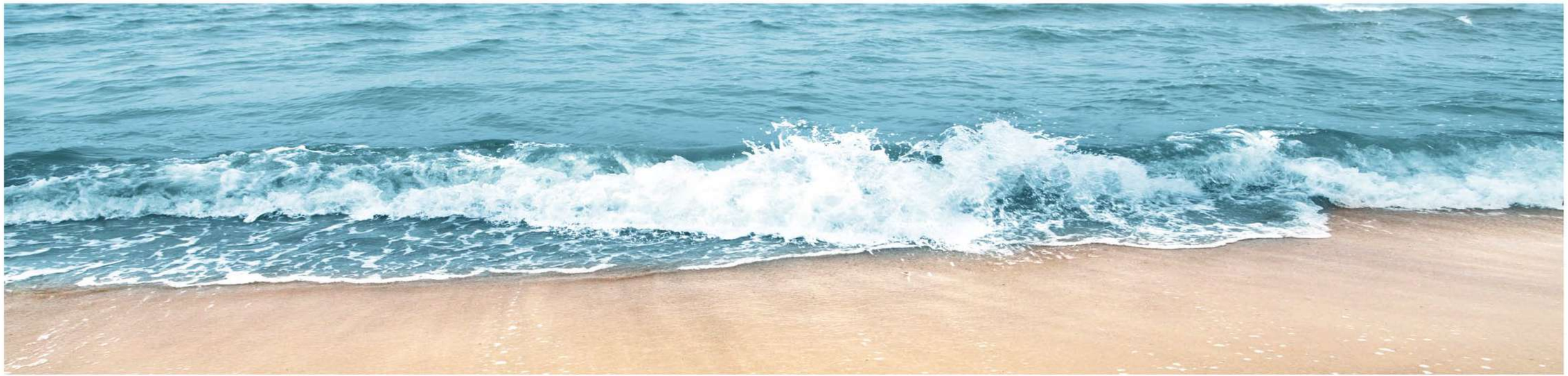
BALCÓN DEL MEDITERRÁNEO

by AZATA

Selwo | Estepona

A UNIQUE PLACE BETWEEN SKY & SEA



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a dream place

BALCÓN DEL MEDITERRÁNEO

by AZATA
Selwo | Estepona

A dream location on the Costa del Sol, where the sky blends with the sea in an endless embrace, and a unique landscape adorned with rich Mediterranean vegetation unfolds before you. Here, the air carries the whisper of the waves and the scent of the plants, and the majestic **Balcón del Mediterráneo** - the Balcony over the Mediterranean - rises. Luxury apartments with 3, 4 and 5 bedrooms. Their expansive terraces rise above the horizon, offering magnificent views of the sky and sea.

A key aspect of **Balcón del Mediterráneo** is its architectural design. With balconies that are open to the outside, they blend majestically in a perfect dance with the apartments, creating a haven of peace and beauty that invites you to dream and lose yourself in the eternal charm of nature and luxury in this corner of southern Andalusia.

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TOP location

Estepona offers an exceptional quality of life, combining natural beauty, a rich culture, recreational activities, a diverse community and a high standard of services in a safe and welcoming environment.





It is one of the most popular places to live or to enjoy a holiday. Internationally renowned for its mild climate and the quality of its beaches, this corner of the Costa del Sol is one of everyone's favourite destinations.

