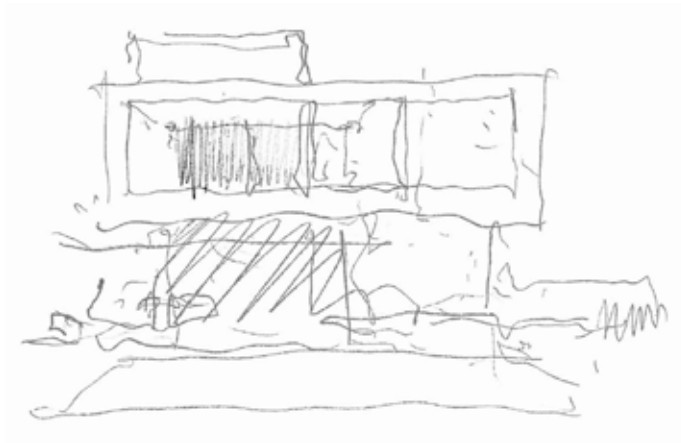


THE SEVEN
ESTEPONA



Introducing The Seven, an exquisite contemporary design full of comfort in an ideal location at the New Golden Mile, a perfect destination for a superb life.

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LOCATION

Welcome to the New Golden Mile, a hidden gem on the sun-kissed Costa del Sol. This exclusive area promises an unrivaled living experience, where natural beauty meets luxurious amenities. Just a few minutes from vibrant Laguna Village & the Atlas American International School, the New Golden Mile offers a collection of elegant residences, from lavish villas to sophisticated and luxury apartments, designed to cater to your every desire

For golf enthusiasts, the allure of Los Flamingos and La Resina Golf are simply irresistible. Embark on a golfing adventure amidst stunning landscapes that enhance your game and provide an unforgettable experience.

Pristine beaches invite you to relax under the Andalusian sun, while a myriad of water sports embrace the coastal lifestyle.

Indulge in the best of both worlds as the New Golden Mile grants easy access to the vibrant towns of Estepona and Marbella. Savor the traditional charm of Estepona with its local cuisine and cultural events, or venture into Marbella for upscale shopping and fine dining.

Discover the magic of the New Golden Mile, where an unparalleled living experience awaits you in this captivating destination. Your dream home is ready to welcome you to the epitome of Costa del Sol living.

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1. The Seven
2. Atlas American School
3. Hospital Estepona
4. Hiking Route 700 mts to the beach -----
5. La Resina Golf
6. Sonora Beach
7. Restaurant Tikitano
8. Ikos Andalusia
9. Villa Padierna
10. Supermarket Lidl
11. Supermarket Mercadona
12. Chiringuito Torre Velerin
13. Seaside Promenade -----
14. Beso beach
15. Laguna Village
16. Hotel Kempinski Bahia



