

Myriam De Roye
— LUXURY HOMES —


AYANA
E S T E P O N A

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.





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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

I ↘

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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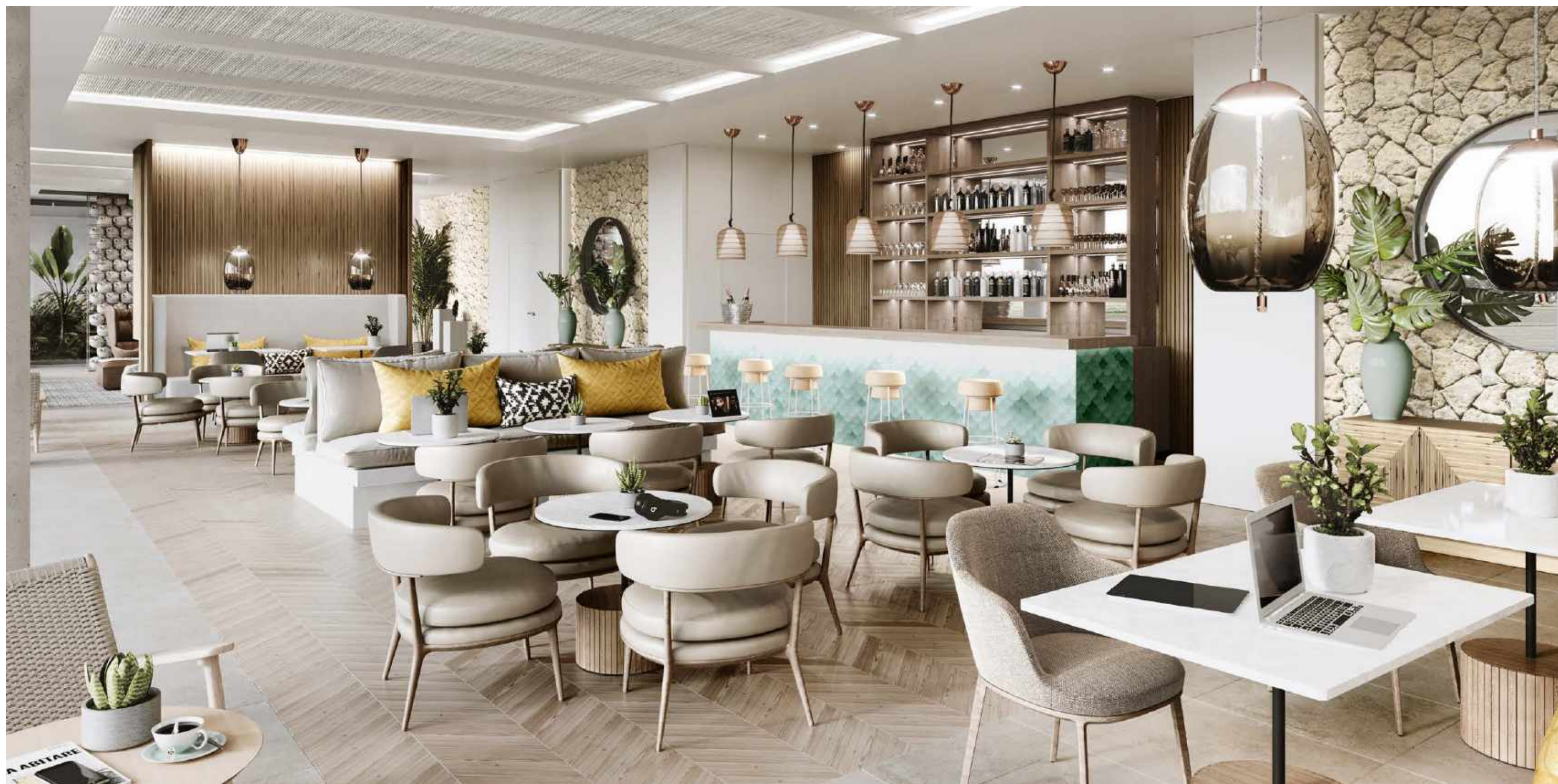

