



ONE
SEVEN

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Welcome to an exceptional opportunity to embrace modern living in harmony with nature at our project of 17 holistic villas, perfectly nestled on Estepona Golf. Located within a short drive from all the city amenities and exclusive marina this development redefines luxury and comfort while promoting eco-conscious practices.

Wake up your senses and inhale the peace, joy and the Mediterranean lifestyle unique atmosphere.







ESTEPONA: A PREMIER LIVING DESTINATION

Estepona is a vibrant coastal town that embodies a cosmopolitan atmosphere, making it one of the most desirable places to live in Europe.

In recent years, Estepona has emerged as an exciting investment destination, a hub for luxury real estate, attracting affluent buyers from all over the world to discover the allure of Estepona, where modern living meets the beauty and tranquility of the Mediterranean.

The exceptional infrastructure caters to every need, featuring pristine sandy beaches, top-notch amenities, sports facilities, and numerous avenues for personal development. From golf courses to wellness centers, Estepona promotes a healthy and fulfilling lifestyle.



PRIVILEGED LOCATION ON COSTA DEL SOL

- Estepona boasts an optimal mild Mediterranean climate with over 300 days of sunshine annually, making it a year-round destination.
- Strategic location within less than 1 hour from Malaga International airport, Estepona offers easy access to diverse landscapes and leisure activities, from beach outings to skiing, providing residents and visitors with a unique blend of coastal and mountain experiences.
- With a variety of bilingual and trilingual international schools, Estepona caters to families seeking quality education in a multicultural environment, enhancing the appeal for expatriates and diverse communities.
- The vibrant area is rich in cultural and artistic activities, featuring gastronomic routes, international events, and a range of sports options such as golf, tennis, sailing, and hiking.
- Estepona promotes a calm, cosmopolitan lifestyle that many find appealing. The blend of local traditions with international influences creates a welcoming and dynamic environment.











ONE SEVEN VILLAS: A HOLLISTIC APPROACH TO WELLBEING

At TEN Group, in collaboration with Fran Silvestre Arquitectos, we view wellbeing as a comprehensive state of physical, mental, and social health. This vision is beautifully encapsulated in our ONE SEVEN villas, where every detail is crafted with a holistic approach aimed at maximizing comfort and enhancing the quality of life for our residents.

Our commitment extends beyond mere luxury; we strive to provide exceptional experiences that are deeply rooted in physical and mental health, as well as personal fulfillment. To achieve this, we focus on seven key elements that harmoniously work together to create our unique concept of wellness villas: air, water, light, food, fitness, comfort, mind.

One standout feature of the ONE SEVEN villas is the implementation of circadian lighting. This innovative system mimics the natural progression of sunlight throughout the day, aligning with the body's internal rhythms. By balancing the internal biological clock or circadian rhythm, circadian lighting promotes restorative sleep, supports a healthy metabolism, and elevates mood.



EFFICIENT AND COMFORTABLE

ONE SEVEN villas are designed for maximum comfort while integrating nature and open spaces to minimize environmental impact. They are energy self-sufficient, utilizing renewable energy to meet all needs and maintain a comfortable climate with a real-time control system for temperature and humidity. This focus on sustainability does not compromise luxury and offers aesthetic appeal and exclusivity.

Our villas feature advanced air purification using UV technology and photocatalysis for a clean environment. Large windows enhance cross ventilation and interior comfort.

Water is treated with a triple-filtration reverse osmosis system, eliminating odors and enhancing skin care with an integrated water softener.

Natural light is maximized through high-end windows, ensuring a seamless indoor-outdoor connection.





MAKE IT PERSONAL

Villas ONE SEVEN present an exclusive opportunity for you to customize the exterior solarium space & tailor interior ambiance of your new home. Choose from four elegant design options: Ivory, Sand, Platinum, and Aluminium.

Transform your living space with exquisite wall panels, stunning flooring, stylish furniture, and state-of-the-art kitchens and bathrooms. Each palette is thoughtfully curated to bring sophistication and comfort, allowing you to create a unique haven that reflects your personal style. Discover the luxury of choice at villas ONE SEVEN, where your vision becomes reality.











