

ESTEPONA - COSTA DEL SOL

TYRIAN

tyrian.es

WELCOME TO TYRIAN

40 RESIDENCES
INSPIRED BY HISTORY,
DESIGNED FOR MODERN LIVING.



From the developers

Committed to excellence, we aim to exceed expectations and push boundaries. We believe in what endures. Homes that stand the test of time, where stories unfold and memories last. To us, luxury is privacy, but also connection: spaces designed for well-being, slowing down, and cherishing what truly matters.

With Tyrian, bold, avant-garde design meets the natural beauty of Estepona and the timeless charm of the Mediterranean. Every detail is thoughtfully considered to create an elegant, serene environment where comfort and sophistication come together effortlessly.

Discover how this vision takes shape.

 PRESTIGE EXPO

BZH

TYRIAN

40 villa-like residences

FROM 280 TO 1.060M²

Panoramic views

SEA & MOUNTAIN

WELL Certification

HEALTH & WELLBEING

Security & concierge

24/7

Service & amenities

FIRST CLASS

Beachfront living

1 MIN FROM THE BEACH

Award-winning design

BY YODEZEEN

Supergarage

PRIVATE LUXURY GARAGE

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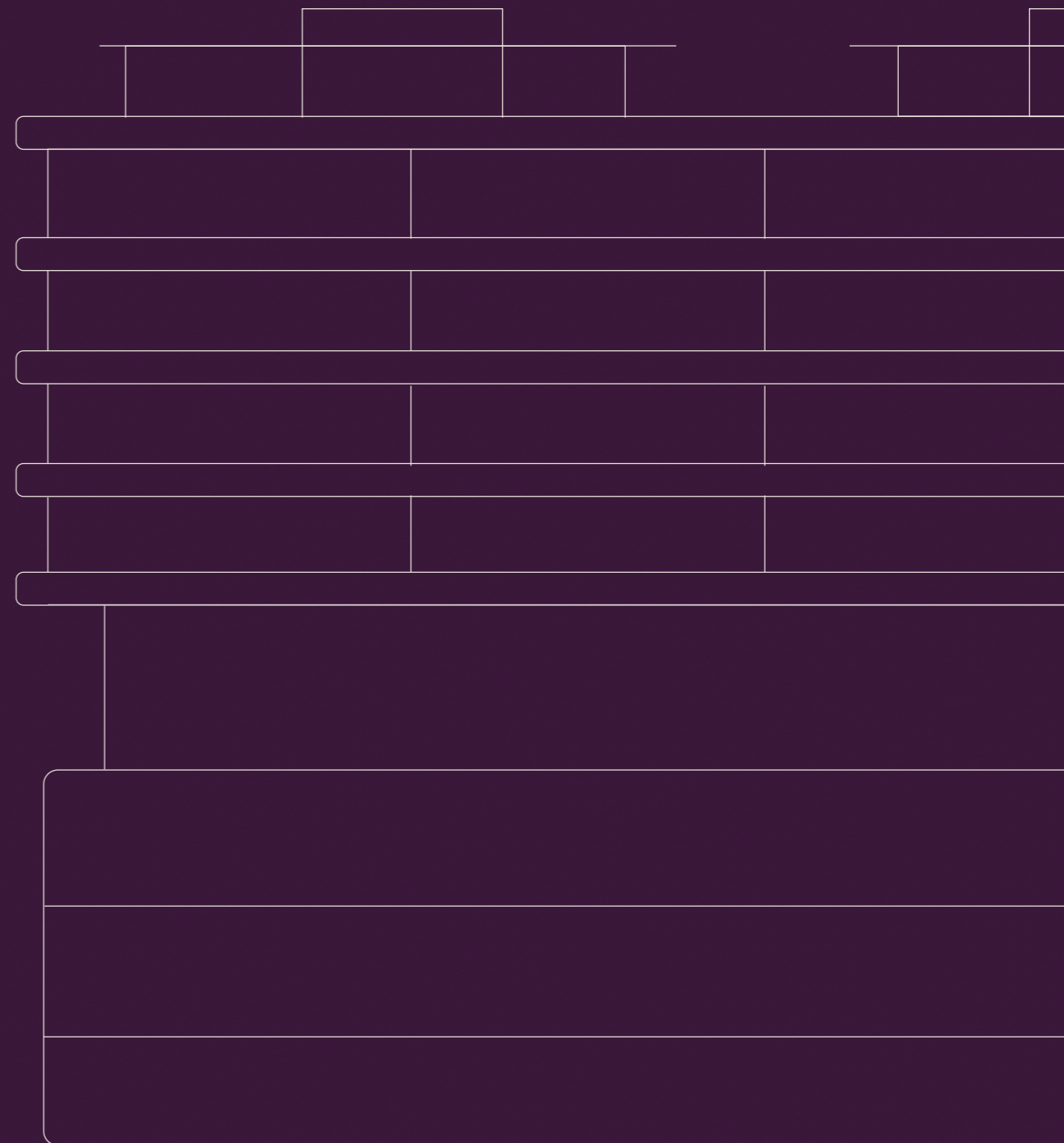
The residences 91



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Design & history

Tyrian introduces a new architectural vision on the Costa del Sol, where design reflects history, nature, and Mediterranean living. Balancing tradition and innovation, it creates a seamless dialogue between past and present. Flowing lines echo the landscape, while thoughtful details honour its legacy, redefining contemporary elegance.





The legacy of Tyrian purple

Centuries ago, the land where Tyrian Residences now stands was home to a flourishing Roman village. Excavations revealed even older Phoenician remains, confirming that this site played a role in producing one of the ancient world's most valuable commodities—Tyrian Purple, also known as “imperial dye.” Produced along these shores and transported to the city of

Tyre, this rare pigment required tens of thousands of seashells to create a single gram, making it a symbol of power and exclusivity. Reserved for emperors, nobles, and high-ranking clergy, it became synonymous with prestige. Tyrian Residences takes its name from this legacy, reflecting a tradition of craftsmanship, distinction, and timeless heritage.

A landmark shaped by nature

Tyrian's architecture flows with its surroundings, embracing curved lines that echo the movement of the Mediterranean. Elevated above landscaped gardens, the structure appears to float, seamlessly merging with the coastline. Soft, organic shapes dissolve the boundaries between nature and design, echoing the smooth, effortless lifestyle of the Costa del Sol. Warm, earthy tones draw from the region's natural palette, ensuring Tyrian feels connected to its setting, elegant yet unobtrusive, contemporary yet timeless.



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A new image for Estepona

Estepona is transforming into a modern, vibrant destination while preserving its Spanish character and relaxed coastal charm. Once a quiet fishing village, it now balances tradition and innovation through thoughtful urban regeneration.

Tyrian Residences is part of this evolution, introducing a new

architectural standard. Its sculpted, wave-like form enhances the skyline, seamlessly blending with the sea and mountains.

Low-rise, it redefines urban luxury, prioritizing sustainability, wellbeing, and a seamless dialogue between architecture, nature, and contemporary living.



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Smart Boulevard: Redefining public spaces

The impact of Tyrian Residences extends beyond its architecture, introducing the Smart Boulevard: a pioneering urban redesign that enhances quality of life and environmental responsibility for residents and the wider community. This new pedestrian-first space prioritizes safety and well-being.

Thoughtfully landscaped with drought-resistant plants and a smart irrigation system, it provides a green, low-maintenance environment. Across the entire street fronting Tyrian, noise-reducing asphalt and speed-sensitive lighting have been installed to minimize traffic disturbance and enhance road safety.



Dog park

Multi-purpose sport center

Protected green area

Smart Boulevard

Promenade

Malva Beach Club

Hypermarket

TYRIAN

“Tyrian introduces a **bold yet harmonious** architectural vision. The challenge was to merge innovation with **timeless design**, creating a structure both forward-thinking and **naturally integrated.**”

Artur Scharf

Co-founder at Yodezeen



YODEZEEN: The award-winning studio behind Tyrian’s design



Behind the Tyrian project is YODEZEEN, a multi-award-winning architectural and design studio. Operating in 29 countries, its experts view each project as an opportunity to create not just spaces, but experiences that enrich lives and inspire emotions. They value the art of storytelling through design, crafting narratives that resonate with the essence of each space and its inhabitants. The visionary company also focuses on a holistic approach to sustainability.



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Committed to wellbeing



Tyrian Residences is designed and built to meet the rigorous standards of WELL Certification, a globally recognized benchmark for buildings that enhance health and wellbeing. This ensures optimal air quality, natural light, advanced water filtration, and acoustic comfort.

