

Welcome on Costa Del Sol !!!



If you are interested in buying the front line beach Luxury Properties,  
**P&O Apartments** will be gladly of your assistance .

### We propose high quality properties

ESTEPONA LUXURY APARTMENTS is an excellent illustration of luxury frontline beachside apartments of unique characteristics and in a perfect location: the Golden mile of Estepona. Here you can have your very own piece of paradise, your own oasis in a tranquil setting. Situated within Estepona's outskirts ESTEPONA LUXURY APARTMENTS offers convenience and peace-of-mind to its owners due to close by shopping facilities, port, police station, future hospital and other amenities. This magnificent urbanization offers luxury in the true sense with unique neo-classical architecture, spacious apartment homes combined with ultimate design, top class quality materials and enhanced with unbeatable views over the Mediterranean, African coastline and the rock of Gibraltar. ESTEPONA LUXURY APARTMENTS offers apartments and pent-houses from 1 to 5 bedrooms.

The panoramic views and sea breeze could easily be taken for granted as you leave your property and set foot onto the sandy beaches. With the yachting harbor of Estepona being just 2 minutes away with all the sailing and water sports it has to offer, you'll never tire of things to do. Leave the complex and you will find Estepona's public park right next door, a breath of fresh air if you wish to escape the sunshine and the sea! This development is just a short drive to local mountain ranges such as the Sierra Ronda where you will find tiny Spanish villages waiting to be discovered. Here you will sample true Spanish cuisine with traditional recipes handed down through the generations. The Selwo Safari Park is just a short drive too. They have over 200 species from 5 continents living in semi liberty, reasonably free to wander around. There's so much to see and do and of course, there are around 20 golf courses in the immediate area, all within easy access



Relax on site with our spa/yoga/gym facilities /kids club.  
25 mts outdoor pool, wood deck and elegant gardens.  
Direct access to the beach and future promenade.  
More than three hundred days of sun, relax on spacious  
terraces, enjoy magnificent sea views, close by sports facilities  
and much more.....

- More than 20 golf courses less than 30 mins by car.
- Yacht club less than 300 mts away with a project to increase an extra 400 berths.
- 50 minutes to Malaga International Airport and 30 minutes to Gibraltar Airport.
- 20 Minutes to Sotogrande
- 20 Minutes to Marbella and 15 minutes to Puerto Banus.

### **Quality Memory**

The properties are built to the highest of standards and luxuriously finished with marble floorings, marble bathrooms, integrated top of the range appliances in the kitchens and under floor heating throughout. The properties all come with an alarm system connected to security control, video entry phone and hot / cold air conditioning. There are two swimming pools in the communal tropical gardens, including one for children and the gardens themselves are maintained to perfection. One garage for few cars is included in the price.

### **INTERIORS**

- MAIN ENTRANCE SECURITY DOOR
- MARBLE FLOORS IN CREAM NACRE WITH 15CM SKIRTING.
- ACOUSTIC INSULATION WITH WOOL FIBRE-GLASS BETWEEN WALLS AND FLOORS AND ANTI-IMPACT "FOMPEX"
- UNDER-FLOOR ELECTRIC HEATING
- AIR CONDITIONING HOT/COLD
- ALARM AND INTERCOM-VIDEO PORTER CONNECTED TO SECURITY CONTROL
- SATELLITE TV IN ALL ROOMS
- SAFETY DEPOSIT BOX WITH ELECTRIC KEY
- ELECTRIC BLINDS
- TELEPHONE POINTS AND INTERNET ACCESS INCL BEDROOMS.
- LIGHT INTENSITY DIMMER IN MASTER BEDROOM AND LIVING AREA
- BUILT-IN WARDROBES FULLY LINED AND MODULATED
- DOMOTICS- "KONNEX SYSTEM" WHICH CONTROLS LIGHTING IN MASTER BEDROOM AND LIVING AREA ON/OFF UNDERFLOOR HEATING AND AIR CONDITIONING, CONTROL FOR THE VENETIAN BLINDS
- SMOKE DETECTOR IN KITCHENS

### **BATHROOMS**

- WALL AND VANITY TOPS IN TRAVERTINO NAVONNA MARBLE
- VANITY CUPBOARDS LACQUERED IN WHITE
- TAPS "HANSGROHE"
- SANITARY APPLIANCES "JACUZZI AND "DURAVIT"
- COMPLETE WITH ALL ACCESSORIES
- HEATED TOWEL RAILS IN MASTER BATHROOM



- MASTER BATHROOMS IN PENTHOUSE WITH HIDROMASSAGE TUB AND IN SEPARATE SHOWER.
- MASTER BATHROOMS EN-SUITE WITH HIDRO-MASSAGE
- MARBLE PLAQUES ON WALL OF 2.05m HEIGHT IN MASTER BATHROOMS KITCHEN
- FULLY EQUIPPED WITH TOP QUALITY SIEMENS APPLIANCES
- WORKTOP IN SILESTONE

## **EXTERIORS**

### **ROOFING**

- ARABIC ROOF TILES AND FLAT ROOF SOLARIUM SOME WITH MARBLE EXTERIOR CARPENTRY
- TREATED WOOD "IROKO" WITH DOUBLE GLAZING AND 12MM CAMERA CLIMALIT " BRAND- ROMAN CLAVERO"

### **PROOFING**

- THERMAL PROOFING ON OUTDOOR AND ROOF AREAS WITH POLYTHENE OF 3 AND 4 CM RESPECTIVELY TERRACE
- WOOD PERGOLA IN PENT-HOUSES
- FLOORS COMBINED IN WHITE MARBLE MACAEL WITH RED ALICANTE.
- TV POINTS
- INFINITY POOL ( PERIMETER OVERFLOW) "PORTILLO" WITH CROSS-CURRENT SWIM SYSTEM AND COVER IRRIGATION
- IN GARDENS AND TROUGHS ALL ON AUTOMATIC SYSTEM

### **OTHER ITEMS**

- GARAGE AND STORAGE ROOM INCLUDED IN THE PRICE
- 7.500M2 OF MEDITERRANEAN LANDSCAPED GARDENS
- COMMUNITY POOL SEMI-OLYMPIC SALT CHLORINATED
- KIDS POOL
- SPA WITH JACUZZI, SAUNA, TURQUISH BATH.
- GYMNASIUM WITH CARDIO-VASCULAR MACHINES, YOGA-RELAX AREA

### **AND KIDS CLUB**

- OUTDOOR SUMMER BAR- CHIRINGUITO
- TOTALLY ENCLOSED AND GATED WITH SECURITY CAMERAS AN MAIN SECURITY CONTROL CENTER WITH VIGILANT AND VIDEO ANALYSIS SYSTEM

### **EXTRAS**

- POSSIBILITY OF GLASS ENCLOSURE ON TERRACE
- POSSIBILITY OF FIREPLACE IN PENT-HOUSES











PREICE LIST

ON REQUEST

**Prices updated April h 2.009, VAT not included  
All apartments include one parking space and one storage room**

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**P&O Apartments**

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