

# ESSENCE

R E S I D E N C E

DISCOVER A NEW STANDARD OF EXCELLENCE







# Premium Development New Golden Mile



At Essence Residence, we believe home is more than just a place - it's an experience. Therefore, our mission is to create spaces for a comfortable and harmonious life, where every day will be filled with positive emotions.

The residential complex is a carefully designed gated community offering the perfect mix of privacy, exclusive amenities, natural surroundings, and proximity to beaches and golf courses.

ARCHITECTURE BY FAMOUS STUDIOS

VILLARROEL  
TIMELESS ARCHITECTURE





The modern architecture of the complex combines aesthetics and a professional approach. The project is designed by renowned architectural studios such as **Pablo Villarroel and Yodezeen**. Their accumulated experience has made it possible to create a truly stunning project that meets the clients' needs.

The complex offers 2, 3 and 4-bedroom apartments as well as penthouses. Each element has been carefully planned to meet the needs and expectations of discerning residents.









LOCATION ON  
GOOGLE MAPS



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< ESTEPONA

MALAGA >

AIRPORT GIBRALTAR  
57 km

SOTOGRADE  
38 km

ESTEPONA  
12 km

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PUERTO BANÚS  
10 km

MARBELLA  
16 km

AIRPORT MALAGA  
67 km



# THE ESSENCE OF IDEAL LOCATION

4 min

## Playa del Saladillo

One of the longest & most beautiful beaches in Estepona / 4 min

## Playa del Sol Villacana

Charming & peaceful beach with golden sands / 4 min

## Playa de Guadalmansa

Peaceful beach with a mix of golden sand and pebbles / 4 min

> 3 min

## Los Flamings Golf Club

18-hole championship course with picturesque lakes / 3 min

## El Paraíso Golf Club

Well-established golf course with breathtaking sea views / 7 min

## La Resina Golf & Country Club

Golf course suitable for all levels of players / 9 min

> 2 min

## Racquet Club Villa Padierna

Exclusive tennis club within the luxurious Villa Padierna Palace / 5 min

## Bel-Air Tennis Club

Modern club with Tennis Academy offers tennis and padel courts / 2 min

## Roza Rossa

Nine courts with an attractive and modern design / 13 min

> 3 min

## Lidl, Aldi, Mercadona

Popular supermarket chains offering a wide range of products / 3 min

## El Corte Inglés

A luxurious & spacious store located in the famous Puerto Banús / 13 min

## La Cañada Shopping

One of the largest and most popular shopping malls in Marbella / 20 min

> 3 min

## Villa Padierna Restaurant

Several restaurants with a world-class gastronomic experience / 3 min

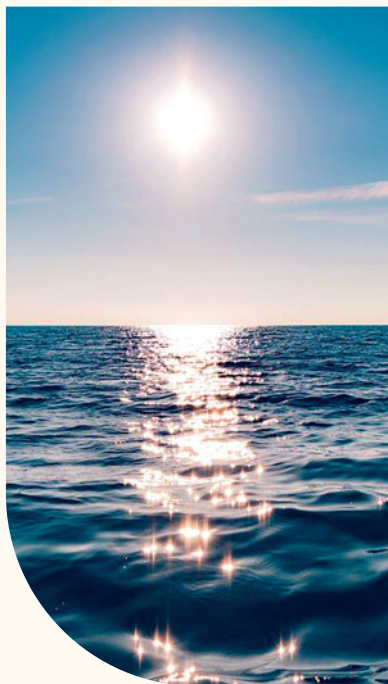
## Kalma & Kaos

A trendy restaurant surrounded by greenery with a varied menu / 3 min

## Beachside restaurants

Charming chiringuitos with Mediterranean cuisine / 4 min

## BEACHES



## GOLF COURSES



## TENNIS CLUBS



## SHOPPING



## RESTAURANTS





A perfection inspired by the  
Mediterranean sun, warmth,  
and charm — a seamless blend  
of elegance, comfort, and coastal  
beauty.

*Every architectural element and design detail has been thoughtfully crafted to provide an unparalleled living experience, showcasing a dedication to quality in every aspect.*





The residential complex is a masterpiece of design inspired by the warmth of the Mediterranean sun, the beauty of nature, and the timeless charm of Spanish architecture. Every detail reflects a perfect harmony between elegance and comfort, creating an inviting atmosphere that embodies the essence of the Costa del Sol.

The architecture seamlessly integrates with the surrounding landscape, featuring soft, earthy tones, natural materials, and open spaces that allow light to flood every corner. Spacious terraces and large windows connect the indoors with the breathtaking outdoors, offering magnificent views of the sea, mountains, and lush gardens.



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## GATED COMMUNITY & PREMIUM AMENITIES

**Essence Residence** offers exclusive living within a secure, gated community, where thoughtful planning ensures a harmonious and safe environment for all residents.