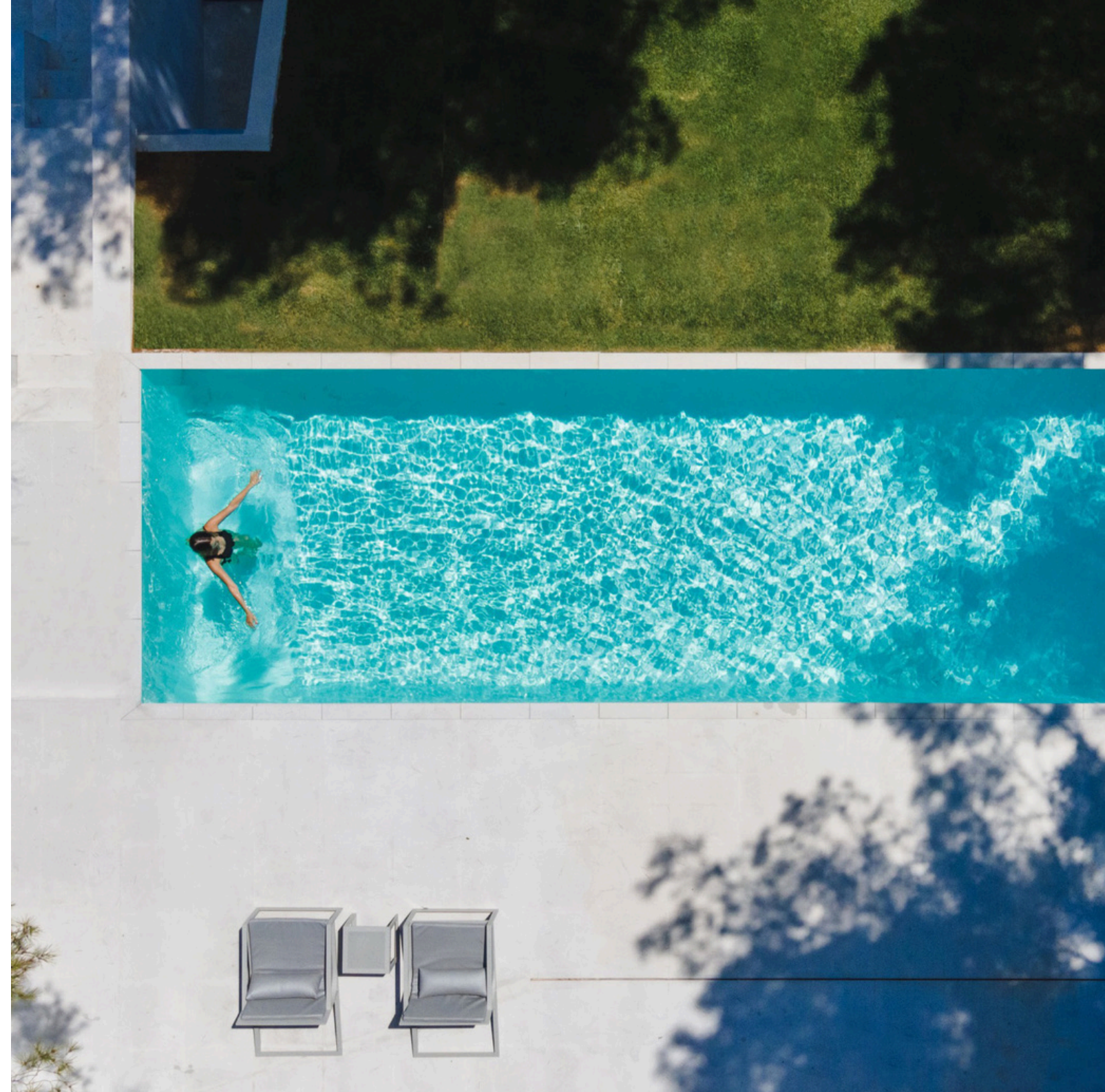


SUSTAINABILITY, QUALITY AND INNOVATION

Fran Silvestre Arquitectos is an architecture and design studio based in Valencia with over 25 years of experience, formed by a multidisciplinary group of professionals, that carries out a variety of national and international projects in the most demanded locations worldwide. On many occasions the studio has been awarded for its avangard vision and invaluable contribution to the architecture as an art of refined living.

Both TEN GROUP and Fran Silvestre Arquitectos are strongly committed to environment and sustainability giving technical responses tailored to specific contexts and pursuit of beauty in built spaces.

We invite you to join us in shaping the future of architecture in this new hollistic project ONE SEVEN where your health and happiness come first.





by **TEN**