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APARTMENT COLLECTION

- 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





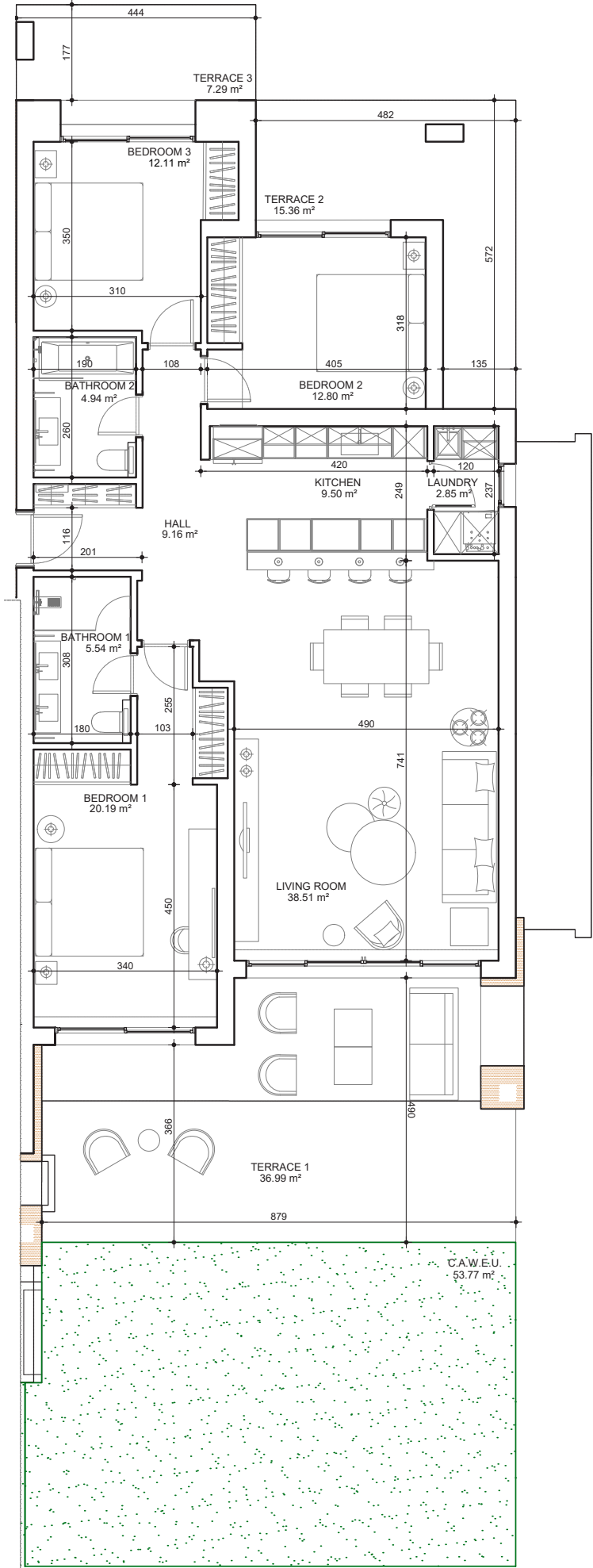








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TYPE A

3 BEDROOM GARDEN



Solarium		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 Built	115.60 m²
Terrace Built	59.64 m²
Solarium Built	0.00 m²
TOTAL BUILT	175.24 m²

Internal Usable	135.81 m²
Terrace Usable	64.03 m²
Solarium Usable	0.00 m²
TOTAL USABLE	199.84 m²