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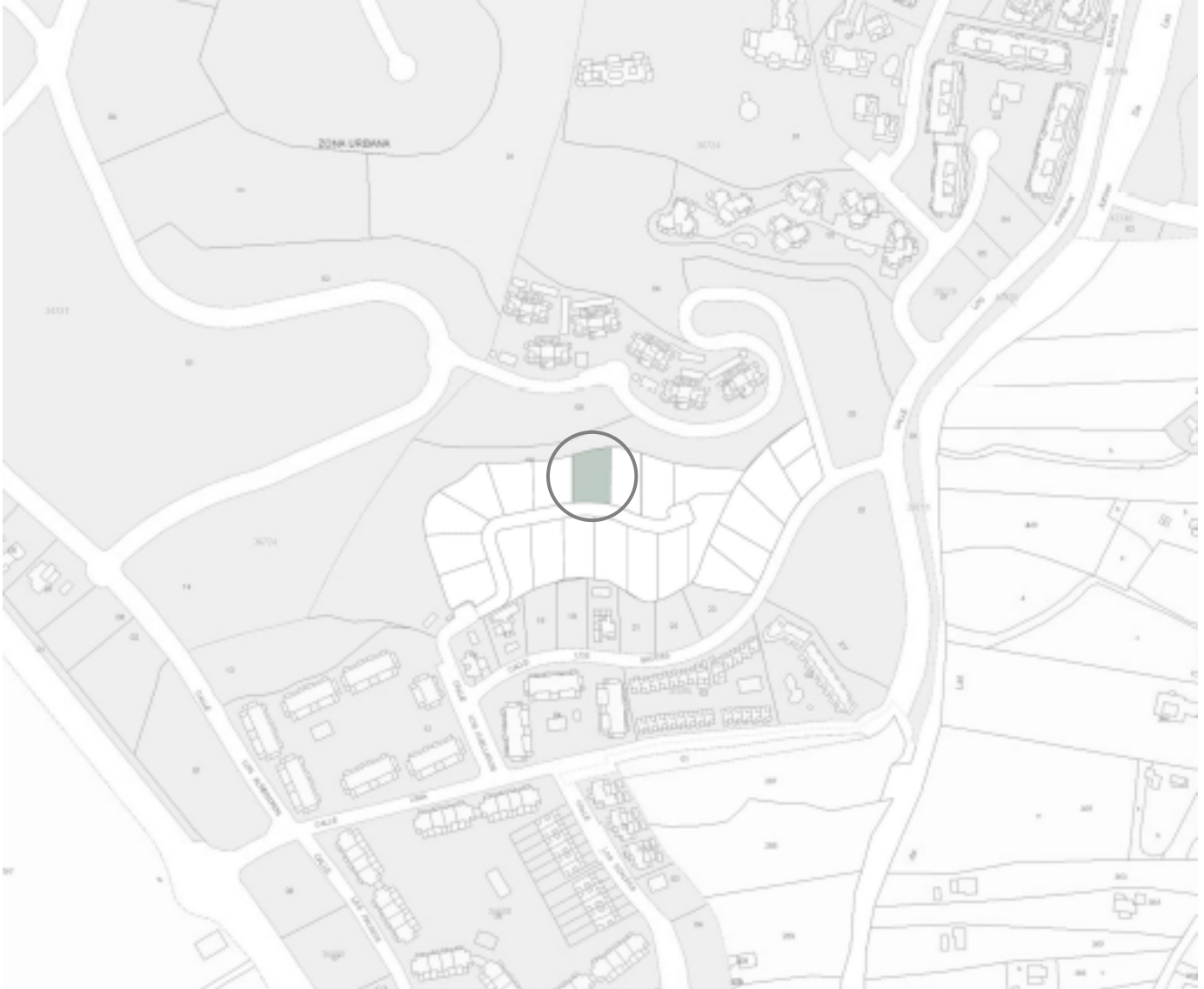
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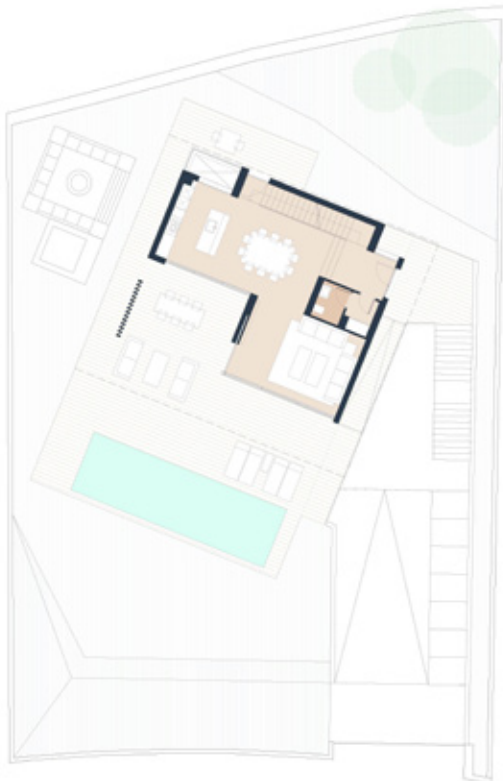


The Seven is an exceptional new development project featuring seven contemporary villas nestled in a private gated complex at the New Golden Mile, just a few minutes from vibrant Laguna Village & the Atlas American International School. This modern development offers the perfect blend of exclusivity, security, and refined living. The Seven presents an exceptional opportunity for families seeking a secure and high-standard living environment. The urbanization, offers an ideal setting for both holiday and permanent homes.

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Plot configuration

The house is located in the upper part of the plot, leaving a free area for a large garden with a variety of outdoor environments, vegetation and pool area. The property has two entrances, one for vehicles, which leads directly to the basement, and another for pedestrians, which leads to the first floor and offers a tour of the scents and colours of the vegetation of the garden.