As one of Spain's few buildings to follow the WELL guidelines, Tyrian sets a new standard in health-focused real estate. Every detail, from air purification to non-toxic materials, minimizes environmental impact while maximizing energy efficiency and quality of life.

/02

Live & explore

One of Spain's most sought-after regions, the Costa del Sol enjoys an exceptional climate and a landscape where the sea meets the mountains. Located in Málaga, it blends golden beaches, world-class golf, and Mediterranean cuisine—offering a lifestyle immersed in nature, where every day feels like a holiday.



Andalusia: Unparalleled lifestyle

Andalusia is a land of contrasts, where history and modern living blend seamlessly. Its warm climate, stunning landscapes, and deep-rooted identity create a lifestyle of simplicity and sophistication—flowing between sunlit terraces, golden beaches, world-class golf, and the tranquillity of mountain reserves.



Region of vibrant traditions, Andalusia is home to UNESCO World Heritage sites, whitewashed villages, and iconic cities like Seville and Granada. Its identity thrives through ferias, flamenco, and Semana Santa. Polo, sailing, and fine dining complement a rich gastronomy shaped by Christian, Arab, and Jewish influences, from Michelin-starred restaurants to fresh, farm-to-table cuisine.

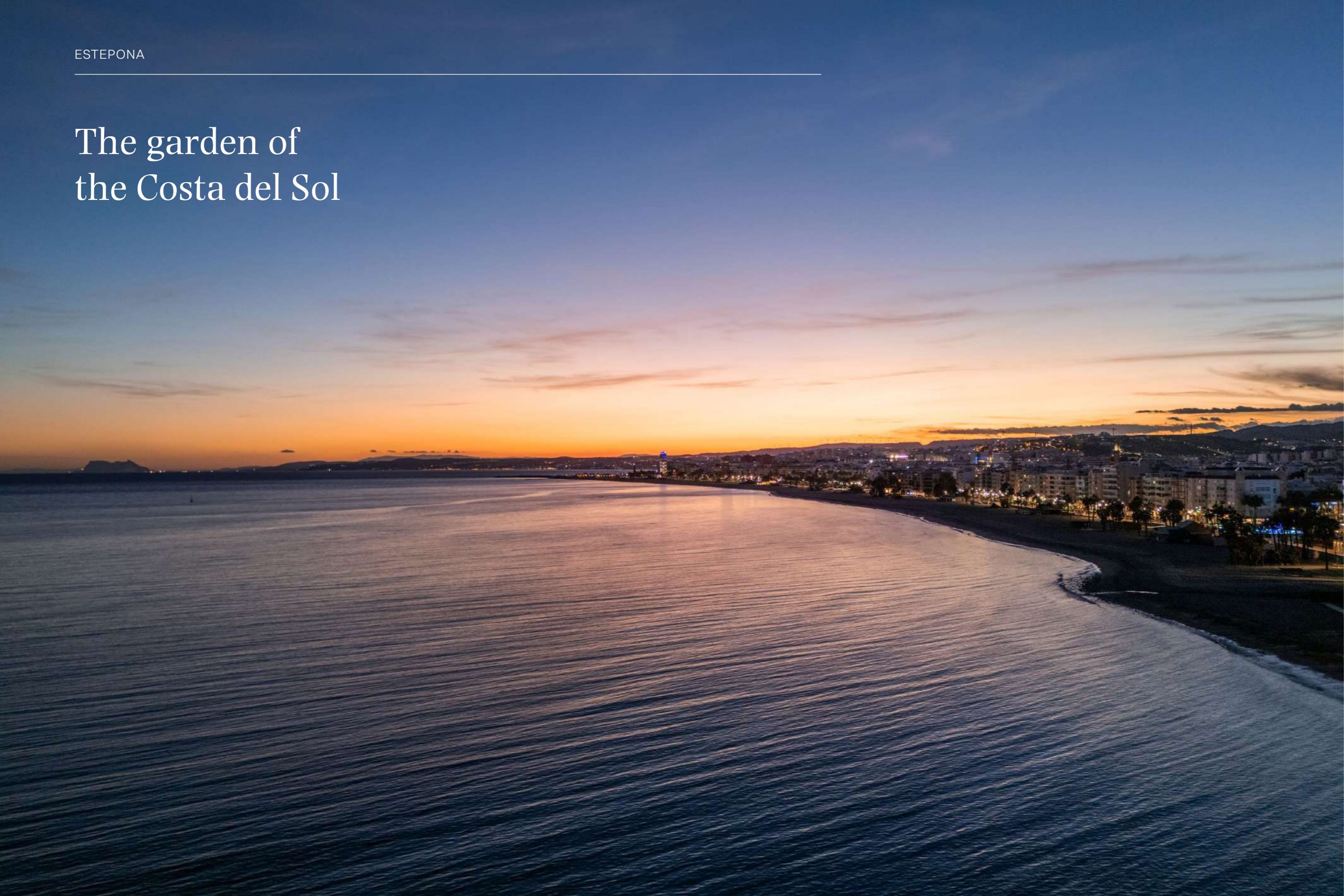
Andalusia offers a lifestyle like nowhere else.



Read the blog

SCAN THE QR CODE

The garden of the Costa del Sol

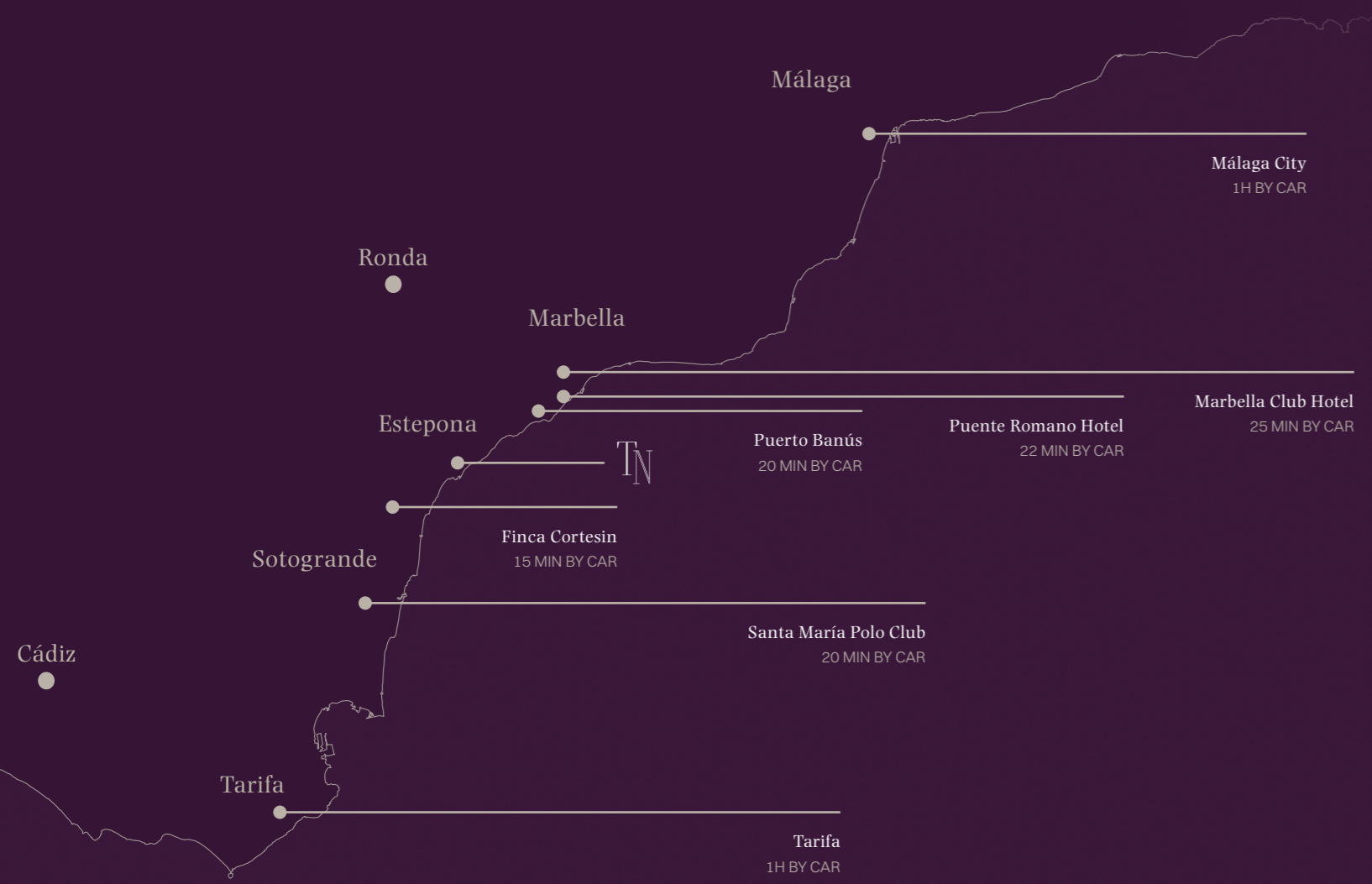


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Estepona offers twice the amount of green space per resident compared to the Spanish average. Thanks to ambitious town hall projects, its streets are lined with colourful flowers, lush roadside greenery, and walls decorated with bright plant pots brimming with blooms.