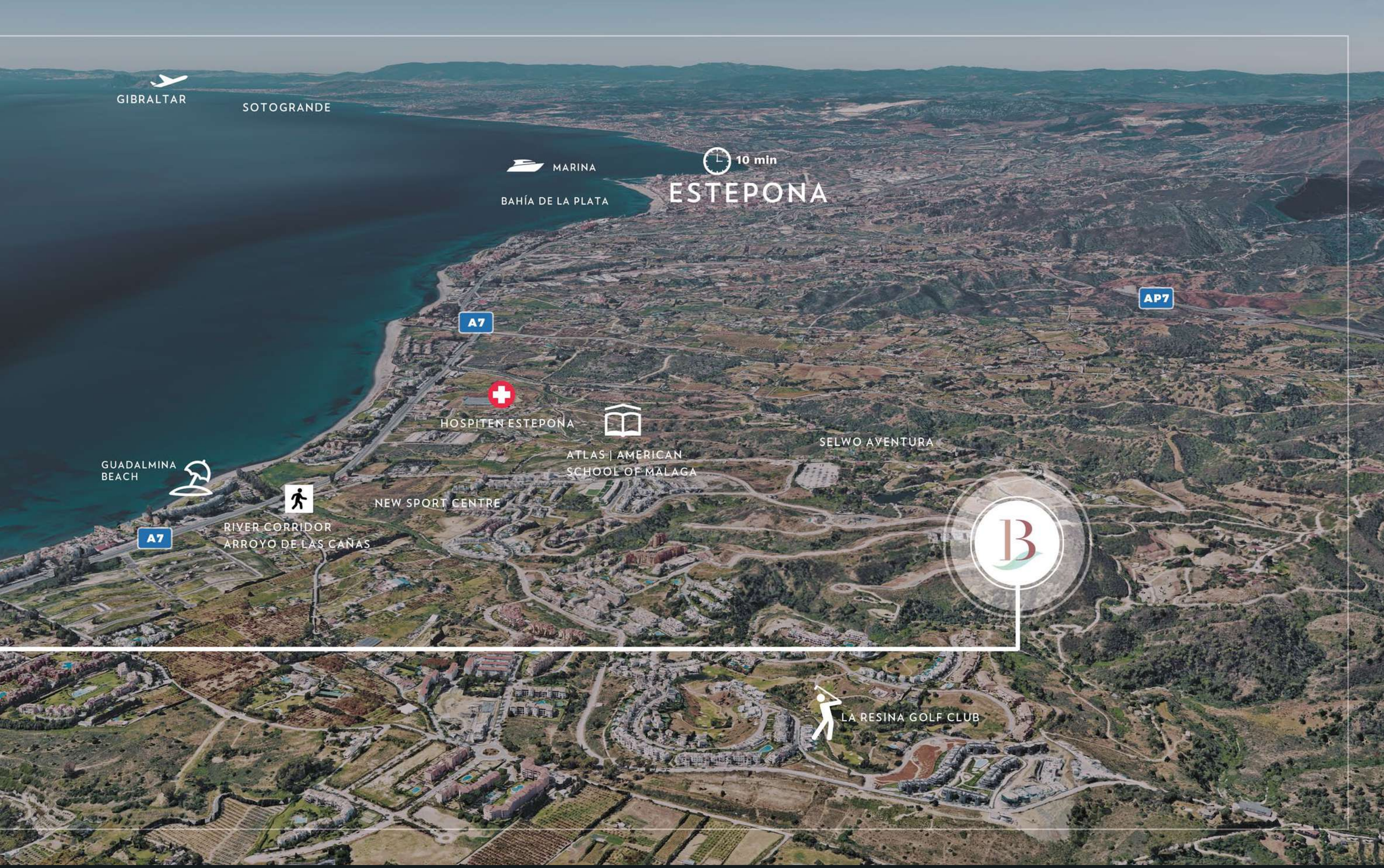
Balcón del Mediterráneo is located very close to the beach and just a few minutes from the centre of Estepona, which is accessed by a fantastic transportation network taking you to the many kinds of services that are typical of this great city.

A very special and much sought-after place that is peaceful and comfortable. And apartments that convey all the values that you expect to find in this exceptional part of southern Andalusia.