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Tailored living

The villas at Seven are designed to surpass your expectations, providing an harmonious balance of space, elegance, and modern comfort. Spanning across plots starting from 803 m², these remarkable residences offer generous built areas of up to 634 m². The villas feature flexible floor plans, comprising four to five bedrooms and four to five bathrooms, allowing personalized configurations to suit individual preferences lifestyle. Each villa offers a private garage with space for two to three cars, ensuring ample parking and security for resident and their guest.

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PLOT
803 M2



BUILT
634 M2

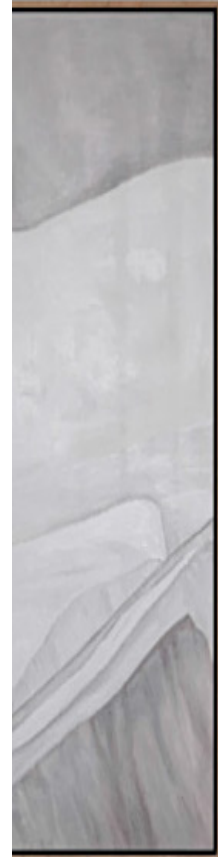


BEDS
4 - 5



BATHS
4 - 5

Price for these magnificent villas at The Seven starts from € 1.795.000 representing an extraordinary opportunity-unity to own a prestigious home in one of the most sought-after areas of New Golden Mile.



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AREAS

House area

usable indoor area
usable outdoor area
usable uncovered outdoor area

House area

265,73 m²
68,73 m²
183,23 m²

Total useble area

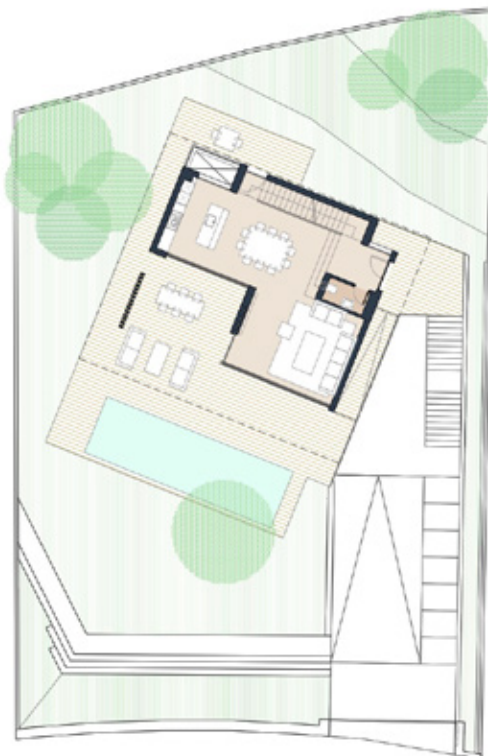
517,69 m²

built indoor area
built outdoor area
built uncovered outdoor area

311,61 m²
104,39 m²
218,62 m²

Total built area

634,62 m²



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GROUND FLOOR

Area per floor	Ground floor
usable indoor area	72,28 m ²
usable outdoor area	45,86 m ²
usable uncovered outdoor area	49,00 m ²
Total useble area	167,14 m²
built indoor area	86,23 m ²
built outdoor area	78,65 m ²
built uncovered outdoor area	69,35 m ²
Total built area	234,23 m²



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FIRST FLOOR

Area per floor	FIRST FLOOR
usable indoor area	90,16 m ²
usable outdoor area	
usable uncovered outdoor area	45,84 m ²
Total useable area	136,00 m²
built indoor area	113,30 m ²
built outdoor area	
built uncovered outdoor area	48,75 m ²
Total built area	162,05 m²