Award-winning parks and public green spaces are everywhere, with their surface area expanding by 57% over the past decade. One of Estepona's most remarkable attractions, the Orchidarium Botanical Park, boasts Europe's largest public collection of living orchids, ranking among the most significant worldwide. Estepona's transformation has not gone unnoticed—the International Academy of Urbanism has praised the town for its 'courage' and 'audacity' in turning it into the "Garden of the Costa del Sol."



Between Marbella & Sotogrande, offering the best of both worlds

- Gibraltar Airport GIB
45 MIN BY CAR
- Málaga Airport AGP
1H BY CAR
- 80+ golf courses
WITHIN 1H
- 7 international schools
WITHIN 5 - 25 MIN
- Highway proximity
AP-7 ACCESS
- 30+ restaurants
WITHIN 10 MIN
- 10 hospitals
WITHIN 25 MIN
- Beachside walk
20 KM

- 1 Malva Beach Club
- 2 Hypermarket
- 3 Trocadero restaurant
- 4 San José school
- 5 Vithas Xanit hospital
- 6 Plaza de las Flores
- 7 Estepona Orchidarium
- 8 Estepona Old Town
- 9 Beach promenade

A year-round destination

320+

DAYS OF SUN

20°C

AVERAGE TEMPERATURE

2024

BEST EUROPEAN DESTINATION



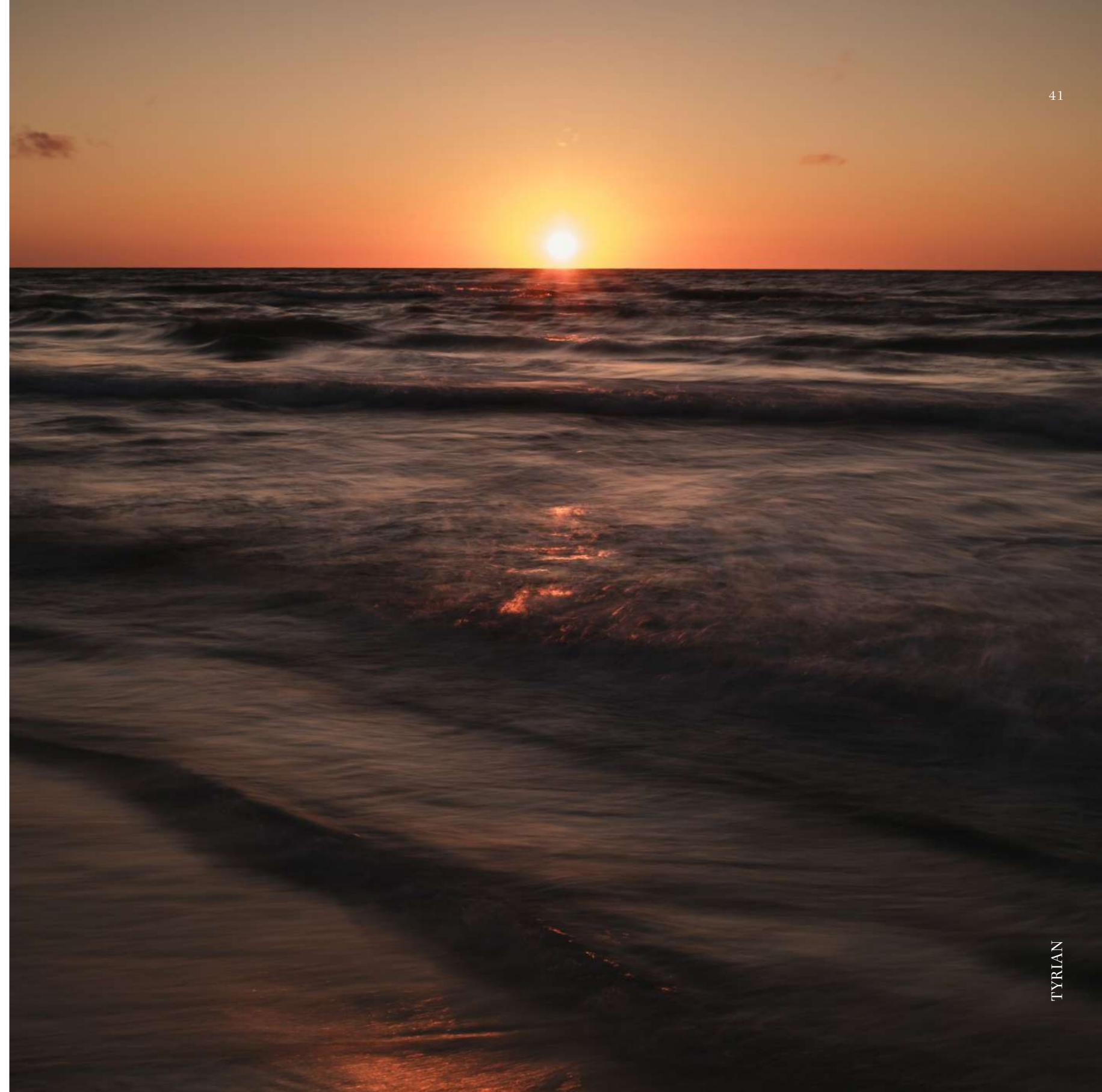
Costa del Sol

The sun hardly ever takes a holiday on the Costa del Sol. True to its name, it boasts the best climate in continental Europe.

With privileged temperatures and outstanding amenities, the region offers residents and visitors a year-round lifestyle filled with outdoor activities, al fresco dining, thrilling adventures, sports, and cultural events.

While summer brings beaches and vibrant nightlife, winter

has its own distinct charm. A flourishing culinary scene, breathtaking landscapes dotted with orange and almond blossoms, and rich cultural offerings unveil another side of this Mediterranean paradise. From world-renowned golf courses to natural wonders and historical treasures, the Costa del Sol blends relaxation and adventure in every season.



From sea to snow in a single day

Sierra Nevada, the third-highest mountain range in Europe, is located in the province of Granada, just 35 to 45 minutes by car from the city, home to the iconic Alhambra. This UNESCO World Heritage site, a masterpiece of Moorish architecture, can be visited on the same day, combining a morning on the slopes with an afternoon exploring its palaces and gardens. Internationally recognised as a Biosphere Reserve, Sierra

Nevada is home to Europe's southernmost winter resort, offering the highest runs and longest ski season on the Iberian Peninsula (late November to early May). With 134 tracks spanning 112.5 km, including the iconic El Águila run, it provides a variety of activities, exceptional lodging, fine dining, and seasonal events, making it a premier destination for winter sports and nature lovers.



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A golfer's paradise

With more than 80 golf courses, the Costa del Sol has rightly earned its nickname "Costa del Golf." It is the number one destination in the Mediterranean for golfers looking for quality courses and an ideal climate for playing all year round.

The emblematic golf destination has played host to high-profile tournaments and prestigious events including the Ryder Cup, the World Golf Championship, the Volvo Masters, the Estrella Damm Masters, Solheim Cup, and the annual Andalucia Costa del Sol Open de España, amongst others.

The Estepona area is home to no less than 30 golf clubs, many designed by well-renowned international golf architects. Some of the best golf courses in Spain, such as Finca Cortesin, Real Club Valderrama and La Reserva Sotogrande, lie just a short drive away.

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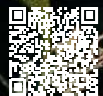
SCAN THE QR CODE



Sotogrande: Spain's best-kept secret

Located 30 km from Estepona, in the province of Cádiz, Sotogrande is one of Europe's most exclusive destinations. A hub for international jet setters, business leaders, and royalty, it is renowned for elegance and discretion. Sotogrande offers world-class amenities, including a yacht club, championship golf courses, a top international school, a

vibrant marina, fine dining, beach clubs, and upscale shopping. Polo is a defining sport, with Santa María Polo Club hosting one of the world's most prestigious tournaments. Blending sports, high-end living, and Mediterranean ease, Sotogrande remains a benchmark for exclusivity in Spain.



