



AYANA

ESTEPONA



INTRODUCTION

Redefining contemporary living in Estepona.
140 exclusive Residences and Penthouses
set in a tropical, gated community.

LOCATION

- Located on Estepona's "New Golden Mile"
- Just 5 Minutes to Estepona's vibrant town centre
- 500m walk to the beach and the 5* Kempinski Hotel and Laguna Village (reopening Summer 2022)
- Excellent transport connections by road, rail and air.





ESTEPONA EXIT
& AP-7

SCHOOL OF
EQUESTRIAN ART

LAGUNA
VILLAGE

KEMPINSKI
HOTEL & RESORT

500m
WALK TO BEACH


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A SPA

B GYMNASIUM

C BAR & RESTAURANT

D CONCIERGE OFFICE

E MAIN POOL

F KIDS POOL

G SECOND POOL

H CHIRINGUITO

I SECURITY HUT

J GREEN AREAS



RESORT COMMUNITY

- Clubhouse with co-working lounge, cafeteria, spa, gym & indoor pool
- 24hr security
- Two resort style swimming pools, one of them heated, with poolside “chiringuito” & children’s pool
- 27,000m2 tropical landscaped gardens




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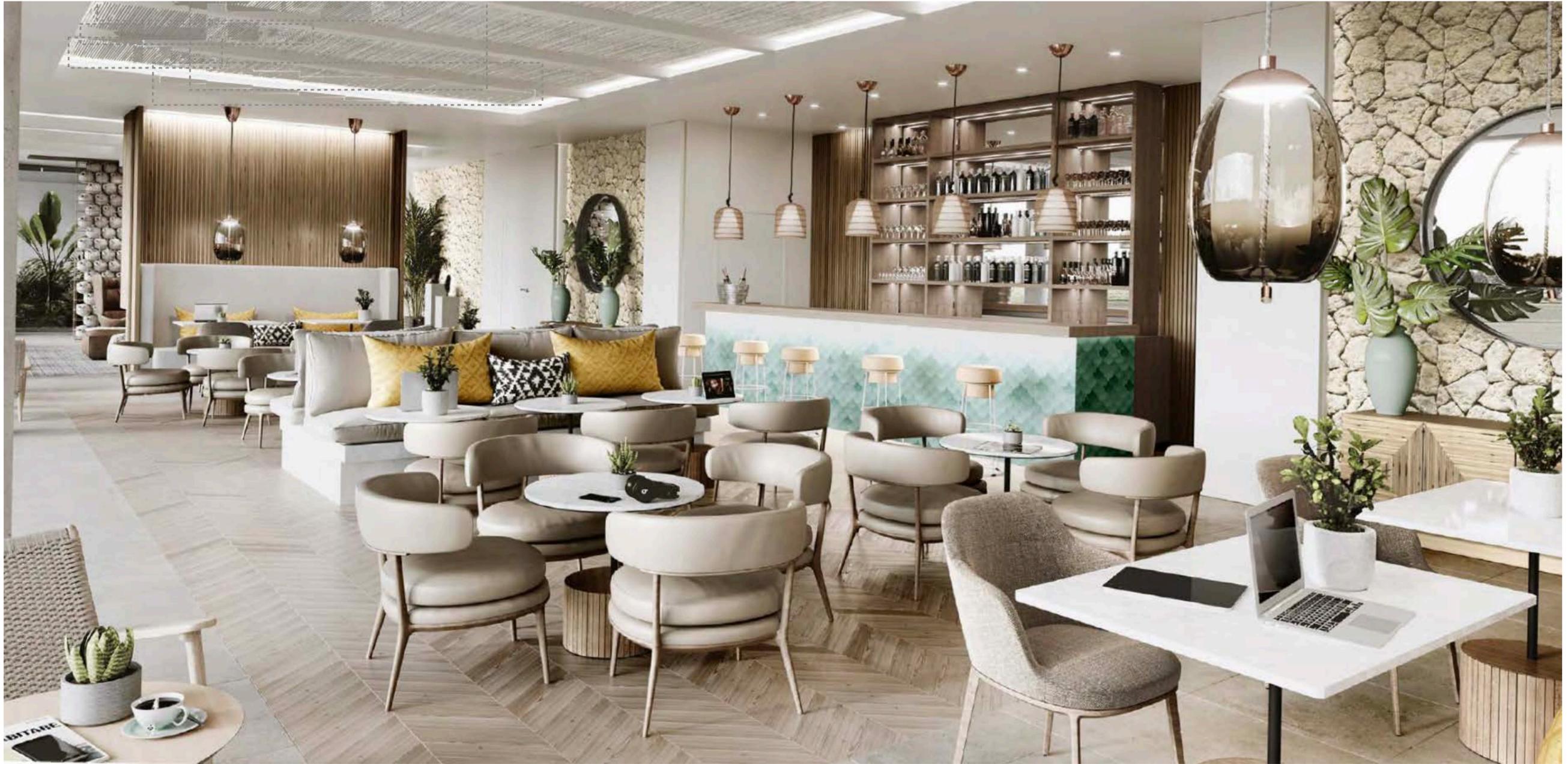

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APARTMENT COLLECTION

- Iconic architecture by award winning VillarroelTorrico
- Spacious interiors, private terraces & rooftop solariums
- Choice of 2/3 Bed Residences & 3/4 Bed Penthouses
- Full wireless home automation by Lutron included with every apartment
- Energy efficient A/C & underfloor heating by Daikin