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BALCÓN DEL MEDITERRÁNEO

by AZATA

Selwo | Estepona

Estepona | Costa del Sol

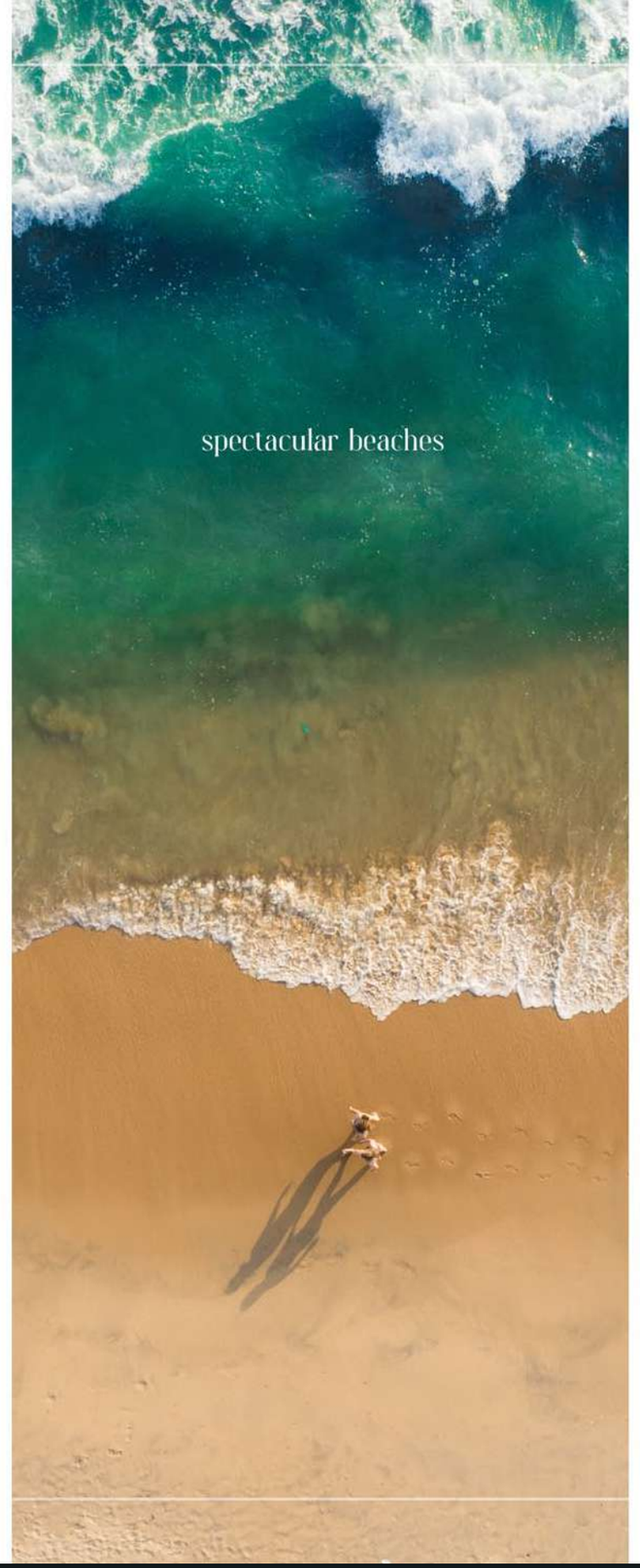
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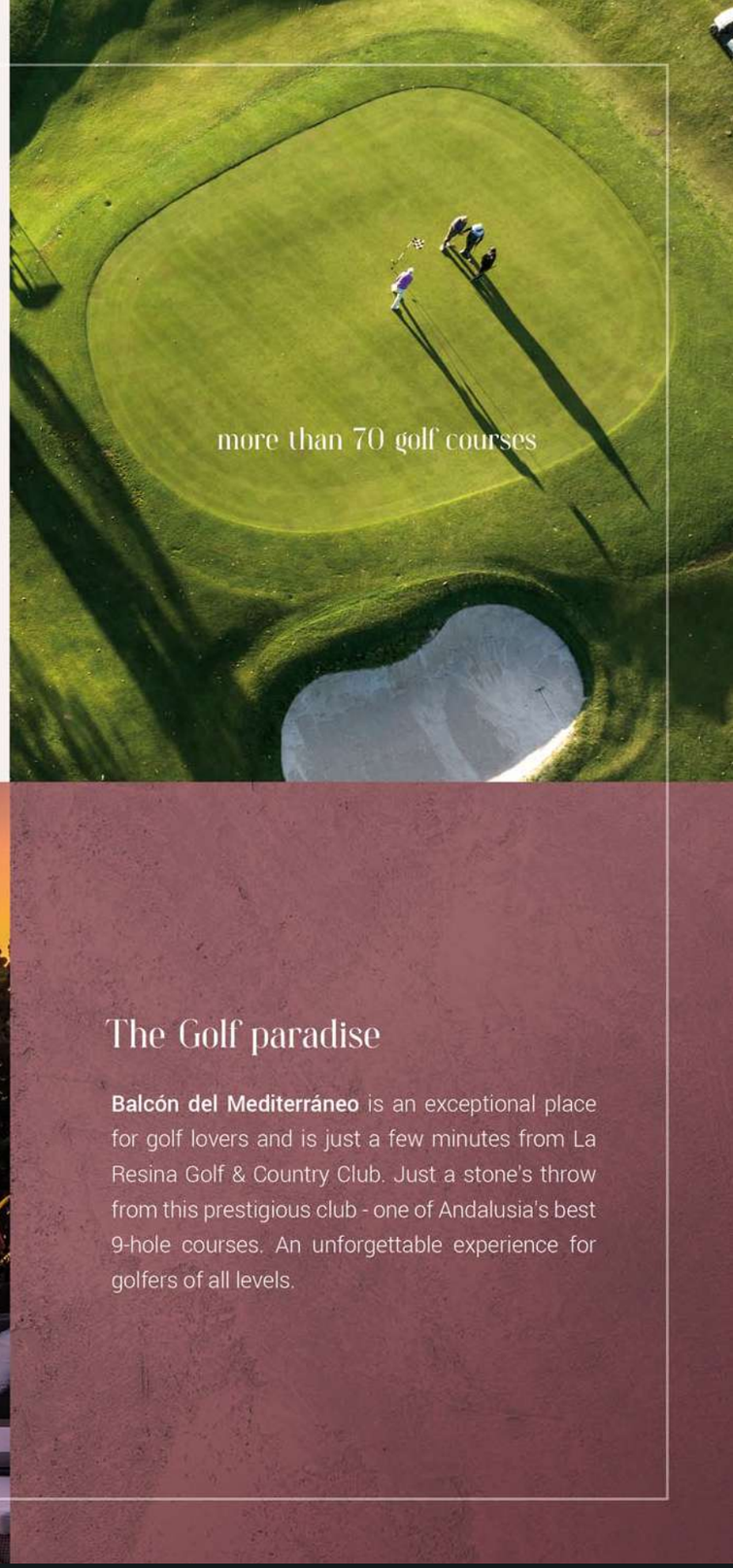
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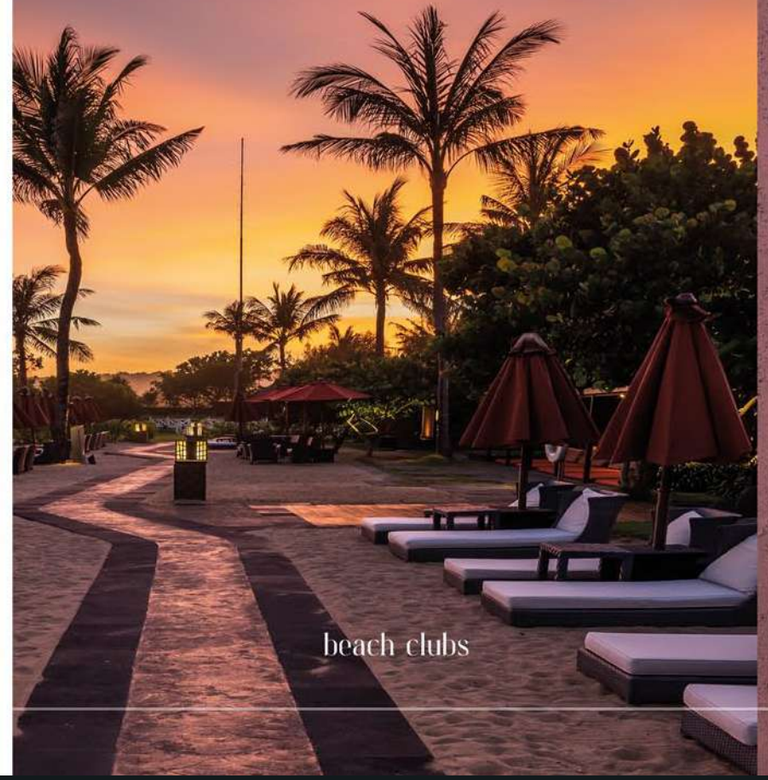