Read the blog

SCAN THE QR CODE

Endless adventures, coast to countryside

The Costa del Sol offers a wide range of activities, with the Mediterranean as its backdrop. Estepona's waters are ideal for deep-sea fishing, yacht sailing, parasailing, kitesurfing, and dolphin watching. Nautical schools provide training in navigation and scuba diving, while the coastline delivers striking views of Gibraltar and the African shore, creating an exceptional setting for maritime adventure.

Read the blog

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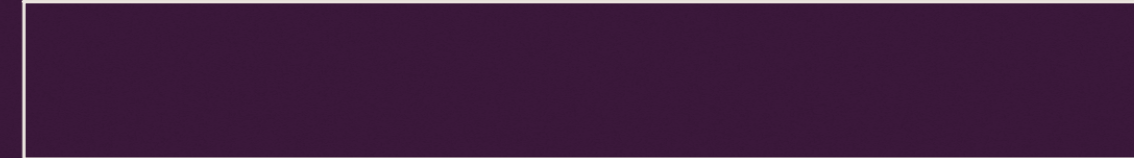
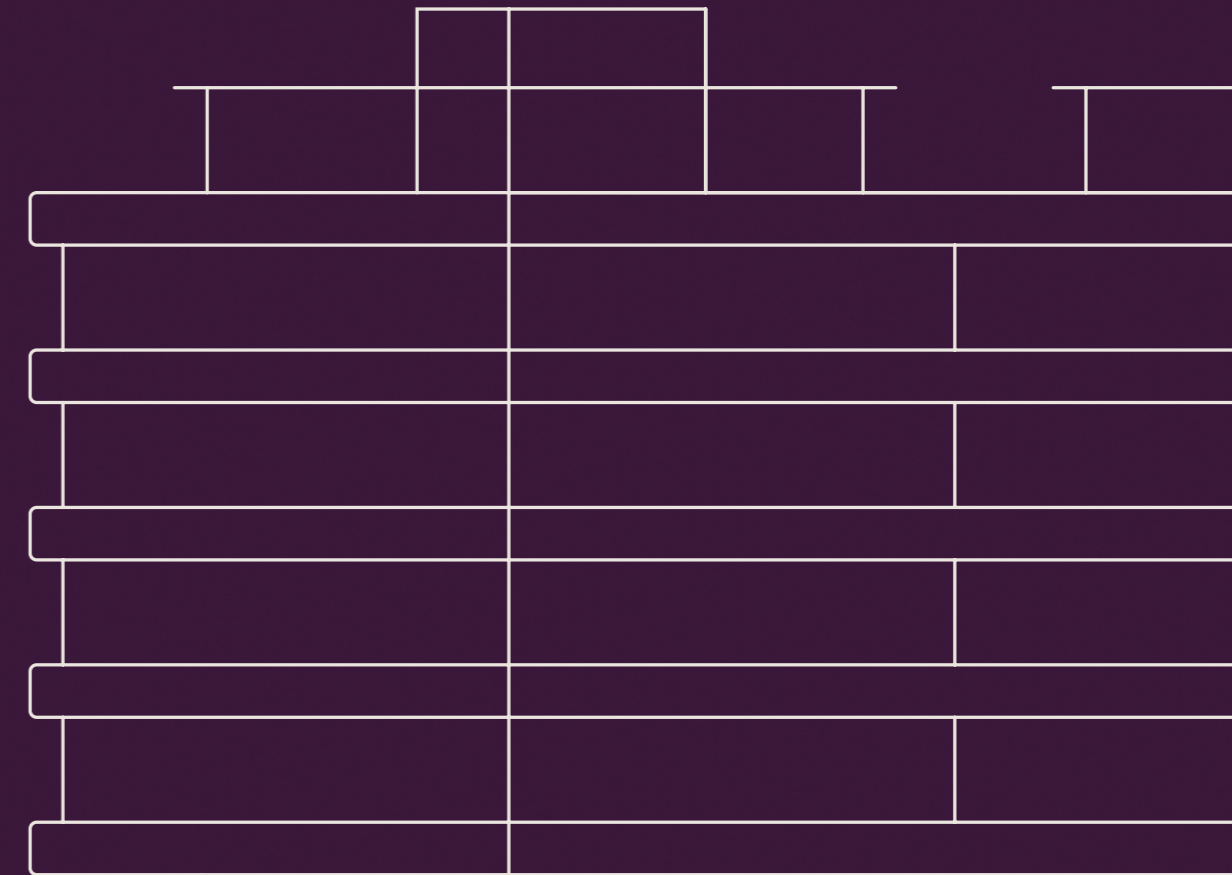


Beyond the coast, the Andalusian countryside unfolds in a landscape of rugged mountains, hidden trails, and picturesque villages. Off-road buggy excursions, hiking, cycling, via ferrata, ziplining, and canyoning offer countless ways to experience its natural beauty. For a taste of authentic Andalusia, the white villages showcase local traditions and craftsmanship, preserving the region's cultural essence.



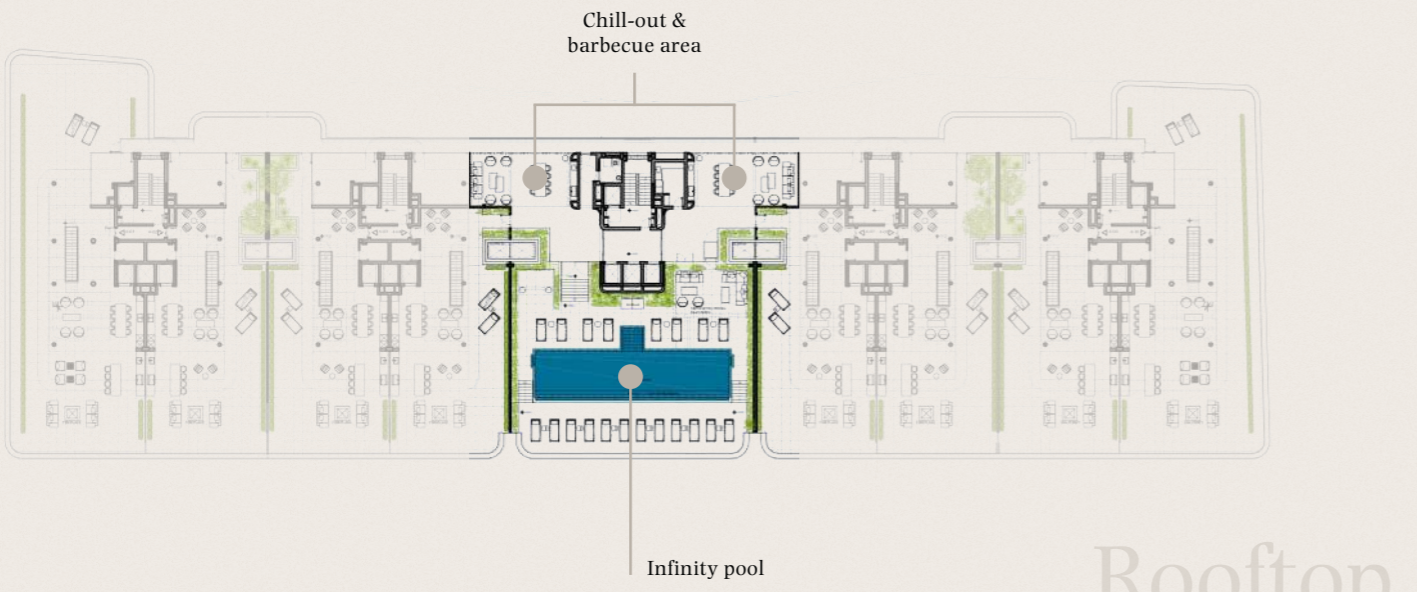
The amenities

Relaxation and wellbeing are essential to a fulfilling life. Tyrian is designed with this in mind, offering 1,400 m² of world-class amenities, including a 700 m² spa, a rooftop infinity pool, leisure, and exclusive access an exclusive beach club.

