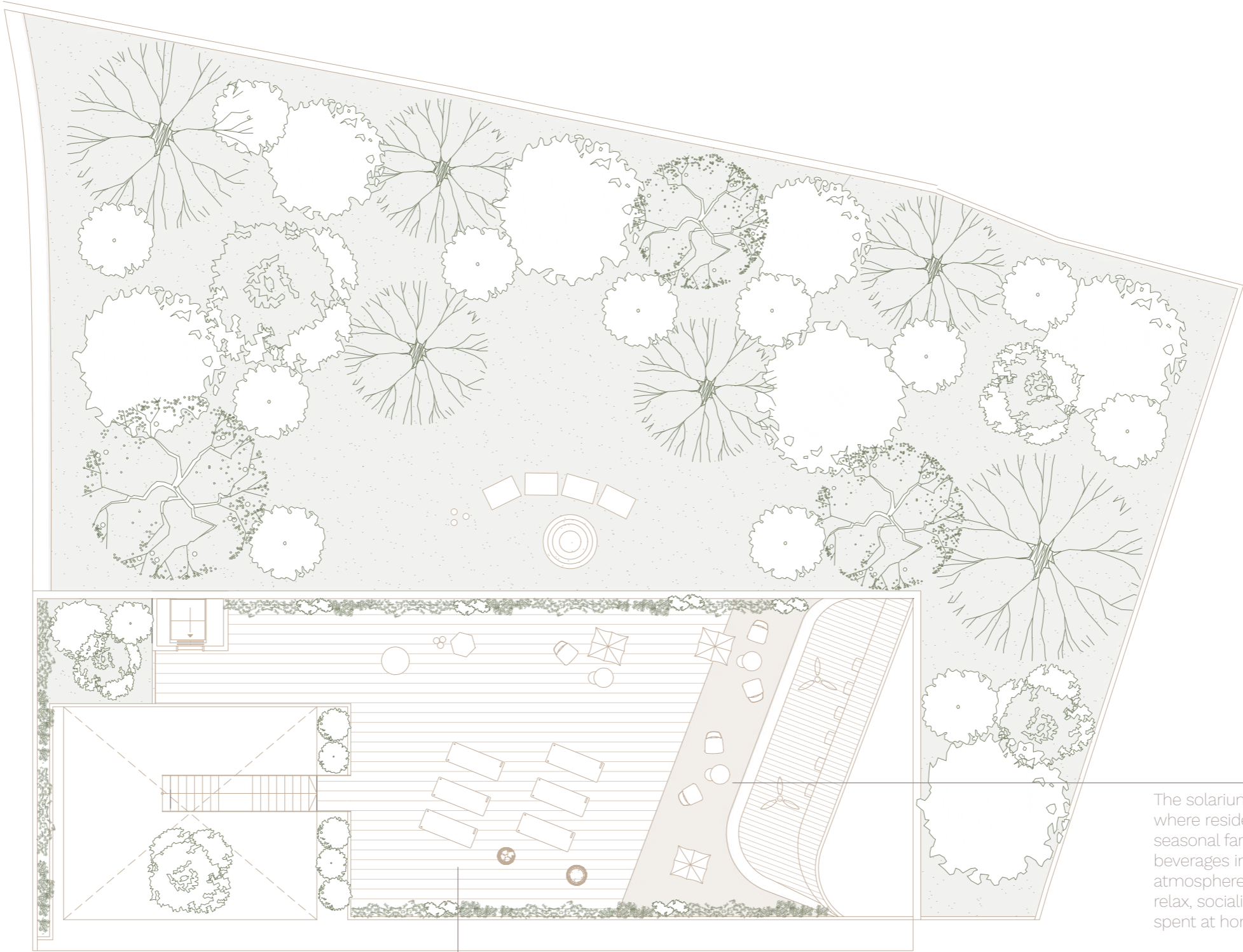
Fitness Centre with Technogym technology.



Multiple-use room for all ages.



Accessible Terrace - Solarium bar & Yoga Studio



**Solarium Bar**

The solarium bar is the perfect place where residents can enjoy light seasonal fare, craft cocktails, and soft beverages in an airy, elegant atmosphere. It is the ideal space to relax, socialize, and fully enjoy time spent at home.