Estepona | Costa del Sol

The beaches of **Estepona** are known for their natural beauty and atmosphere. There are several beaches along its coast, each with its own charm and unique characteristics and each offering a calm and relaxing experience for visitors, with warm, clean waters. And all just a step away from your new home in **Balcón del Mediterráneo**.





The Golf paradise

Balcón del Mediterráneo is an exceptional place for golf lovers and is just a few minutes from La Resina Golf & Country Club. Just a stone's throw from this prestigious club - one of Andalusia's best 9-hole courses. An unforgettable experience for golfers of all levels.

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infinity views from your home

At the top of the hill, where land meets the sky, is the **Balcón del Mediterráneo**. Magical homes with a view out to the sea and the mountains.From your hideaway in Estepona, your eyes are lost in the infinite blue of the sea and the horizon stretches towards a thin line that separates the sky from the ocean, creating a vast serene mirror of serenity upon which to contemplate.

From another vantage point, the mountains rise majestically and, as the sun begins its descent, they are tinged with golden and pink tones - a warm farewell that lights up the soul. The distant sound of the waves mixes with the whisper of the wind descending from the mountains, creating a melody that invites you to rest and contemplate.

Here, every vista is a gift. Somewhere the heart can dream and the soul can find its home, between the embrace of the sea and the kiss of the mountains.

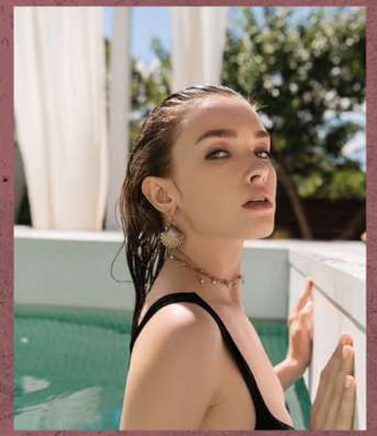


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sun & sea breeze

In this magical enclave of Andalusia, where the blue sky meets the vast Mediterranean, a pool unfolds that looks like a mirror of pure water. Here, the horizon melts before your eyes, revealing a haven of peace and beauty. An oasis of serenity that reflects the deep blue sky, occasionally dotted with clouds that float like white sighs. The waves of the sea in the background sing a soft melody, uniting their eternal rhythm with the calm beat of the water.







The pool is more than just a place to swim. It is a sanctuary where the spirit meets nature and the palm trees surrounding the pool sway gently in the sea breeze. The scents of nature outside and nearby gardens perfume the air - a constant reminder of the perfect fusion between land and sea. Here, time stands still, and every moment is an eternity of peace and beauty.

sea breeze



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your dream life starts here



At **Balcón del Mediterráneo**, living does not mean simply inhabiting the place; it means enjoying a life that is designed for well-being and tranquillity. Extensive gardens spread out like blankets of greenery, inviting you to take peaceful strolls in the evening, while a sparkling pool reflects the sky, offering a private oasis where time seems to stand still.

Between these harmonious lines of nature and architecture, the complex offers much more than a home: it is a haven of serenity. The common areas, designed with a touch of exclusivity, invite you to care for your body and spirit. A fully equipped gym, in which each workout feels like another step towards balance; a sauna that envelops you in warmth and calms the rhythm of the day; and a heated indoor pool that makes swimming a pleasure no matter the season; along with the peace of a spa designed for total relaxation.