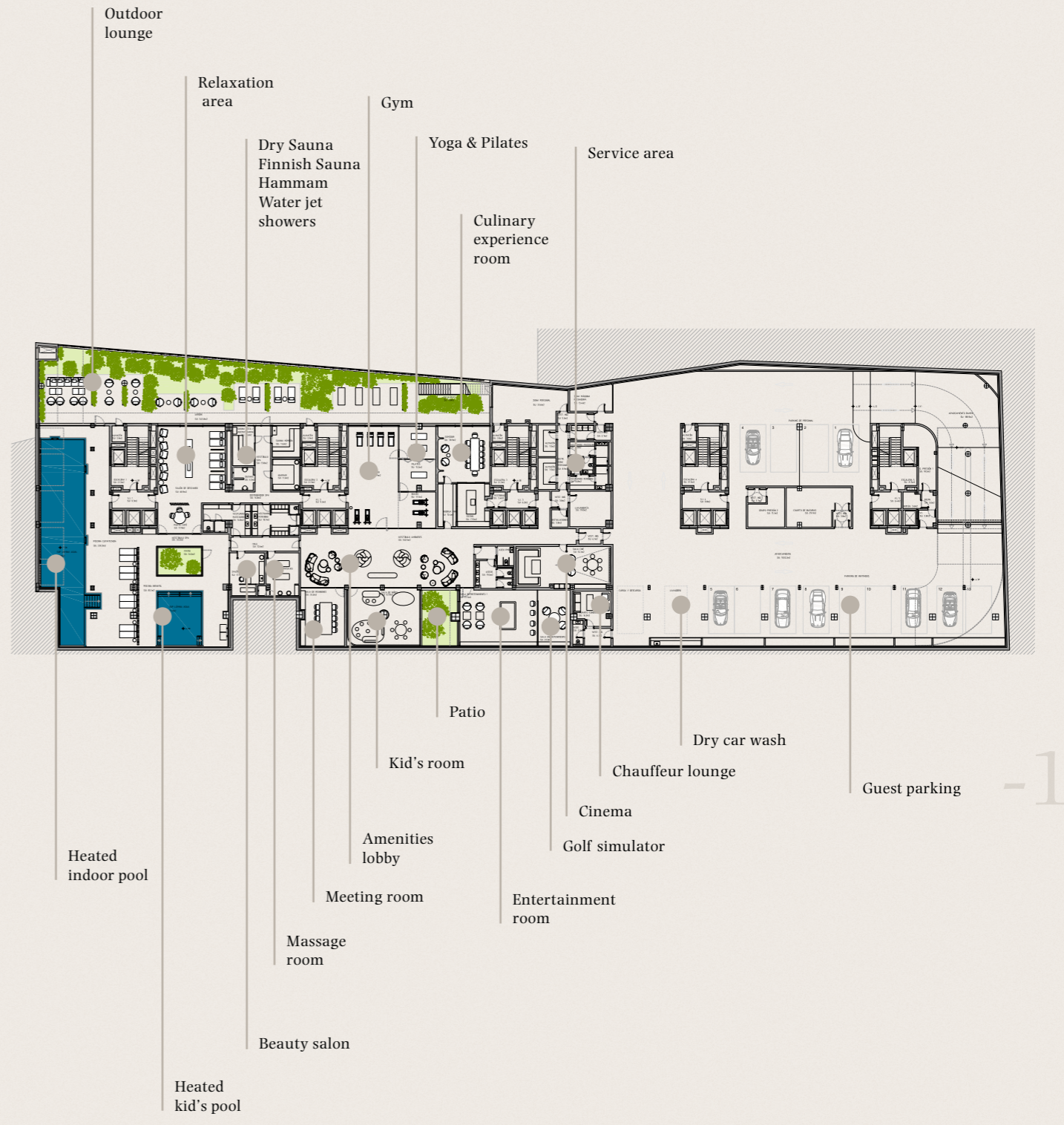




Ground Floor



Rooftop



-1

Designed to offer unparalleled comfort, wellness, and exclusivity, Tyrian's amenities transform everyday living into an extraordinary experience. Each space has been thoughtfully curated to meet the highest standards, ensuring that every moment spent there is exceptional.



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Bespoke services

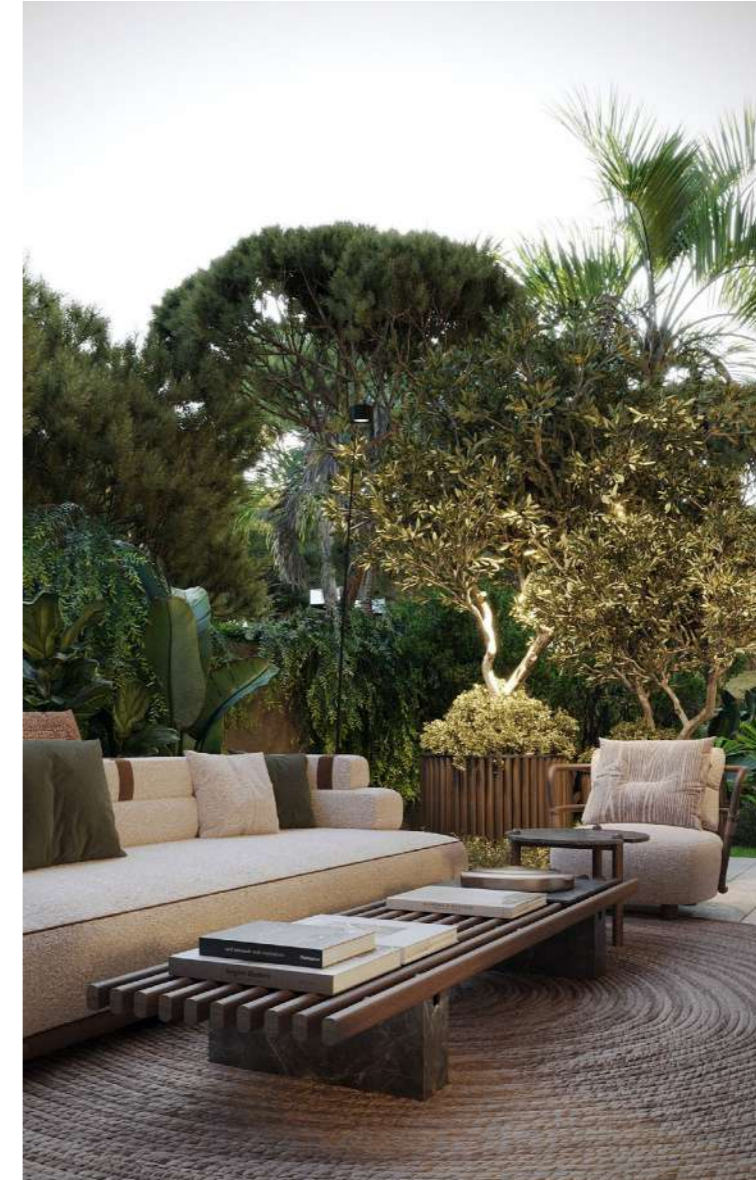
At Tyrian, time is protected through seamless service. A professional in-house team operates 24/7 to ensure everything functions smoothly, whether residents are present or away. Services are divided into three levels: included (reception, concierge, valet, security), à la carte (in-home cleaning, chefs, transport, events), and premium (residence and vehicle prepared in advance, assistance with legal, financial or property matters). This tier goes beyond, considering any request a resident may need support with.

From deliveries to wellness treatments, each service is handled with precision and discretion. All services are managed seamlessly through a dedicated residents' app. Every detail is designed to make life impeccably supported.





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The naturally lit indoor green spaces and 3,000 m² of landscaped gardens create a seamless connection between interior and exterior.



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A sanctuary for the senses

Tyrian's 700 m² spa is a serene retreat designed for ultimate relaxation. Filled with natural light and premium materials, it features a dry sauna, Finnish sauna, hammam, water jet showers, and a heated indoor pool.



Heated kids pool

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Soothing massages and personalised treatments take place in dedicated wellness rooms. The relaxation lounge invites stillness, while the 23-metre indoor pool—bathed in natural light—offers a tranquil, restorative setting. Every element is designed to support calm, clarity and physical renewal.