RESIDENCES

Type A - 3 Bedroom, Bathroom
Located at Garden Level

Type B - 2 Bedroom, 2 Bathroom
Located at Garden Level

Type C - 2 Bedroom, 2 Bathroom
Located on the 1st Floor

Type D - 3 Bedroom, 3 Bathroom Located on the 1st & 2nd
Floor with Solarium




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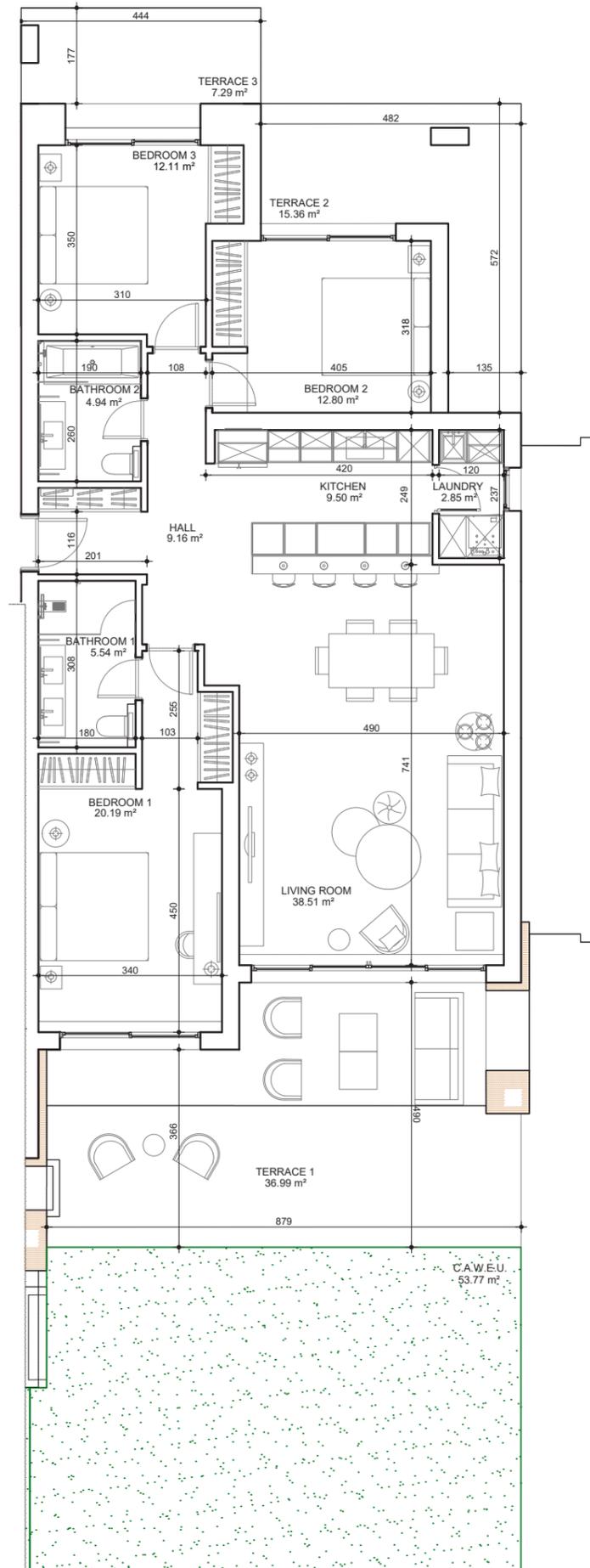



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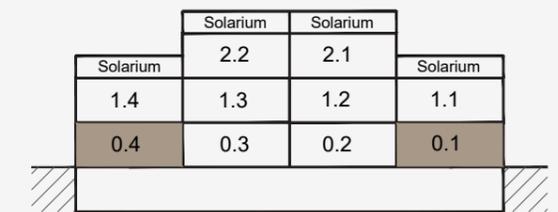
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TYPE A 3 BEDROOM GARDEN



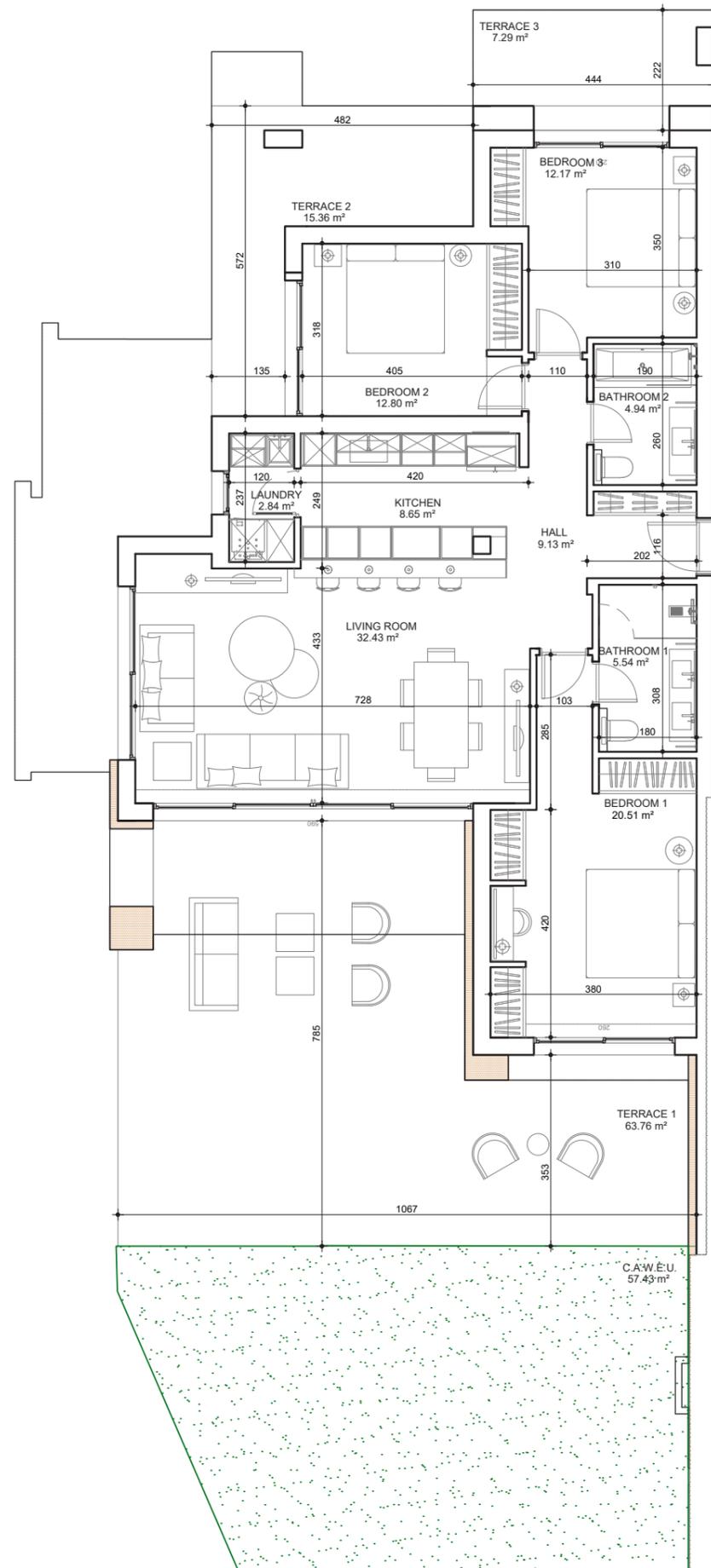
AREAS

Internal Usable	115.60 m ²
Terrace Usable	59.64 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	175.24 m²
Internal Built	135.81 m ²
Terrace Built	64.03 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	199.84 m²
*C.A.W.E.U.	53.77 m ²