The social club is the beating heart of the community, a place for gatherings and celebrations, where conversations flow as much as the coffee in the welcoming café. Here, time takes on a different and slower, fuller meaning, where every space has been designed to offer special moments.

a dream life



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sport & relax

The gym offers a thoughtful layout that maximises natural light thanks to its large outward-facing windows. This design not only enhances the workout atmosphere but allows the space to feel open and airy, providing a motivating environment to stay active without feeling confined.

Its spa area with heated indoor pool and sauna offers a deep relaxation experience, with hot water and bubbles providing immediate relief. Its location within the common areas is designed to offer privacy, whilst maintaining at all times the connection with the outside areas, for full enjoyment.



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sweet serenity

At **Balcón del Mediterráneo**, we pay maximum attention to design. Each corner and space of your new home is previously thought out and designed to create spaces of spectacular beauty both inside and outside. An exterior that opens on to a clean, clear sky.

We offer you lines and materials that enhance the natural elegance of all areas, and that blend in with the surroundings. Time passes slowly, soft as the sea breeze, and the sun's rays embrace you and fill you with energy and vitality.

serenity



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open spaces

Imagine a spectacular home where the living rooms open up through large windows and lead to the outside with very large terraces open to the sun. A whole set of integrated environmentsvisually and aesthetically in an area at the highest point of Selwo Estepona.

Balcón del Mediterráneo is committed to meeting the highest energy ratings. Our commitment includes ensuring an adequate indoor climate with air source heat pumps that independently control the temperature of each room; airtight windows that allow light to pass through and prevent heat and cold from entering; and low-energy appliances and equipment.



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a unique design

Imagine your own haven on the Costa del Sol where the horizon meets the deep blue of the sea. Large terraces with modern, bright lines, where every detail has been carefully thought out to capture the essence of calm and luxury. The terraces open like arms towards the ocean, inviting the first rays of sunlight each morning and offering an uninterrupted view of the horizon.

With generous spaces that exude elegance, every corner is a whisper of comfort. The impeccable finishes shine subtly under the daylight, as though each surface was designed to reflect the natural beauty that surrounds it. At **Balcón del Mediterráneo**, the sea breeze gently drifts through open windows to create a symphony of serenity and sophistication.

A place where the modern meets the eternal, where living becomes an art, and every glance towards the ocean is a reminder of the luxury that is simply being high up.

a dream place



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elegance is in the air

Enjoy a brand new kitchen integrated into the living room of your new home at Balcón del Mediterráneo. A contemporary architectural solution that combines the functionality of a kitchen with the aesthetics and comfort of a living room. A unique and popular design approach that creates an open and fluid space that brings family and friends together and allows for a seamless transition between different areas of the home.

With the right attention to design, lighting and space, you can achieve a functional, aesthetically appealing, integrated kitchen that suits your needs and preferences. Premium quality materials mean you can enjoy a lifetime of good workmanship.

elegance

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peace & quiet

Sleeping areas are the most intimate and special places for disconnecting and relaxing away from the noise. Everything is in place to ensure that soundproofing, light control and ideal temperature provide the perfect atmosphere of peace and tranquillity. For your maximum comfort, at **Balcón del Mediterráneo** we build sustainably using the most innovative and advanced materials. You can touch the quality and feel it in the atmosphere of your new home in southern Andalusia.

Here, without a doubt, your dreams come true.

peace & dreams



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SUMMARY SPECIFICATIONS

Foundations and structure: Both the foundation and the structure will be made with reinforced concrete pillars and beams and reticular slabs.

Facade: The external envelope will be clad with elegant, resistant ceramic stoneware, providing a modern and durable aesthetic. They will also have high-performance thermal insulation, which guarantees optimal energy efficiency and maximum comfort inside the home. The design features an cavity wall with thermal insulation, along with an interior drywall finish and smooth plastic paint, giving a sophisticated and easy-to-maintain interior space.

Roof: The roofs have been designed with stoneware tiles, cement mortar and XPS expanded with carbon dioxide, which ensures watertightness at all points.

Outdoor joinery: Sliding or folding exterior windows and doors (depending on location) with aluminium profiles and thermal break (Cortizo brand or similar), lacquered finish, in shadow grey, with double thermoacoustic glazing and motorised blinds with home-automation control in bedrooms along with insulated blind boxes.

Internal joinery: Access to the house through an reinforced door with a security lock finished with interior lacquered panelling to match the interior carpentry. Floor-to-ceiling lacquered passage doors with concealed hinges and sound-absorbing seals. Modular wardrobes with folding doors, lined on the inside and complete with shelves and drawers.

Partition walls and insulation: The dividing walls between properties different homes will be of 6-inch brick construction, complemented by drywall cladding on both sides, including rock wool insulation. This system guarantees excellent soundproofing and thermal insulation, ensuring privacy and comfort between properties.