Designed for a high-end lifestyle and ultimate comfort, it provides the perfect balance of privacy, luxury, and convenience in a breathtaking setting. Residents can enjoy a range of premium amenities, including indoor and outdoor pools, a state-of-the-art fitness center & spa for well-being, lounge & co-working spaces for work and leisure. Also, the development offers concierge services for complete comfort.













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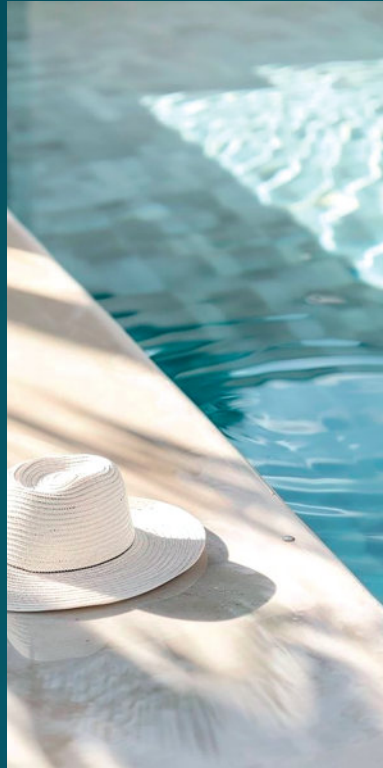
# THE ESSENCE OF THE PERFECT LIFESTYLE

- AMENITIES FOR EVERY NEED -



## GYM & SPA

Cardio, bodybuilding, and yoga areas. Finnish sauna and Turkish bath



## SWIMMING POOLS

Indoor and outdoor pools for all seasons. Safe and fun paddling pool



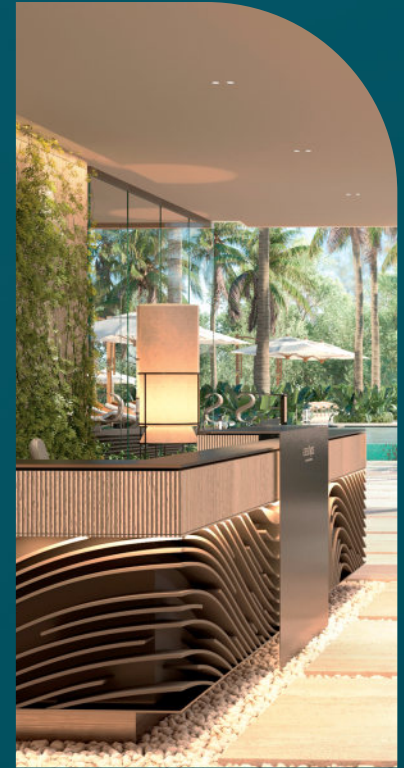
## CO-WORKING

Individual desks, collaborative spaces, and soundproof booths for video calls



## LOUNGE AREA

Comfortable and cozy environment perfect for relaxing or meeting with friends



## CONCIERGE SERVICE

Managing deliveries, arranging housekeeping services, booking transportation, etc.



Heated indoor pool  
with panoramic glazing









Gym with dedicated areas  
for cardio, bodybuilding  
& yoga







## Coworking & Lounge zone



This area is strategically located in the central block of our residential complex, steps away from the main entrance so that you can stay productive while enjoying an environment designed for your well-being.





The image shows a modern, multi-story residential building with a gated entrance. The building features a mix of light-colored concrete and dark wood paneling. A large palm tree stands prominently in the center, and several other palm trees are visible in the background. The sky is clear and blue. In the foreground, a paved road leads to a gated entrance. A white car is parked on the left side of the road. The overall scene is bright and sunny, suggesting a warm climate.

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Gated community  
& Access control privacy. Security 24/7



# Welcome to the Essence of Comfortable Living

EVERY UNIT IS THOUGHTFULLY DESIGNED TO  
OFFER THE ULTIMATE IN COMFORT AND STYLE

Ergonomic and functional floor plans optimize space without  
wasted areas or unnecessary corridors, to create a home that  
fits perfectly into your lifestyle.





# Living room







The spacious rooms provide a comfortable and functional living environment. Expansive panoramic windows flood the interiors with natural light, creating a bright and airy atmosphere.





The spacious terraces are thoughtfully designed as natural extensions of your home's living area, elegantly blending indoor luxury with outdoor serenity. Here, every detail enhances your comfort, creating an inviting space.









# Fully fitted Kitchens

COMBINING SLEEK DESIGN AND EVERYDAY  
FUNCTIONALITY WITH PREMIUM APPLIANCES  
FROM TOP EUROPEAN BRANDS









# Bedroom









# Bathroom









# Terrace









# Parking & Storage rooms

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# Quality Specifications

## EXTERIOR

The outdoor spaces have been designed to guarantee functionality, durability and aesthetics, with high-quality and energy-efficient materials.