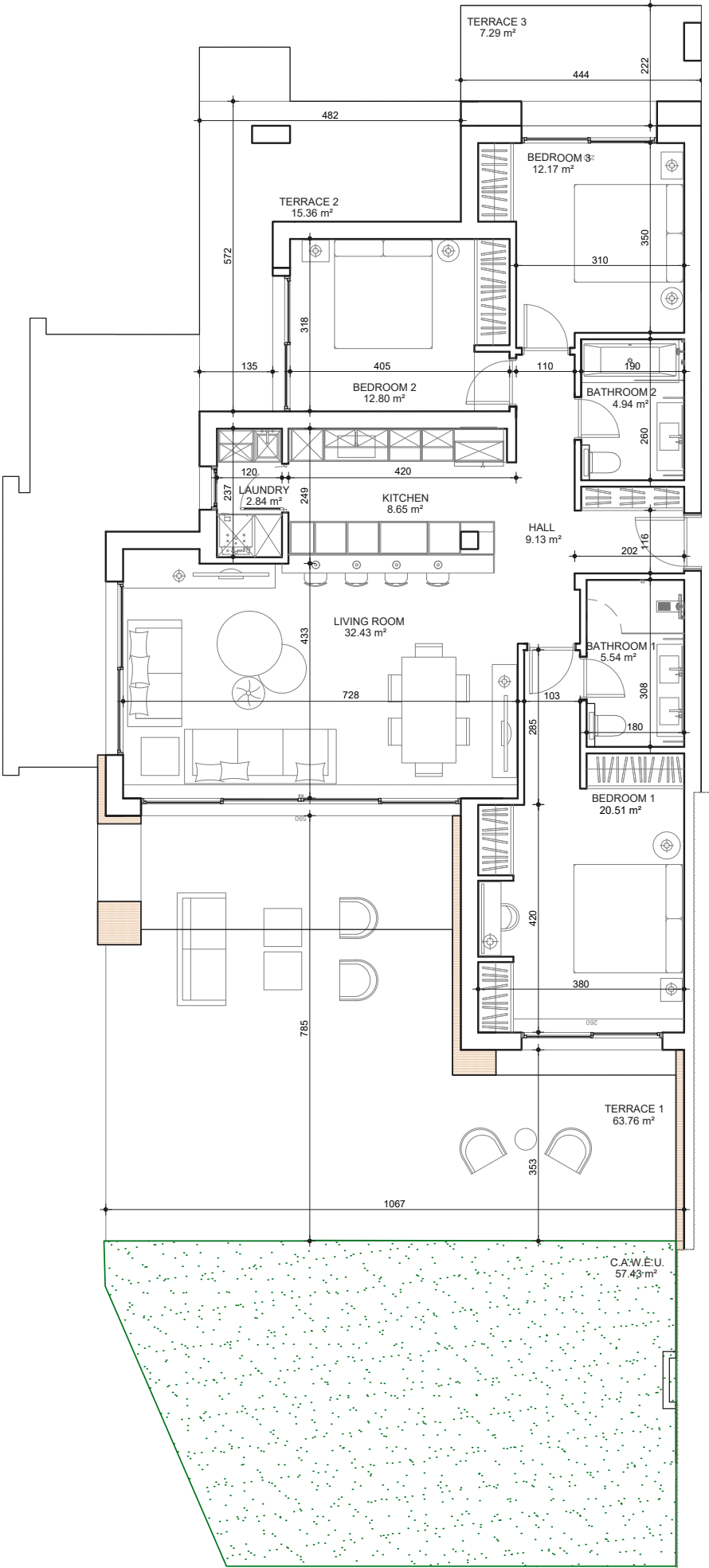
*C.A.W.E.U.	53.77 m²
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TYPE A2

3 BEDROOM GARDEN



	Solarium	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 Built	109.01 m²
Terrace Built	86.41 m²
Solarium Built	0.00 m²
TOTAL BUILT	195.42 m²

Internal Usable	131.07 m²
Terrace Usable	91.22 m²
Solarium Usable	0.00 m²
TOTAL USABLE	222.29 m²

*C.A.W.E.U.	57.43 m²
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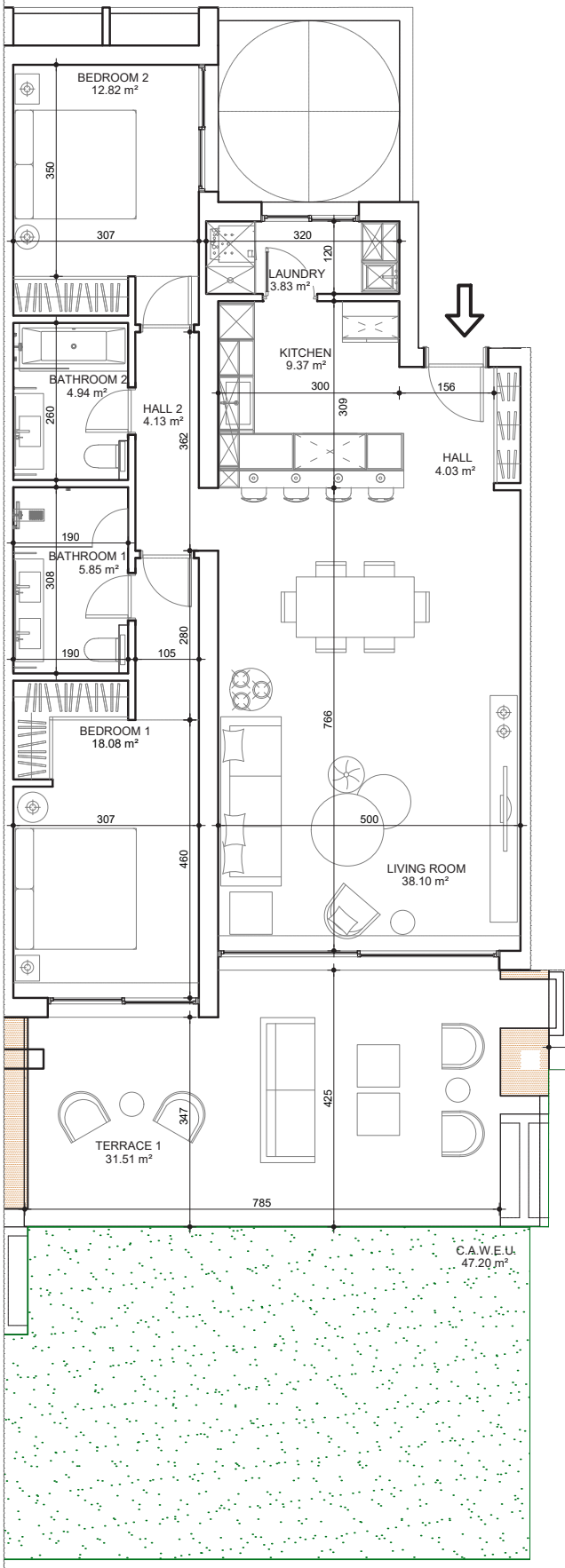
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TYPE B 2 BEDROOM GARDEN