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TYPE A2 3 BEDROOM GARDEN



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

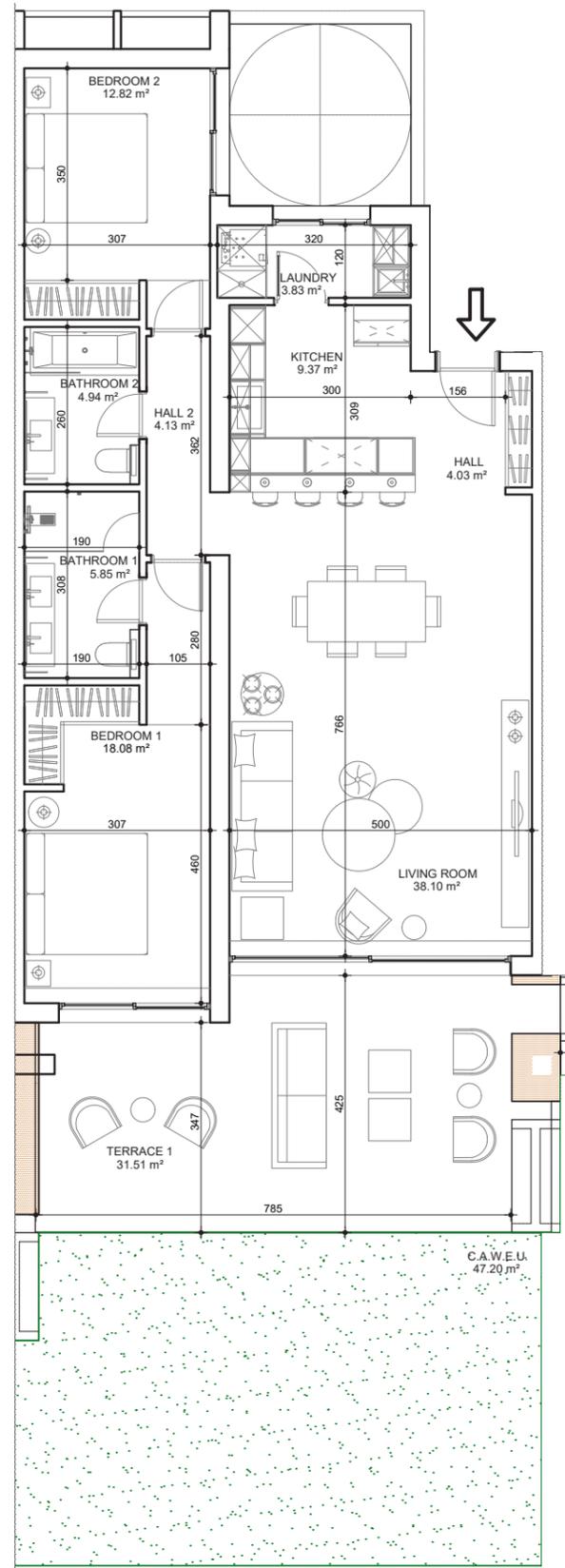
AREAS

Internal Usable	109.01 m ²
Terrace Usable	86.41 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	195.42 m²
Internal Built	131.07 m ²
Terrace Built	91.22 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	222.29 m²
*C.A.W.E.U.	57.43 m ²

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TYPE B 2 BEDROOM GARDEN



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4	0.3	0.2	1.1
0.4			0.1

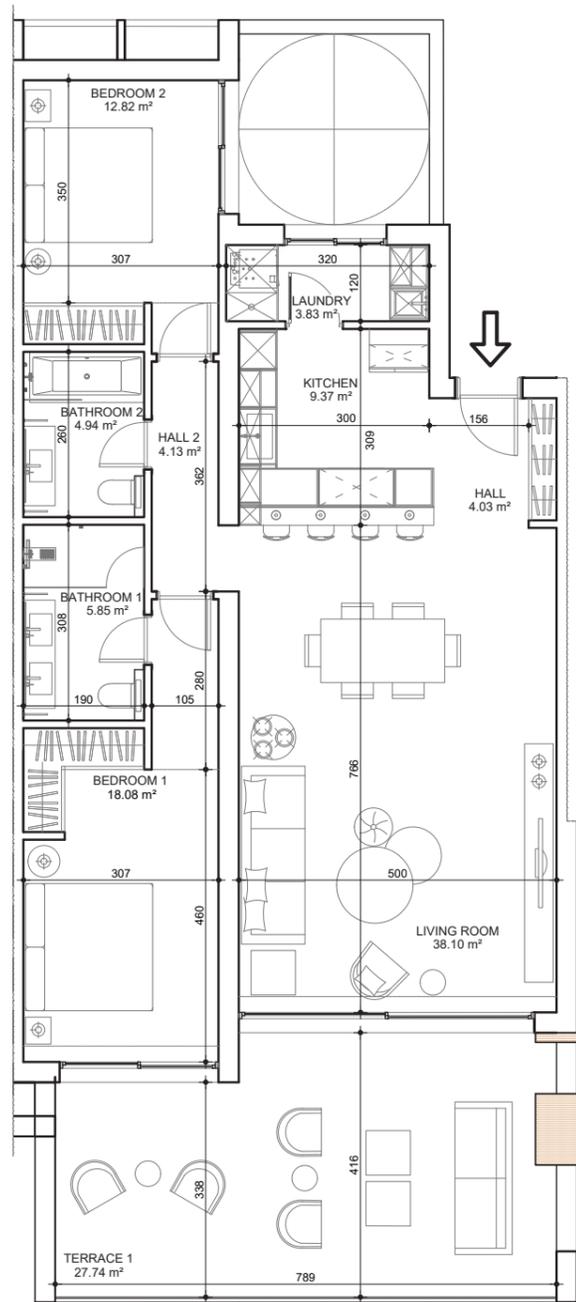
AREAS

Internal Usable	101.15 m ²
Terrace Usable	31.51 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	132.66 m²
Internal Built	118.05 m ²
Terrace Built	34.00 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	152.05 m²
*C.A.W.E.U.	47.20 m ²