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BASEMENT

Area per floor

usable indoor area
usable outdoor area
usable uncovered outdoor area

Total useble area

built indoor area
built outdoor area
built uncovered outdoor area

Total built area

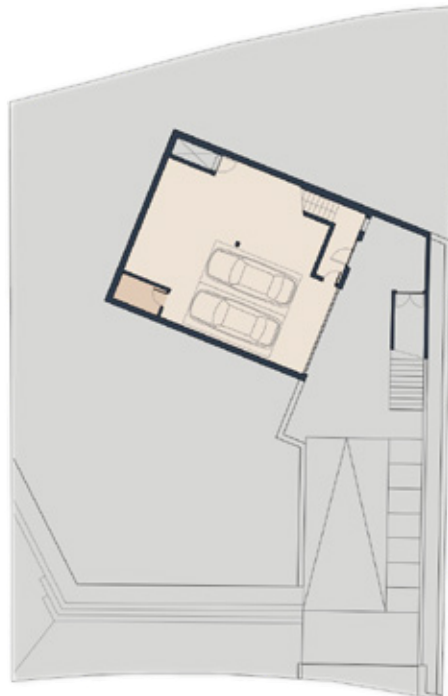
Basement Floor

103,29 m²
22,87 m²

126,16 m²

112,08 m²
25,74 m²

137,82 m²



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ROOF FLOOR

Area per floor	Roof floor
usable indoor area	
usable outdoor area	
usable uncovered outdoor area	88,39 m2
Total useble area	88,39 m2
built indoor area	
built outdoor area	
built uncovered outdoor area	100,52 m2
Total built area	100,52 m2



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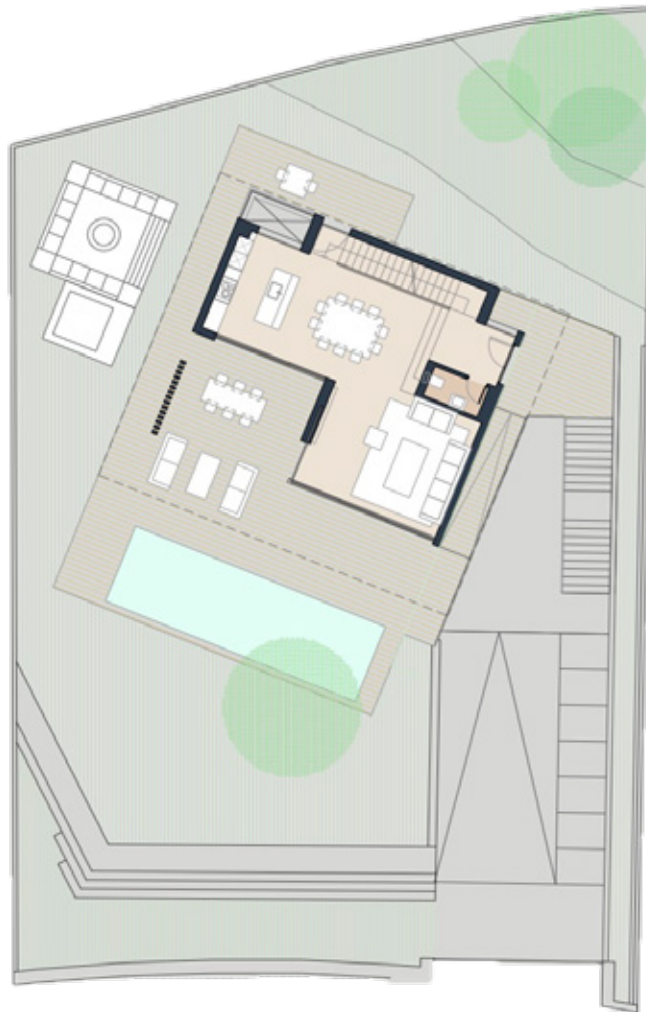
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EXTRAS / OPTIONAL

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CHILL OUT + JACUZZI



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ACCESS WITH WARDROBE



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CHIMNEY



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3 BEDROOMS



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ENABLE BASEMENT



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EXTENDED BASEMENT



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VILLA WITH BUILT-IN LIFT



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FIRST FLOOR



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FOUNDATIONS AND STRUCTURE

Foundation using reinforced concrete footings, according to data from the geotechnical study. Concrete slab structure and metallic steel pillars.

Low compliance with regulations and taking into account marine exposure.

DECK

Passable inverted roof, finished with non-slip porcelain flooring, asphalt sheet and thermal insulation with extruded polystyrene plates.

Glass railing on all terraces.

WATERPROOFING

Waterproofing of roofs and terraces using welded asphalt sheet. All in compliance with current DB-HS regulations

ISOLATION

Thermal and acoustic insulation on the roof and facade.

Acoustic insulation between rooms in the house.