- **Landscaped paths:** Built in reinforced decorative concrete or similar.
- **Outdoor lighting:** timed LED for energy optimisation, with low luminaires and waterproof projectors in garden areas.
- **Irrigation:** Automated and intelligent irrigation system for efficient use of water.
- **Garage ramps:** Decorative concrete pavement or similar.
- **Perimeter of the urbanization:** Complete enclosure with access doors for pedestrians and vehicles.
- **Pool flooring:** Large format non-slip ceramic tiles.
- **Lifts:** THYSSEN or SCHINDLER models, or similar, with capacity for 8 people (630 kg), adapted for people with reduced mobility.
- **Stairs and corridors:** Porcelain or granite flooring with recessed LED lighting.
- **Common areas:** Perimeter enclosure, lighting control and automatic doors for vehicular access.

## BASEMENTS

The basement has been designed to maximise functionality, ensuring ease of circulation and manoeuvrability, with wide access roads and spacious garage spaces.

- **Pavement:** Continuous finish.
- **Garages:** Smoke extraction system, CO<sub>2</sub> detection and fire protection system. Each home has a minimum of one parking space, with the possibility of acquiring more spaces. The dimensions of the spaces vary according to their location within the car park.
- **Storage rooms:** Individual storage spaces, with lighting and power socket.
- **Doors:** Automatic overhead or sectional doors.
- **Lighting:** LED luminaires with motion sensors.

## STRUCTURE & INSULATION

The structure of the building has been designed with criteria of resistance and durability, incorporating high-quality materials and advanced thermal and acoustic insulation systems.

- **Foundation:** Continuous footing or reinforced concrete slab.
- **Basement walls:** 30 cm thick reinforced concrete.
- **Covers:**
  - Not passable with a double sheet of asphalt fabric and polyurethane.
  - Walkable with large format tiles and drainage.

## ENCLOSURES, PARTITIONS & FINISHES

The building has a system of enclosures and partitions that guarantee thermal and acoustic comfort, along with high-quality finishes.

- **Exterior facade:** Extra-strong water-repellent mortar, insulation with polyurethane foam and rock wool coating.
- **Interior divisions:** Between homes and rooms with high-strength sound-absorbing materials.
- **Paint:** Indoor and outdoor application in three coats for durability and a uniform finish.

## EXTERIOR & INTERIOR CARPENTRY

Top quality materials are used in the exterior and interior carpentry, guaranteeing design, efficiency and functionality.

- **Exterior:** Minimalist aluminum profiles with double glazing, argon gas chamber and sun protection.
- **Interior:** Doors in MDF finish, custom built-in wardrobes in melamine with doors in matte MDF.

## INTERIOR FLOORING & TERRACES

The interior and exterior pavements have been selected for their resistance and aesthetics, guaranteeing a uniform design throughout the urbanization.

- **Interior:** Large format porcelain tiles.
- **Terraces:** Non-slip ceramic tiles with floating system and water and electricity connection points.



## KITCHENS

The kitchens are designed to a high standard of quality, offering state-of-the-art equipment.

- **Kitchens furnished** with contemporary design furniture.
- **Household appliances:** Miele or similar (oven, microwave, induction hob, etc.).
- **Countertops:** Porcelain.
- **Washers and dryers:** Siemens or similar.

## CEILINGS & BATHROOMS

The design of the ceilings and bathrooms combines functionality and comfort, with high-quality materials and modern finishes.

- **False ceilings:** Plaster or plasterboard, painted with washable plastic paint.
- **Bathrooms:**
  - Ceramic flooring and large-format wall tiles in showers.
  - Walls with a microcement finish.
  - GEBERIT toilets or similar.
  - GESSI faucet or similar.
  - Frameless LED mirrors.

## PLUMBING

The plumbing system has been designed to ensure efficiency and sustainability in water consumption.

- **System:** Central softening unit and XLPE pipes.
- **Supply:** Hot water network by means of 180-300 litre thermoaccumulators or similar.

## AIR CONDITIONING AND HEATING

The air conditioning and heating system guarantees energy efficiency and comfort in each room.

- **Air conditioning:** Aerothermal system or similar, with independent regulation per room.
- **Heating:**
  - Underfloor heating in living areas.
  - Electric heating in bathrooms.
- **Optimized passive ventilation**

## ENERGY EFFICIENCY

The building incorporates high-performance energy solutions to reduce consumption and optimise thermal comfort.

- **Insulation:** Double insulation on facades and roofs.
- **Glazing:** Sun protection glass with argon gas chamber.
- **Doors and windows:** Aluminium profiles with thermal break.

## LIGHTING AND ENERGY SAVING

The lighting has been designed to maximise energy efficiency and safety in all areas of the building.

- **Gardens and corridors:** Energy-efficient LED lighting with motion sensors.
- **Basements and garages:** Low-voltage lighting with motion detection.
- **Homes and terraces:** High energy efficiency LED lighting.





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[www.essence-residence.com](http://www.essence-residence.com)

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