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TYPE C 2 BEDROOM FIRST FLOOR



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

AREAS

Internal Usable	101.15 m ²
Terrace Usable	27.74 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	128.89 m²

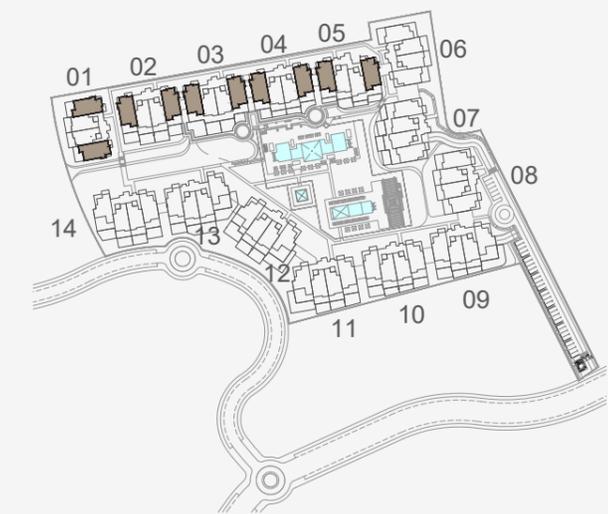
Internal Built	118.34 m ²
Terrace Built	34.00 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	152.34 m²

*C.A.W.E.U. 0.00 m²

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TYPE D 3 BEDROOM SOLARIUM



	Solarium		Solarium	
	2.2		2.1	
Solarium	1.4	1.3	1.2	Solarium
	0.4	0.3	0.2	0.1

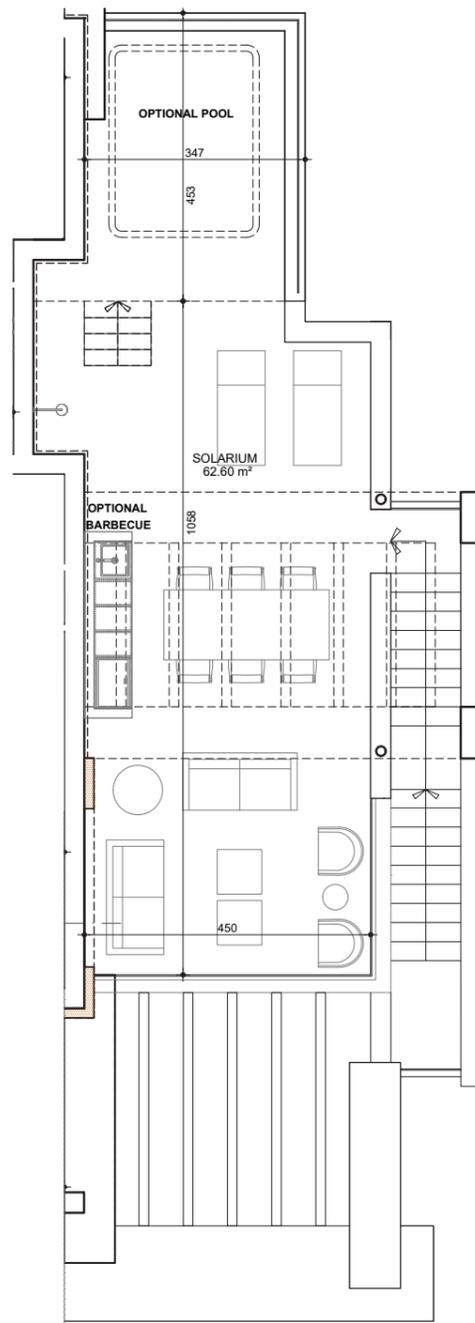
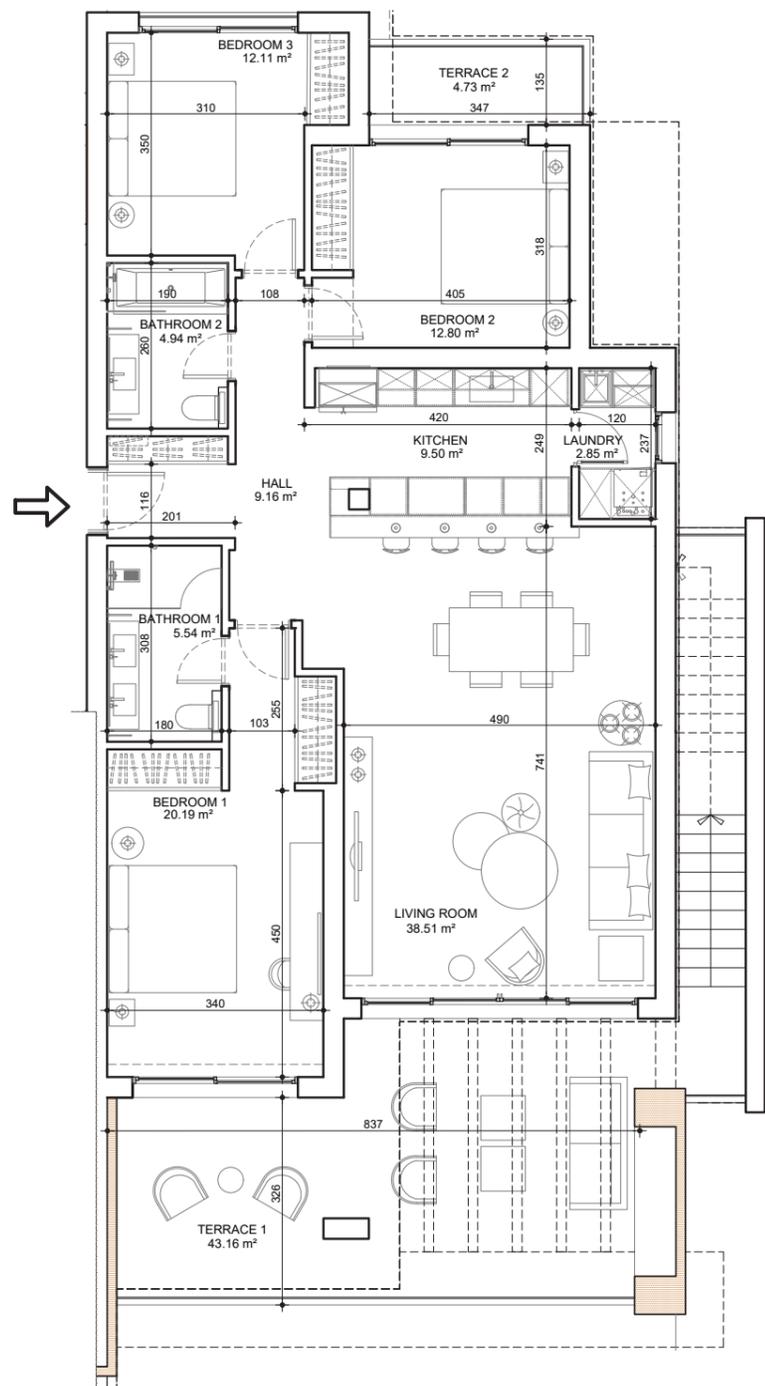
AREAS