Heated indoor pool

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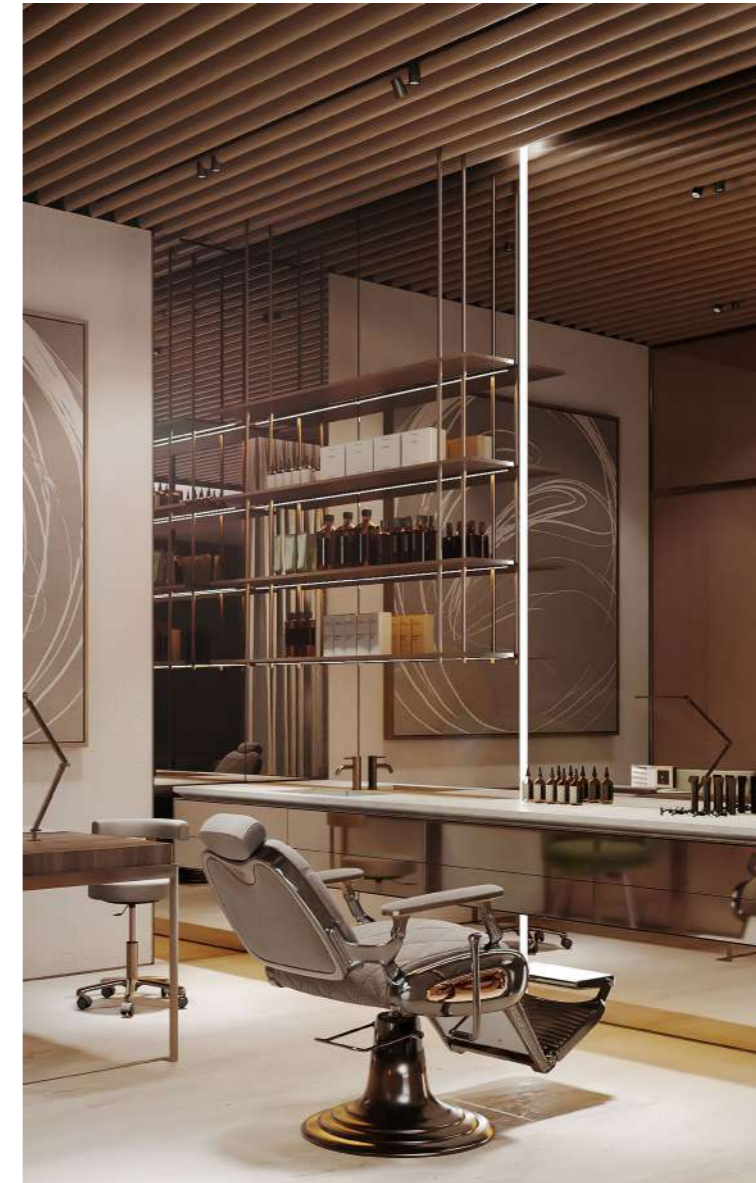
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Beauty salon

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Within the spa's tranquil environment, a dedicated beauty salon offers a range of bespoke treatments, from rejuvenating facials to restorative therapies, ensuring every resident looks and feels their best.



FITNESS

A space to move & thrive

Tyrian's fitness facilities cater to both casual and dedicated routines. The state-of-the-art gym, fitted with the latest Technogym equipment, ensures residents have access to the tools they need for peak performance. Complemented by dedicated spaces for Pilates and yoga, each environment is designed to inspire physical and mental vitality.



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Unforgettable moments, *every day*

From intimate gatherings to lively celebrations, Tyrian provides a collection of spaces created to bring people together, while embracing a sense of comfort without sacrificing style.

The Culinary Experience Room is a dedicated gourmet space for private dining, cooking classes, and chef-led experiences in a professional-grade kitchen. Residents can share memorable moments over gourmet meals worthy of a Michelin-starred restaurant.





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The rooftop terrace at Tyrian Residences is an elevated retreat with breathtaking views of the Mediterranean, Africa, and Gibraltar. A place to bask in the beauty of the outdoors without leaving the building, perfect for hosting a barbecue, practicing sunrise yoga, or sharing a cocktail under the stars.



Rooftop

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Infinity pool

The 17 m rooftop infinity pool is more than a feature; it's a destination. Surrounded by lounging areas and breathtaking views of Estepona's coastline, it offers a serene escape from routine.



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A home for all ages

Tyrian fosters connections across generations, offering dedicated spaces for every stage of life. A 50 m² playroom provides a safe environment for children, while thoughtfully designed areas encourage social interaction within an elegant and welcoming community.



Cinema room



Tyrian's entertainment and social areas blend comfort with functionality. Designed for enjoyment, they include a high-tech cinema for family movie nights and private screenings, a golf simulator for professional practice, a TV salon, and a game room. For work-life balance, a private meeting room ensure productivity in a distraction-free setting.

Entertainment room



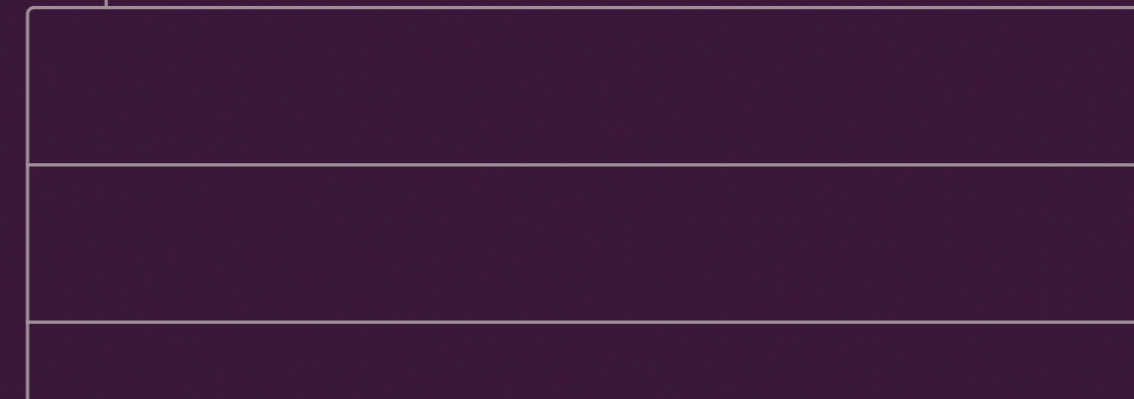
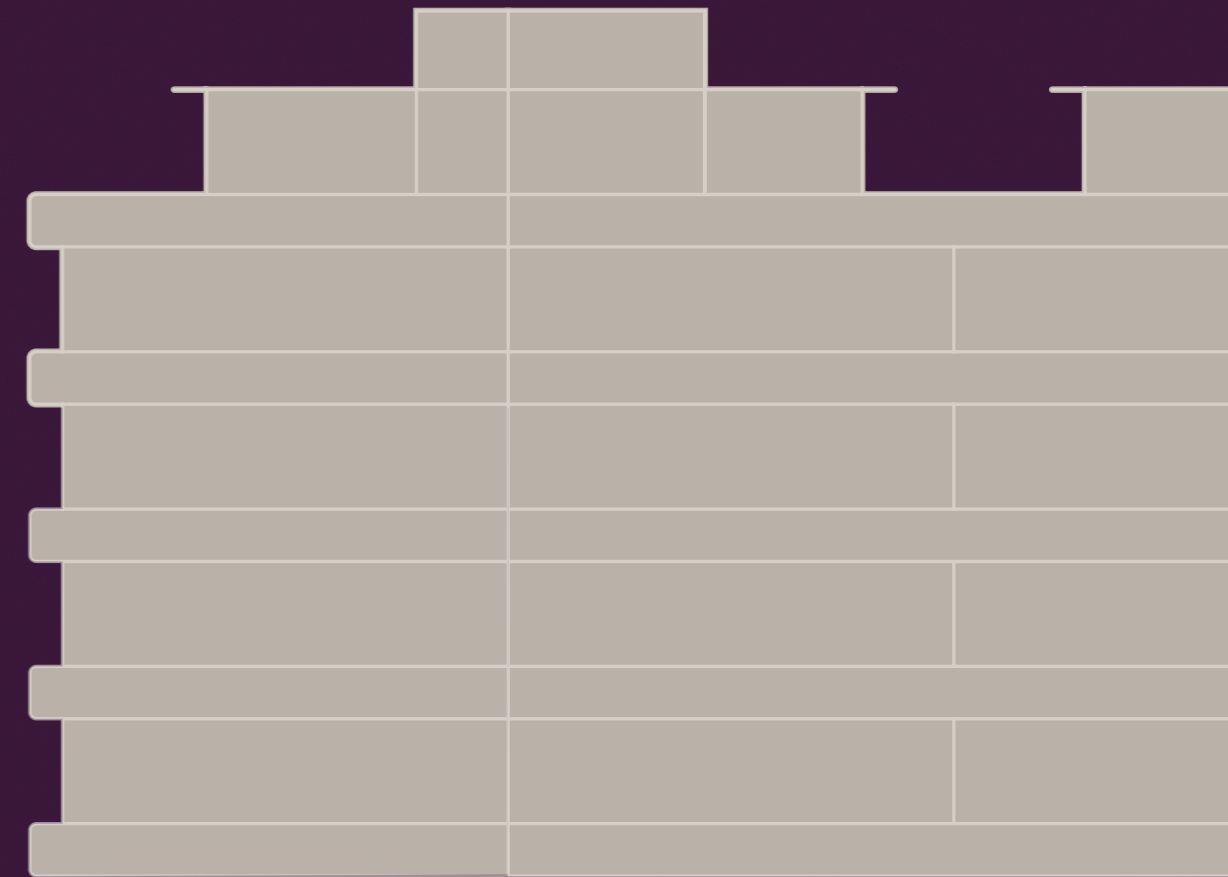
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The residences

Created with an uncompromising commitment to quality and beauty, Tyrian focuses on modern comfort and innovative design.