The interior partitions will also be completely made from dry partitions and mineral wool insulation, ensuring a modern and efficient finish in terms of acoustic and thermal comfort in the interior spaces.

Flooring and cladding: large-size porcelain stoneware and white lacquered skirting boards to match the interior carpentry.

Bathrooms: The walls of both the main and secondary bathrooms will be covered with ceramic tiles along with large porcelain stoneware flooring in the wet areas, Villeroy & Boch wall-hung toilets and washbasins; Hansgrohe mixer taps with brushed chrome finish; compact quartz countertop; shower screens; electric towel rails and mirrors with LED lighting.

Kitchens: The kitchens are fitted with large, contemporary-designed wall and base units, including a sink with mixer tap, island with induction hob and integrated extractor, compact quartz worktop and Siemens or similar brand appliances: American-style refrigerator, column oven and microwave, washing machine and dryer.

Ventilation and air extraction system: ventilation system to ensure good air quality inside the home – Soler&Palau mechanical ventilation.

Electricity, TV and telephone facilities: Indirect LED lighting. TV, TF and Telecommunications sockets in living room and bedrooms. Video intercom with call receiver and colour picture. Integrated home-automation system with electronic video intercom, with the option of remote control using mobile devices and virtual assistant for controlling blinds and air conditioning in the home.

Air conditioning: aerothermal system with air/water heat pump, with independent room temperature control - manually and using home automation.

Energy rating: – A

Access and common areas: Access gate. Communal pool. Large garden areas. Social club bar/cafeteria. Gym and spa area with changing rooms, heated indoor pool and sauna. Common storage areas.