Internal Usable	124.22 m ²
Terrace Usable	28.87 m ²
Solarium Usable	68.18 m ²
TOTAL USABLE	221.27 m²
Internal Built	140.98 m ²
Terrace Built	43.79 m ²
Solarium Built	72.44 m ²
TOTAL BUILT	257.21 m²
*C.A.W.E.U.	0.00 m ²



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SOLARIUM



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TYPE D2 3 BEDROOM SOLARIUM



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

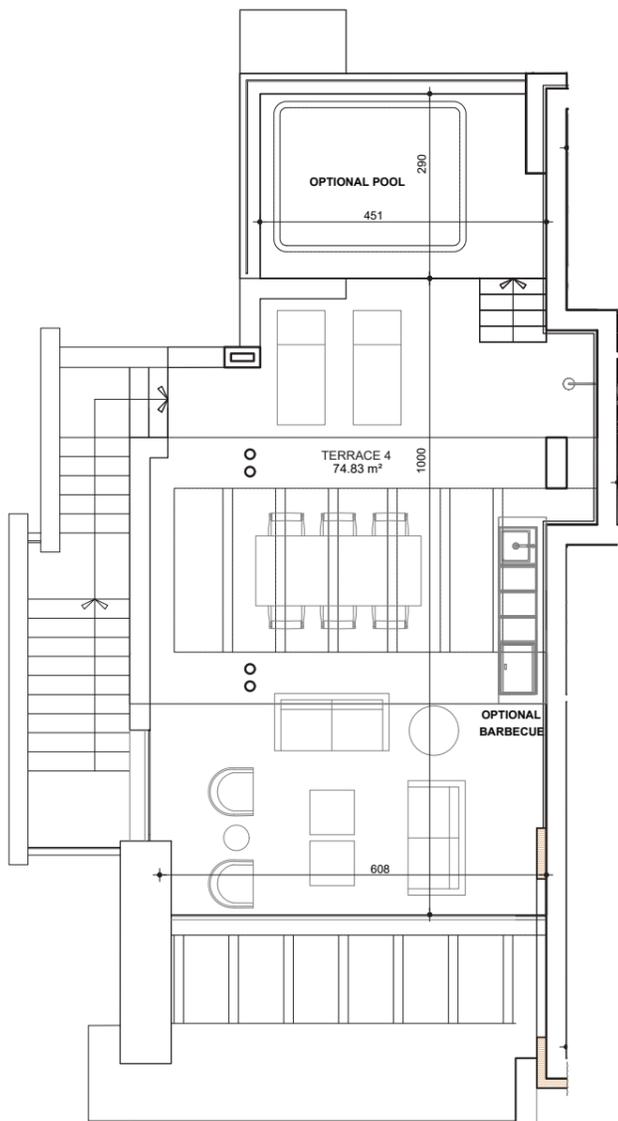
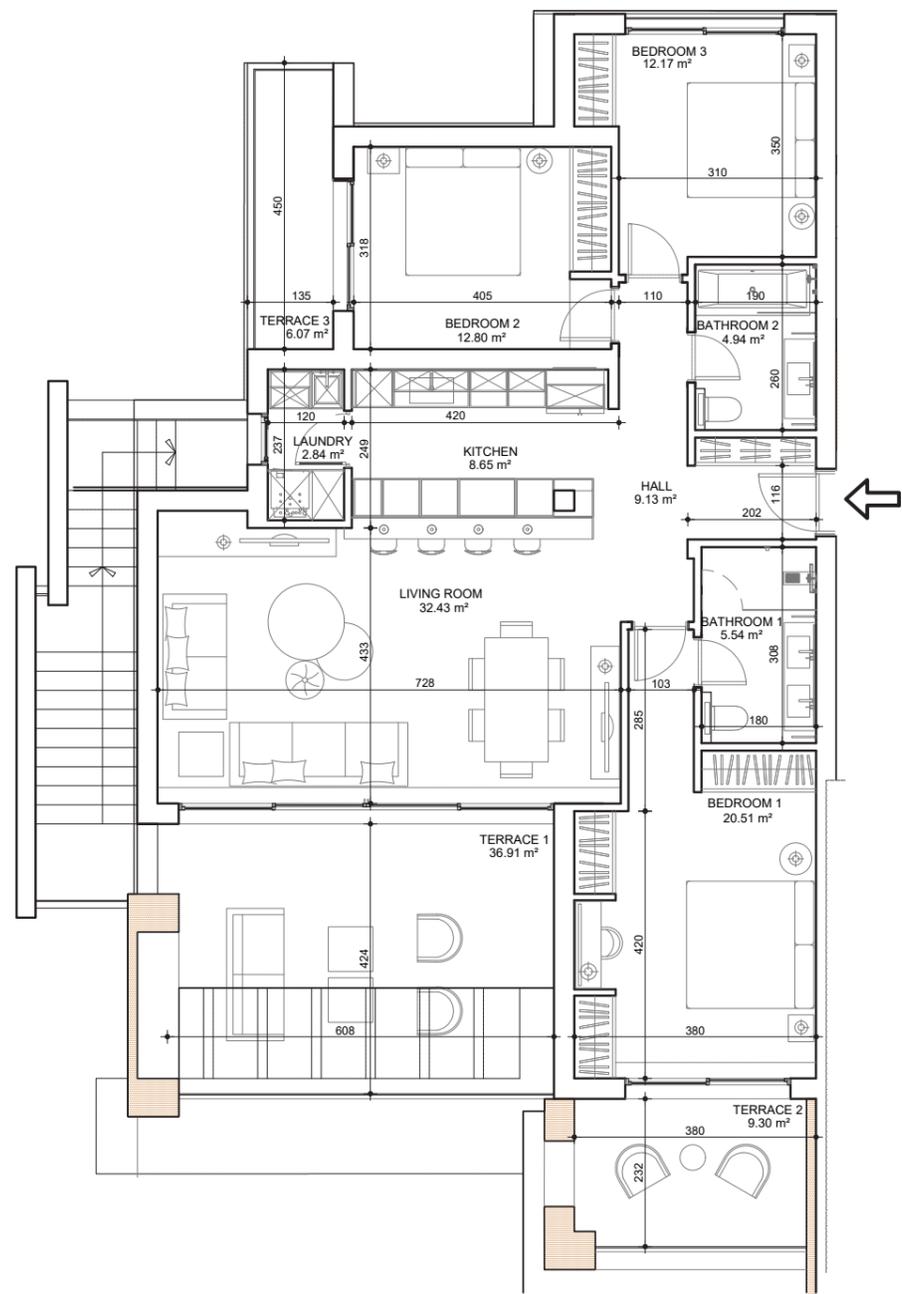
AREAS