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FACADES

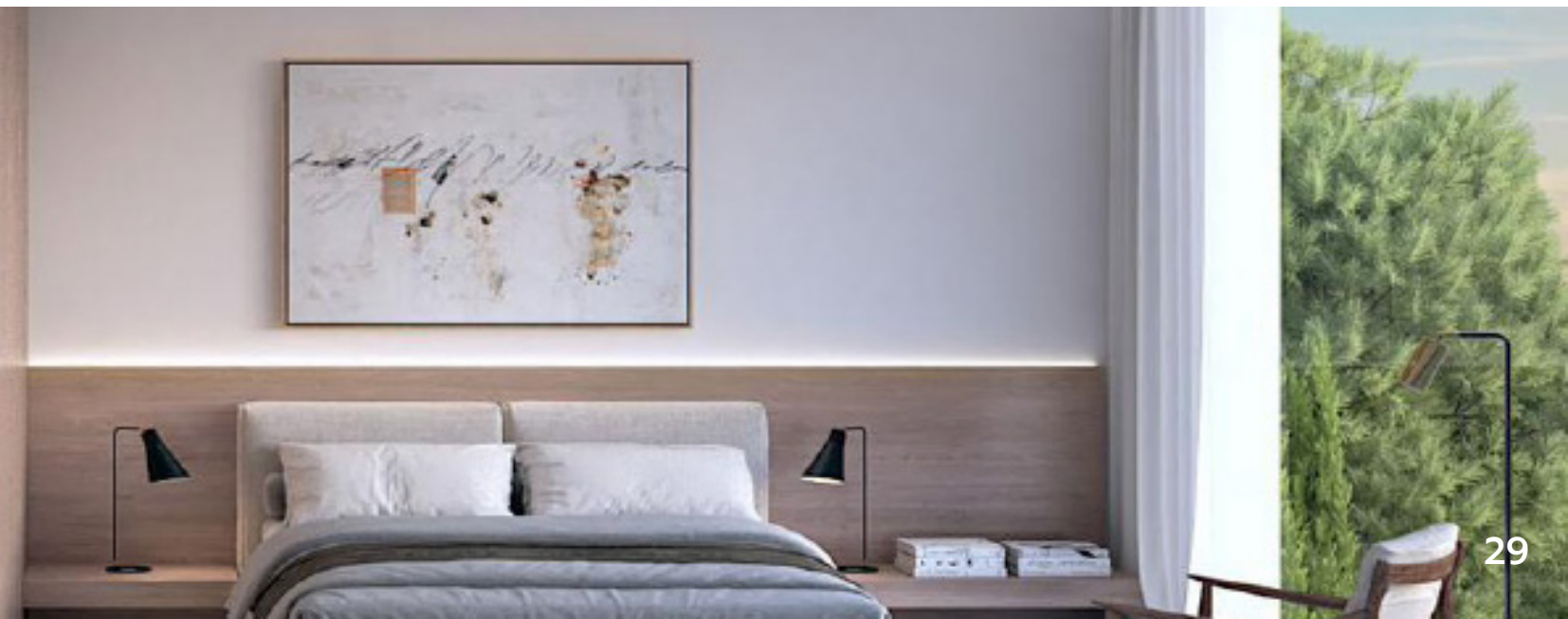
Made up of an outer sheet of 1/2 foot of perforated brick, jarred with waterproof mortar, an air chamber and a self-supporting system with a double plasterboard plate, on a base of a galvanized sheet metal structure. Made according to CTE-DB-HE and CTE-DB-HS.

PARTITIONS

They will be made by means of a supporting structure of galvanized steel plate on which two plasterboard plates are screwed on both sides, placing acoustic insulation inside, being waterproof plates on the walls of rooms wet. According to CTE-DB-HE regulations.

CARPENTRY

Floor-to-ceiling doors made of white lacquered wood with stainless steel fittings Matt white lacquered DM cabinets. Exterior carpentry with thermal bridge break PANORAMA series. Double glazing with acoustic and solar control. All security glass 2.60m height armored wooden entrance door.



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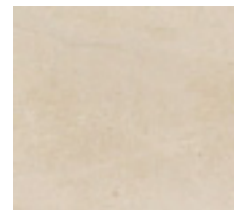
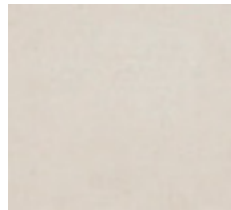
QUALITIES SPECIFICATIONS

EXTERIOR REVESTMENT

Single - layer mortar for exteriors

INNER LINER

Painted on plasterboard, continuous false ceilings Flooring and tiling 60x60 rectified porcelain pieces



SANITARY

Worktop with integrated sink

Countertop sink in ground floor toilet Freestanding bathtub Resin shower tray with thermostatic faucet Suspended toilet



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