**Yoga Studio**

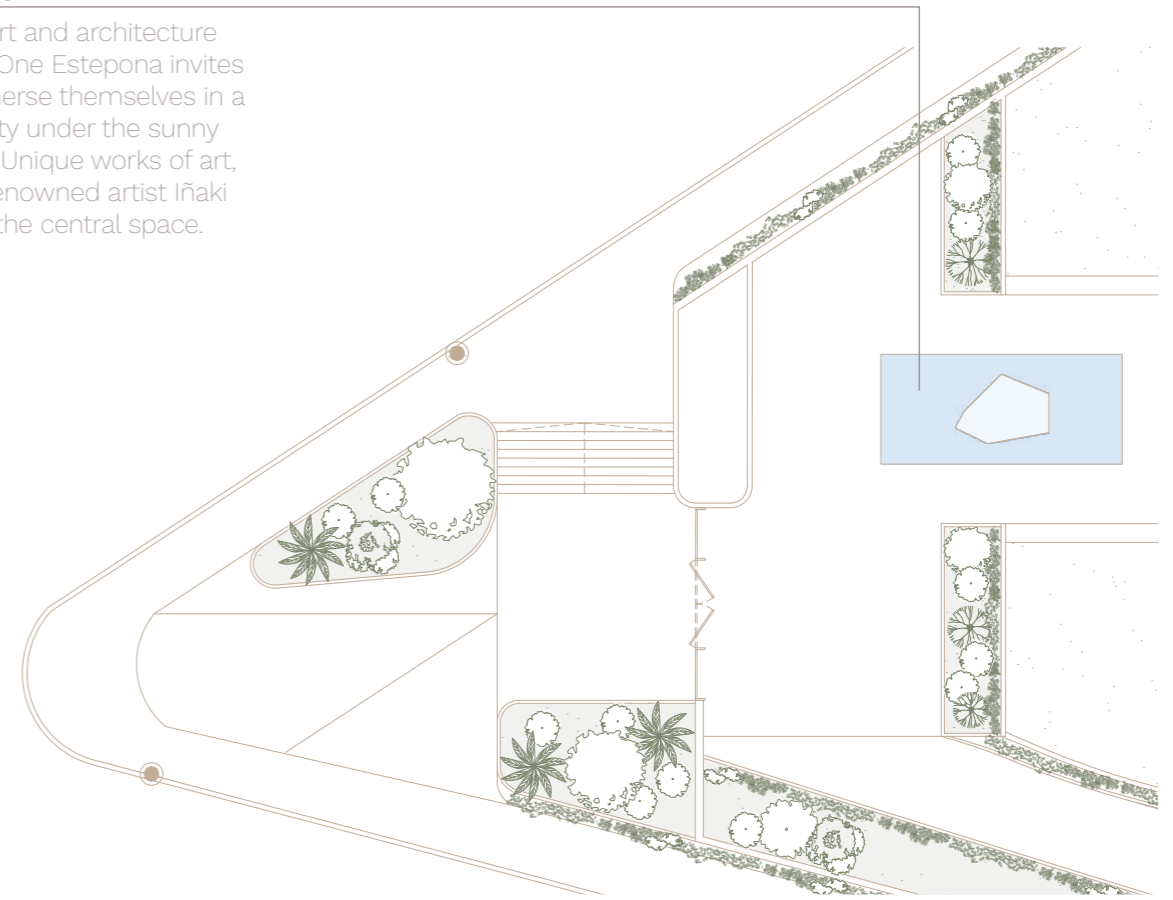
Overlooking the sea, the yoga studio offer a tranquil yet inspiring environment for well-being. Mats, blocks, straps, and other props are always available. It is ideally positioned to embrace natural light from sunrise to dusk sessions.



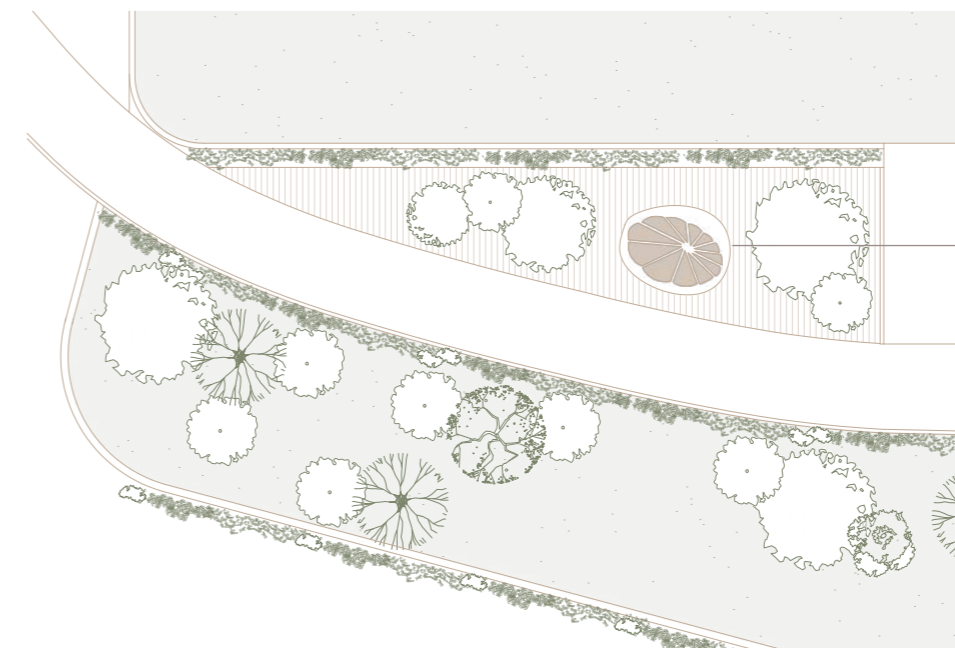
Secondary access to the complex

## Communal Spaces with Artworks

A place where art and architecture come together, One Estepona invites residents to immerse themselves in a world of creativity under the sunny skies of Malaga. Unique works of art, crafted by the renowned artist Iñaki Ormaechea for the central space.



Smart flower in common spaces



## Smart Flower

We are embracing sustainability with Smartflower, a solar energy system inspired by nature. Its petal-like solar panels track the sun's movement, maximising energy capture by up to 40% compared to fixed panels. Smartflower offers an eco-friendly and visually appealing alternative for producing clean energy.

Indulge in the ultimate  
Mediterranean living experience  
at One Estepona.



(+34) 518 898 219



(+34) 659 101 720

[Info@OneEstepona.com](mailto:Info@OneEstepona.com)

Contact us



DEVELOPEMENT

ODD mile

CONSTRUCTION



ARCHITECTURE

NUMA  
*Homes*

INTERIORS

ARQ  
GEO

LANDSCAPE