Internal Usable	115.60 m ²
Terrace Usable	47.89 m ²
Solarium Usable	62.60 m ²
TOTAL USABLE	226.09 m²
Internal Built	136.23 m ²
Terrace Built	53.88 m ²
Solarium Built	70.00 m ²
TOTAL BUILT	260.11 m²

*C.A.W.E.U. 0.00 m²



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SOLARIUM



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TYPE D3 3 BEDROOM SOLARIUM



	Solarium	Solarium	
	14.2.2	14.2.1	
Solarium	14.1.3	14.1.2	Solarium
14.1.4			14.1.1
14.0.4	14.0.3	14.0.2	14.0.1

AREAS

Internal Usable	109.01 m ²
Terrace Usable	52.28 m ²
Solarium Usable	74.83 m ²
TOTAL USABLE	236.12 m²
Internal Built	131.53 m ²
Terrace Built	63.19 m ²
Solarium Built	82.85 m ²
TOTAL BUILT	277.57 m²
*C.A.W.E.U.	0.00 m ²



PENTHOUSES

TYPE E - 3 Bedroom, 3 Bathroom
Located on Second & Third Floor

TYPE F - 4 Bedroom, 4 Bathroom
Located on Second & Third Floor




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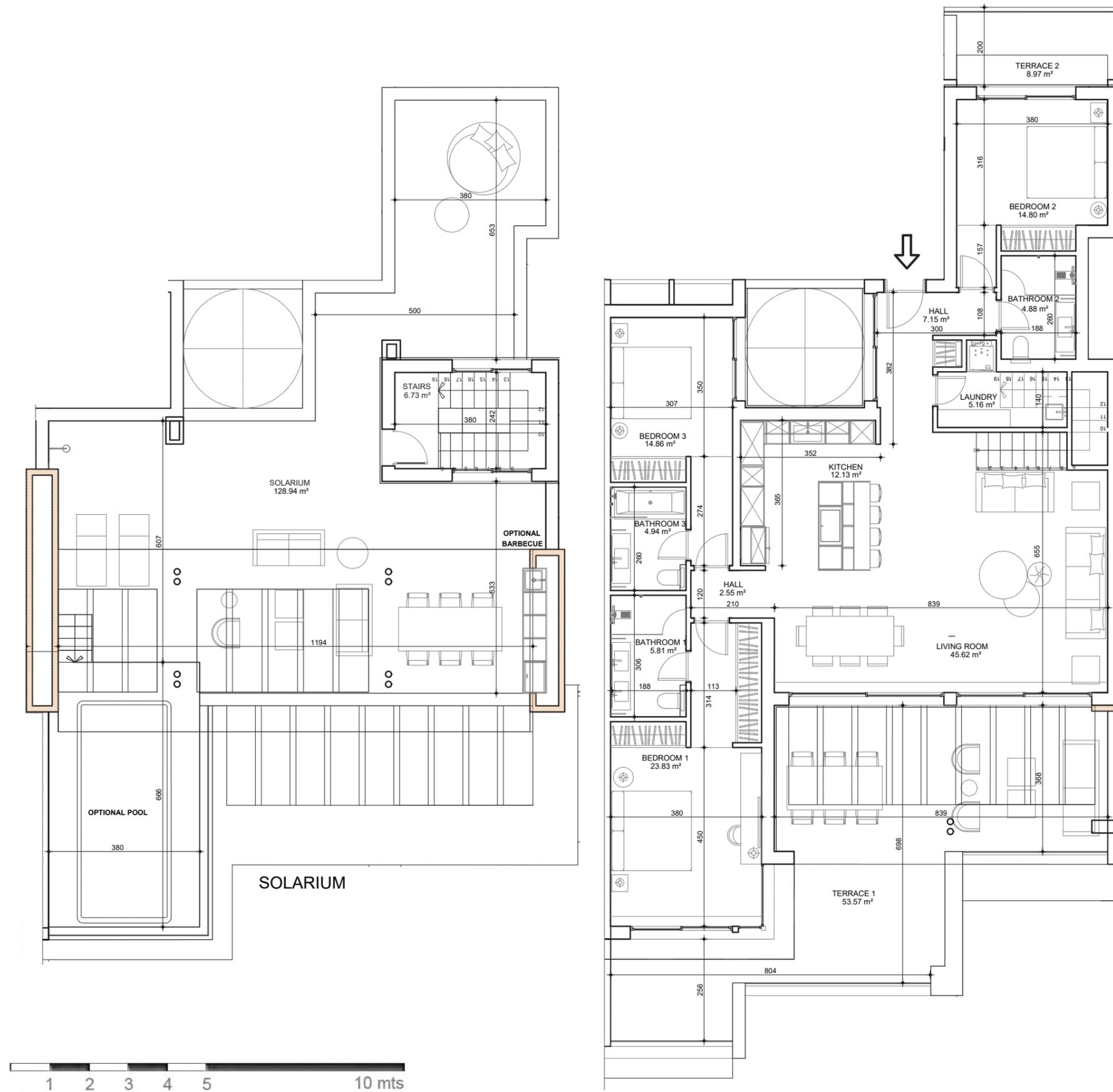