Tyrian redefines home as the perfect balance between innovation and tradition, energy and stillness, private retreats and vibrant social spaces.

Tyrian Residences offers 40 exclusive beachfront homes with a villa-like ambiance, blending elegant design, sustainable materials, and ultra-modern features.

Floor-to-ceiling windows frame breathtaking sea and mountain views, while open-concept layouts and state-of-the-art appliances create a seamless living experience.



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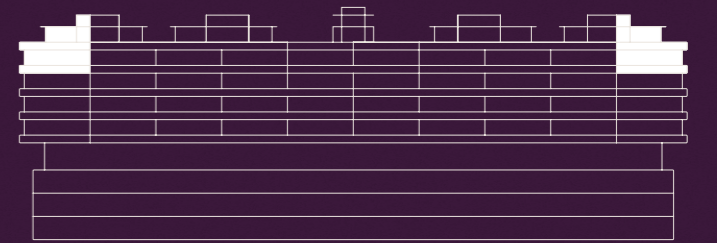
Penthouses

DUPLEX PENTHOUSE

MELKART

🛏️ 4 🚿 4+1

1.060 m²

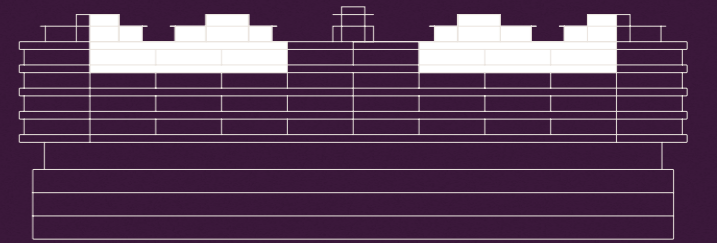


DUPLEX PENTHOUSE

CIRO

🛏️ 3 🚿 3+1

620-660 m²

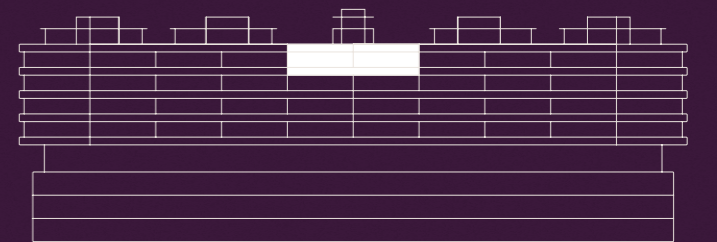


PENTHOUSE

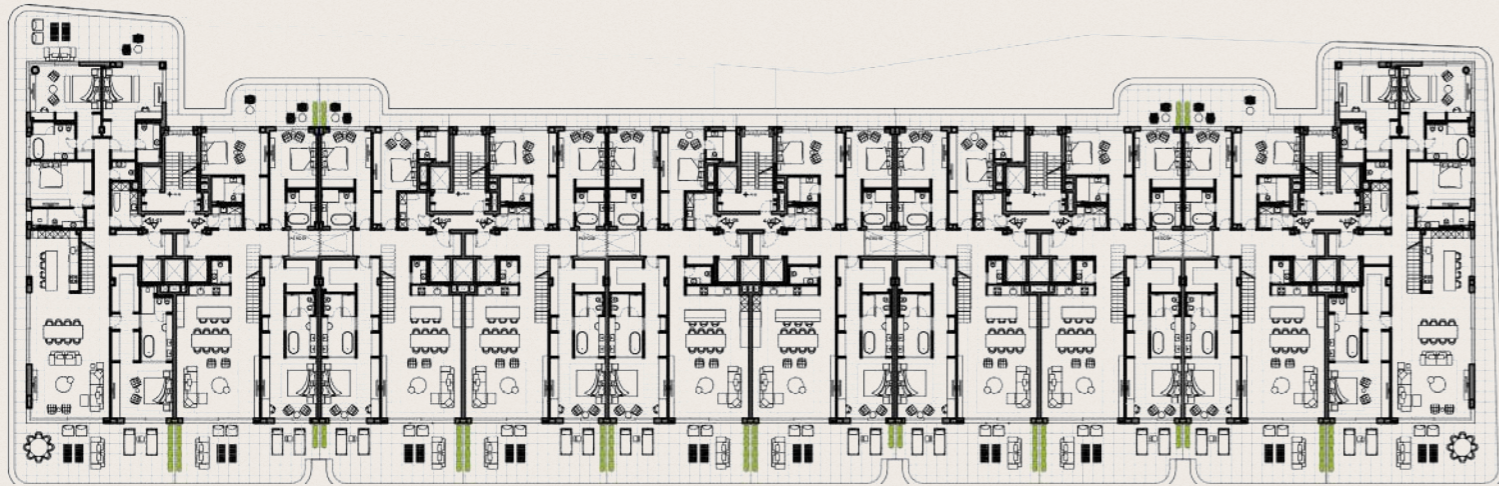
PURPURA

🛏️ 3 🚿 3+1

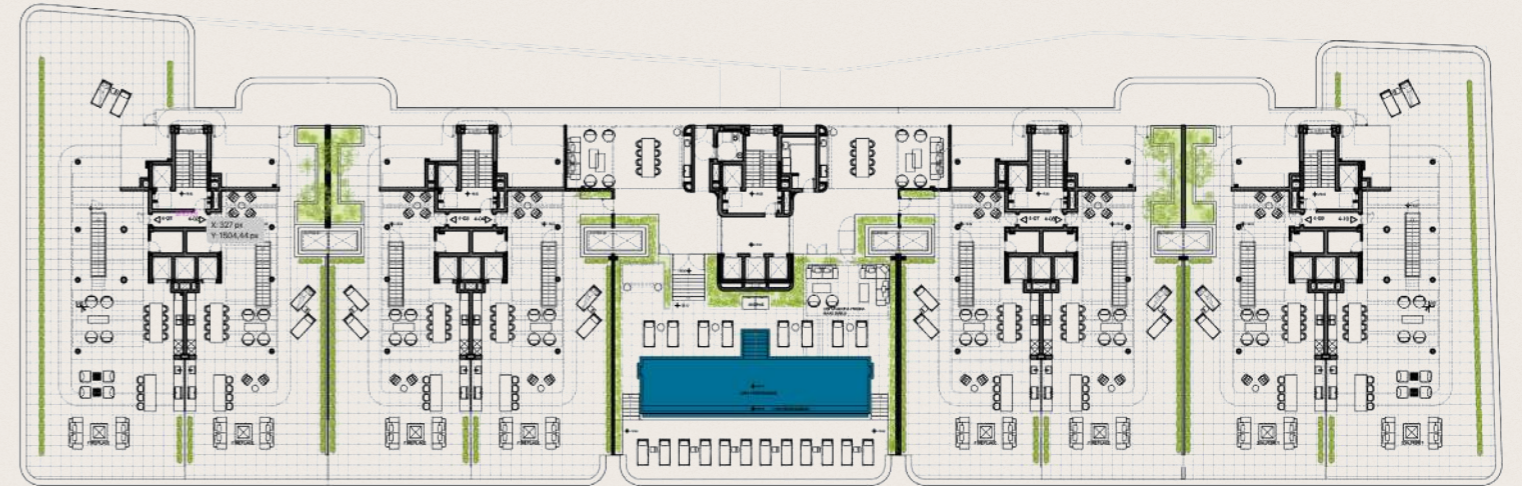
400 m²



Floor 4





Solarium



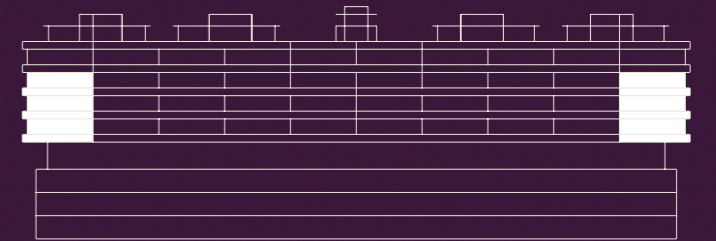
Apartments

APARTMENT

FENICIA



 4  4+1

420 - 440 m²

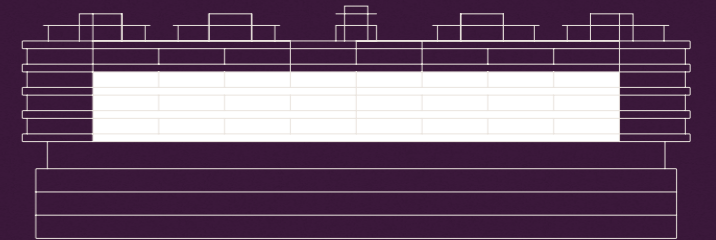


APARTMENT

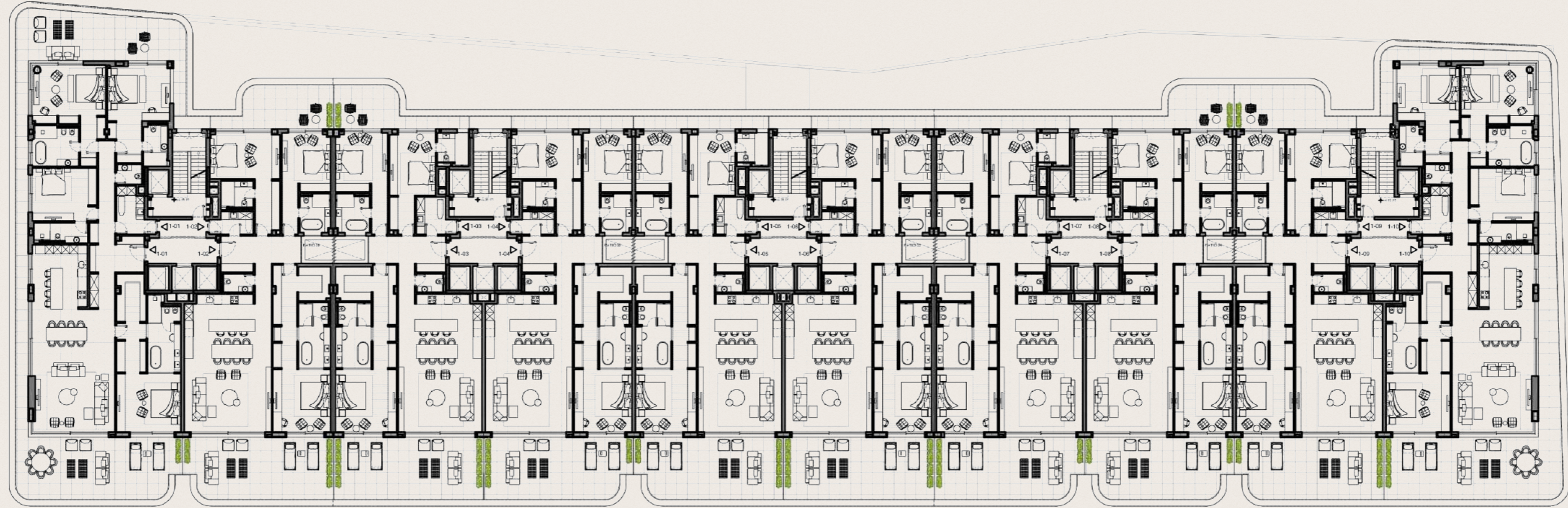
TYROS

 3  3+1

280 - 300 m²



Floor 1-2-3





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All images, inform

development
consideration



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More than a garage, Tyrian's penthouse Supergarage is a private showroom. With space for 4 to 5 vehicles, it features a private lift connecting seamlessly to the residence, ensuring exclusivity.



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Features

General

- 40 exclusive villa-like residences from 280–1,060 m²
- Award-winning design by Yodezeen
- Sea & mountain view
- Beachfront location
- Energy certificate level A
- WELL Certification standards for residents wellbeing
- 3,000 m² outdoor gardens connected to the building

Residences

- 3-4 bedroom duplex penthouses, penthouses and apartments
- Smart card and dedicated app for booking services, access control and home automation
- Master bedrooms up to 50 m² with en-suite bathrooms and walk-in closets
- Kitchens by Poliform with Gaggenau appliances
- Fitted Poliform walk-in closets
- Gessi fixtures
- Premium finishes with travertine and wood flooring
- Long-term rentals managed by the administration
- Seamless indoor-outdoor living with panoramic glass façades
- Well-insulated walls for privacy and soundproofing
- Low-energy underfloor heating throughout
- Pre-installed smart home systems
- 5-metre-deep floating terrace with sea views
- Expansive terraces up to 580 m² with panoramic views

Lobby

- Exclusive entrance with a grand, modern lobby
- 24/7 concierge
- Discreet delivery zone
- Covered garden

Security

- Dual security checkpoints for maximum safety
- Smart card access to residences and amenities
- Car plate recognition technology
- Gated residential complex
- 24/7 surveillance with perimeter security, laser detection systems and CCTV coverage
- Guest entry via QR code system
- 5 dedicated staff lifts

Rooftop

- Infinity pool with stunning coastal views
- Two barbecue areas for private gatherings
- Sunbathing and lounge spaces
- Staff kitchen
- Direct access to rooftop for penthouses
- Changing rooms

Wellness

- 700 m² spa with dry sauna, Finnish sauna, hammam, water jet showers, and heated indoor pool (23.5 m)
- Fully equipped Technogym gym
- Dedicated yoga and Pilates studios
- Massage room
- Relaxation area
- Detox bar
- Beauty salon

Children

- Kids' heated swimming pool
- 50 m² children's playroom with tailored activities

Leisure

- Culinary experience room for private events
- Multimedia room
- Golf simulator
- Social lounges (indoor & outdoor)