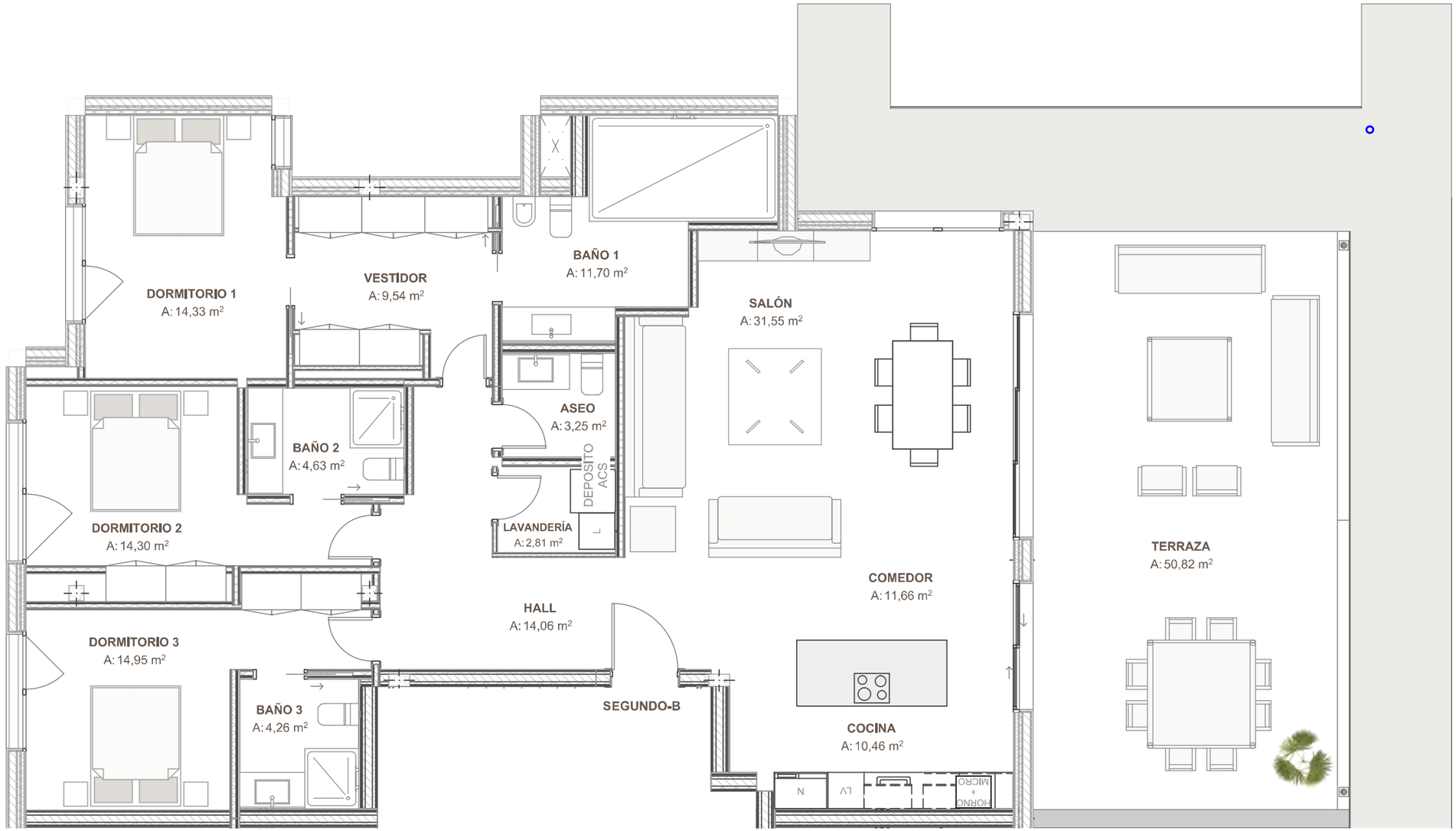




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BALCÓN DEL MEDITERRÁNEO

by AZATA

Salvia | Estepona

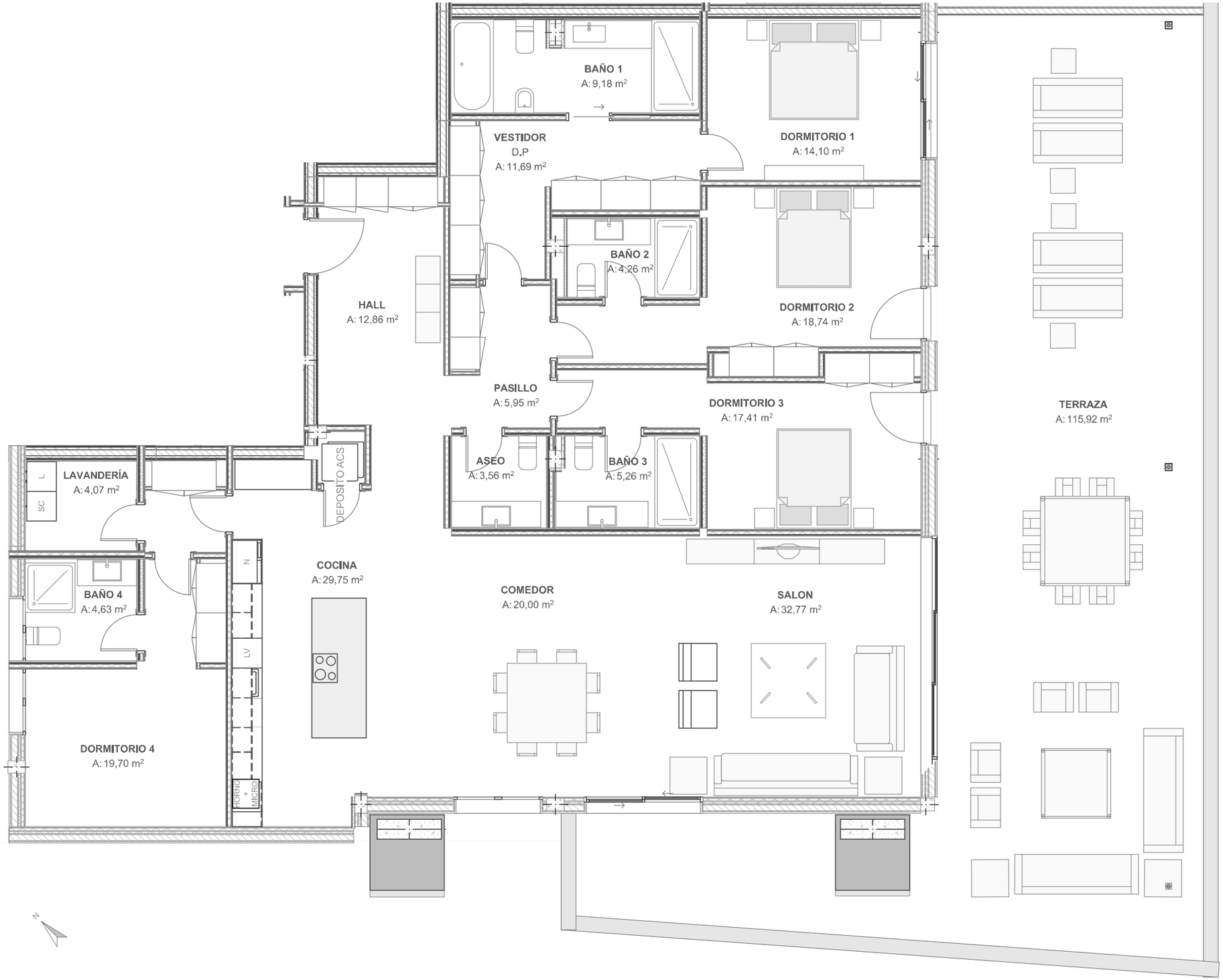
BLOQUE 1 | Esc. 2 Segundo B

Usable floor area:	**147,50 m²**
Gross floor area TBC M2*:	**207,66 m²**
Floor area of terrace:	**50,82 m²**