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TYPE E 3 BEDROOM PENTHOUSE



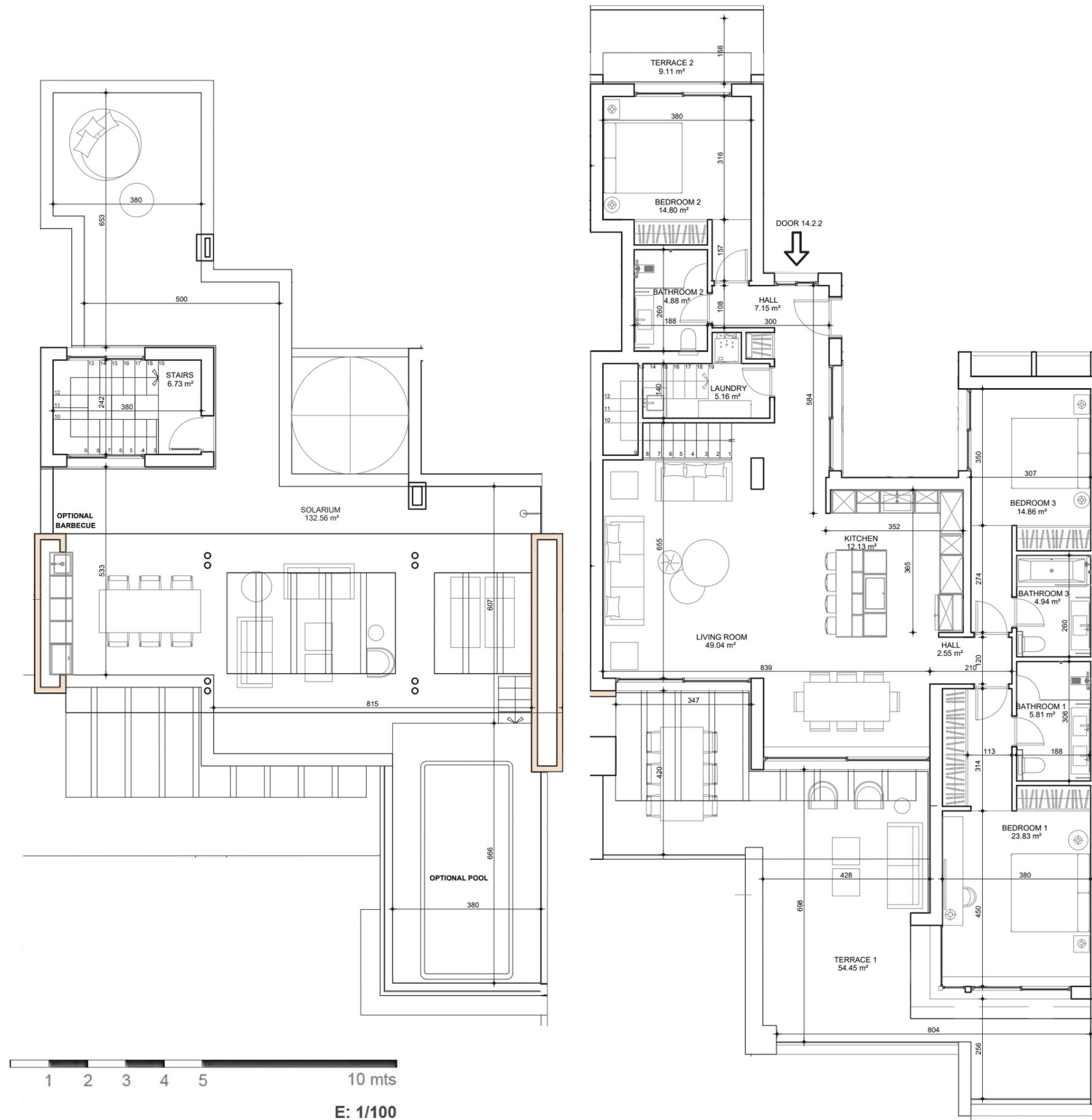
	Solarium	Solarium	
	2.2	2.1	
Solarium	1.4	1.2	1.1
	0.4	0.2	0.1

AREAS

Internal Usable	148.46 m ²
Terrace Usable	62.54 m ²
Solarium Usable	128.94 m ²
TOTAL USABLE	339.94 m²
Internal Built	182.72 m ²
Terrace Built	72.32 m ²
Solarium Built	147.93 m ²
TOTAL BUILT	402.97 m²
*C.A.W.E.U.	0.00 m ²

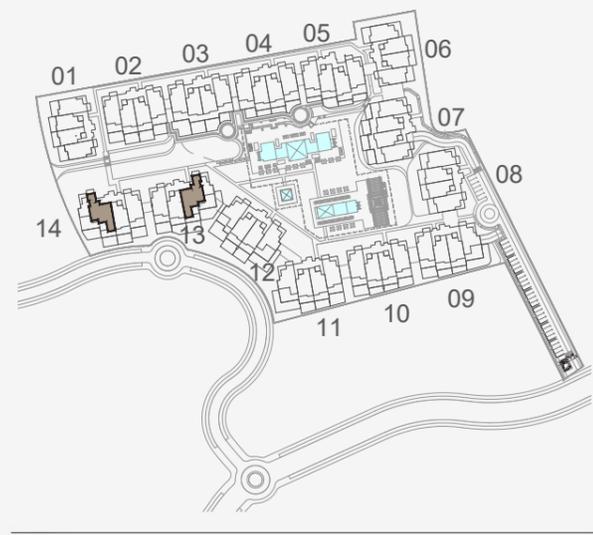


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TYPE E2 3 BEDROOM PENTHOUSE



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.4	1.2	Solarium
	0.4	0.2	0.1