- Adult entertainment room
- Private meeting room

Garage

- 2 Private parking spaces with pre-installed electric chargers
- Supergarage for penthouses with private lift (4/5 cars)
- Guest parking spaces, including EV chargers
- Chauffeur lounge
- Dry car wash area

Services

Included services:

- Director / Aura manager
- 24/7 personalized support in multiple languages
- Exclusive access to high end beach clubs
- Travel & event booking services
- Building & common areas maintenance
- Valet parking
- Reservation centre

Premium services:

- Home preparation
- Vehicle preparation
- Travel management
- Real Estate assistance

À la carte services:

- Catering and private party organisation
- House cleaning, laundry, and ironing
- Personal chef
- Luxury car rentals, transfers, and personalised transportation
- Assistance with school admissions, residency paperwork and more
- Banking oversight
- Legal & administrative support
- Extended absence maintenance
- Private event & activity coordination

Location

- Direct highway access
- 20 km beachfront promenade, 1 min away
- 7 international schools within 25 min, San José School (2 min walk)
- 10 hospitals within 25 min, Xanit Private Hospital (3 min walk)
- 80+ golf courses nearby
- 30+ restaurants within 10 min
- Marbella (20 min)
- Sotogrande (20 min)
- Tarifa (45 min)
- Ronda (1h 25 min)
- Gibraltar Airport (45 min)
- Málaga Airport (1h)

Behind Tyrian



With over 20 years of expertise in ultra-luxury real estate, Prestige Expo is known for groundbreaking architecture, craftsmanship, and branded residences. As a leader on the Costa del Sol, it has delivered iconic projects like Villa Cullinan and Villa Mulliner, setting new benchmarks in high-end living, creating homes that stand the test of time with enduring excellence.

BZH

A private real estate investment firm, BZH specializes in high-end developments and destination-driven projects, prioritizing long-term value, innovation, and sustainability. Its commitment to wellbeing is reflected in Tyrian's WELL Certification, guaranteeing a healthier, more mindful way of living.



Operating in the field of interior design and architecture, this multi-award-winning studio regards each project as an opportunity to create experiences that enrich lives and inspire emotions. It is distinguished by its international pool of expertise, high-end design and approach that seeks harmony between form, function and emotion.

arata
arquitectura

With over 30 years of experience in Spain's luxury real estate sector, Arata Arquitectura excels in high-end residential projects, urban planning, and architectural adaptation. Their expertise in Spanish construction regulations, local materials, and structural engineering ensures that visionary designs are seamlessly executed to the highest standards.



As one of Spain's most respected luxury builders, B. Solís has delivered over 7,800 high-end homes and completed 720+ projects along the Costa del Sol. Renowned for precision, efficiency, and craftsmanship, B. Solís ensures flawless execution—from complex structural engineering to impeccable finishes—creating homes that stand the test of time.



Boho textures, woven shades, and beachfront hammocks define Malva Beach, set directly on Estepona's shoreline with seasonal cuisine, relaxed DJ sessions, and open sea views. For Tyrian owners, the experience extends further with room service delivered to the residence and a private area with dedicated sunbeds reserved exclusively for residents.

Poliform

GAGGENAU


CODINA

KONE

SCHÜCO

TECHNOGYM

KLAFS

TINO
STONE & SURFACES

GESSI®

lualdi


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TYRIAN