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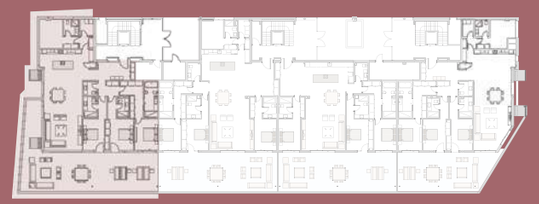
BALCÓN DEL MEDITERRÁNEO

by AZATA

Sitges | Estepona

BLOQUE 2 | Esc. 1 Jardín A

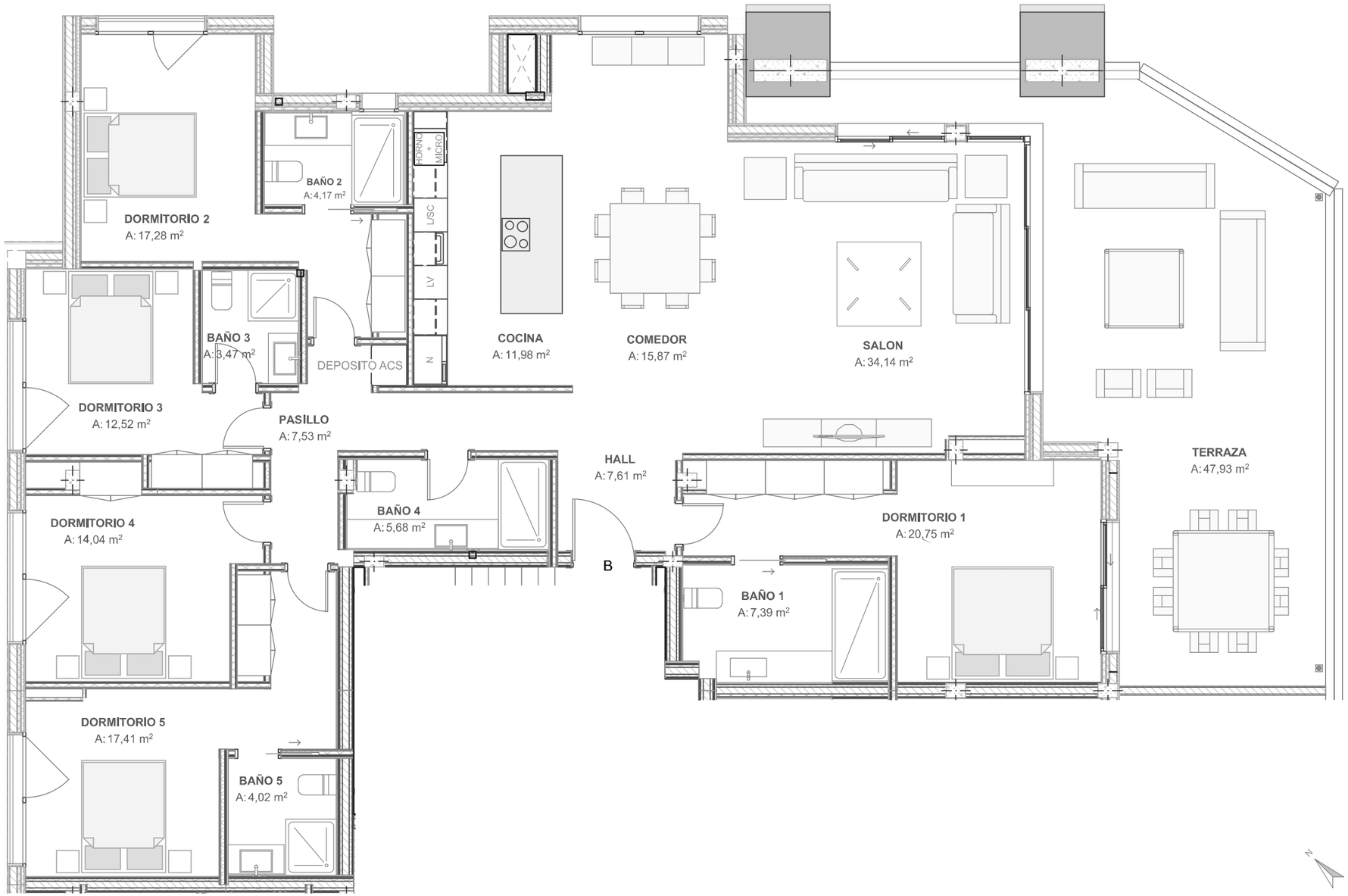
Usable floor area:	**213,75 m²**
Gross floor area TBC M2*:	**304,15 m²**
Floor area of terrace:	**115,92 m²**



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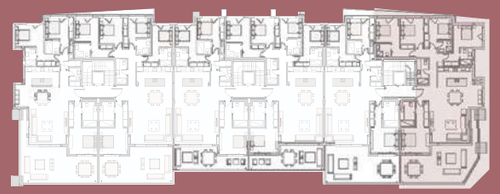
BALCÓN DEL MEDITERRÁNEO

by AZATA

Salvia | Estepona

BLOQUE 2 | Esc. 3 Primero B

Usable floor area:	**183,86 m²**
Gross floor area TBC M2*:	**261,62 m²**
Floor area of terrace:	**47,93 m²**



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