AREAS

Internal Usable	151.88 m ²
Terrace Usable	63.56 m ²
Solarium Usable	132.56 m ²
TOTAL USABLE	348.00 m²
Internal Built	187.33 m ²
Terrace Built	73.86 m ²
Solarium Built	152.74 m ²
TOTAL BUILT	413.93 m²
*C.A.W.E.U.	0.00 m ²



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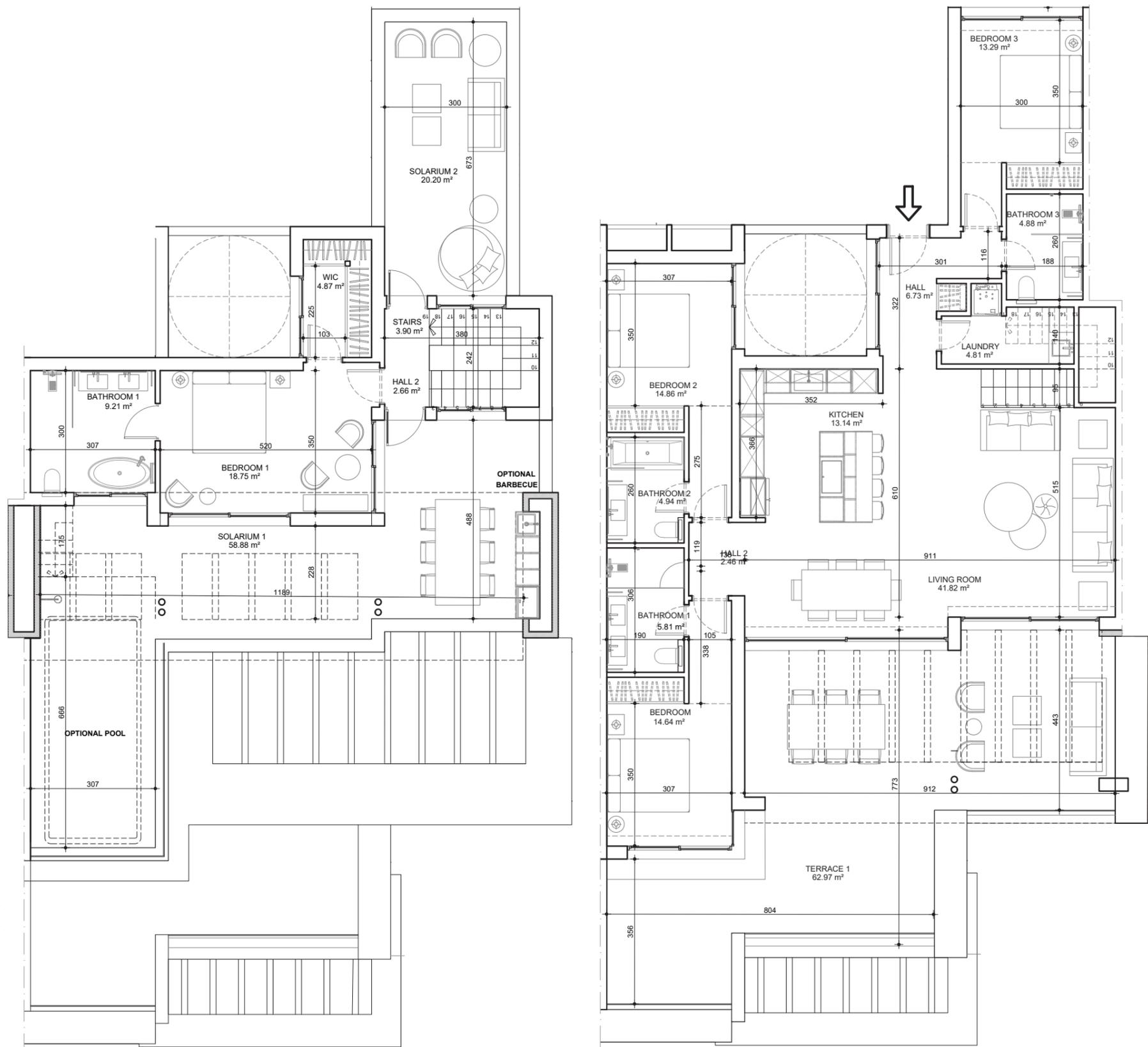
TYPE F 4 BEDROOM PENTHOUSE



	Solarium		Solarium	
	2.2		2.1	
Solarium	1.4	1.3	1.2	1.1
	0.4	0.3	0.2	0.1

AREAS

Internal Usable	166.77 m ²
Terrace Usable	62.97 m ²
Solarium Usable	79.08 m ²
TOTAL USABLE	308.82 m²
Internal Built	205.06 m ²
Terrace Built	72.04 m ²
Solarium Built	91.11 m ²
TOTAL BUILT	368.21 m²
*C.A.W.E.U.	0.00 m ²



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EXTRAS & UPGRADES

- Audio-visual & Home Entertainment
- Decorative Lighting & Window Dessings
- Flooring Alternatives
- Kitchen Options, Upgrades & Extras
- Bathroom Options, Upgrades & Extras
- Outdoor Kitchens, Jacuzzi's & Pools



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PHASE	BLQ.	TYPE	TYPE	NO	FLOOR	BEDS	BATHS	BUILT M2	TERRACE M2	SOLARIUM M2	TOTAL BUILT M2	GARDEN M2	PRICE
3	1	D3	3 BED SOLARIUM	114	1°	3	2	141,39	34,05	77,92	253,36	0,00	€1.065.000
2	12	A2	3 BED GARDEN	1204	G°	3	2	130,59	75,15	0,00	231,02	80,91	€985.000

DESIGNED BY
VILLARROELTORRICO

DEVELOPED BY
MERLIN
REAL ESTATES SL

PROMOTED BY
AssetFolio | **excl.**