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

AREAS

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

AYANA

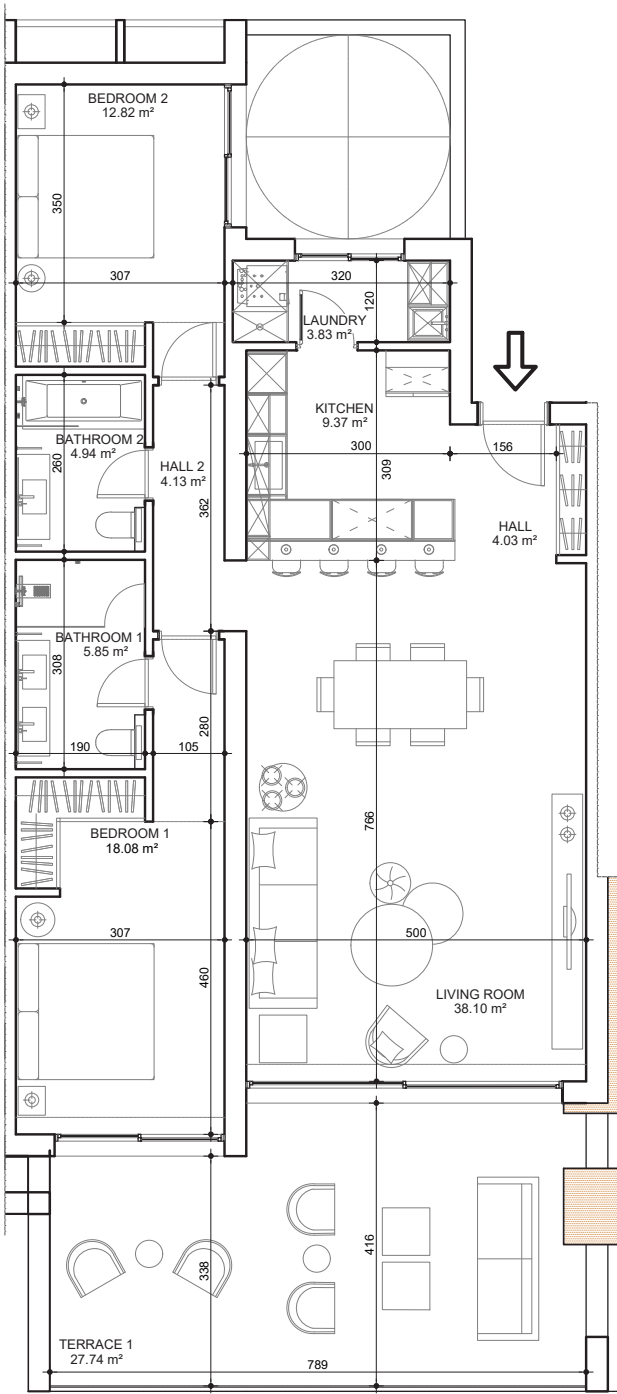
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TYPE C

2 BEDROOM FIRST FLOOR



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

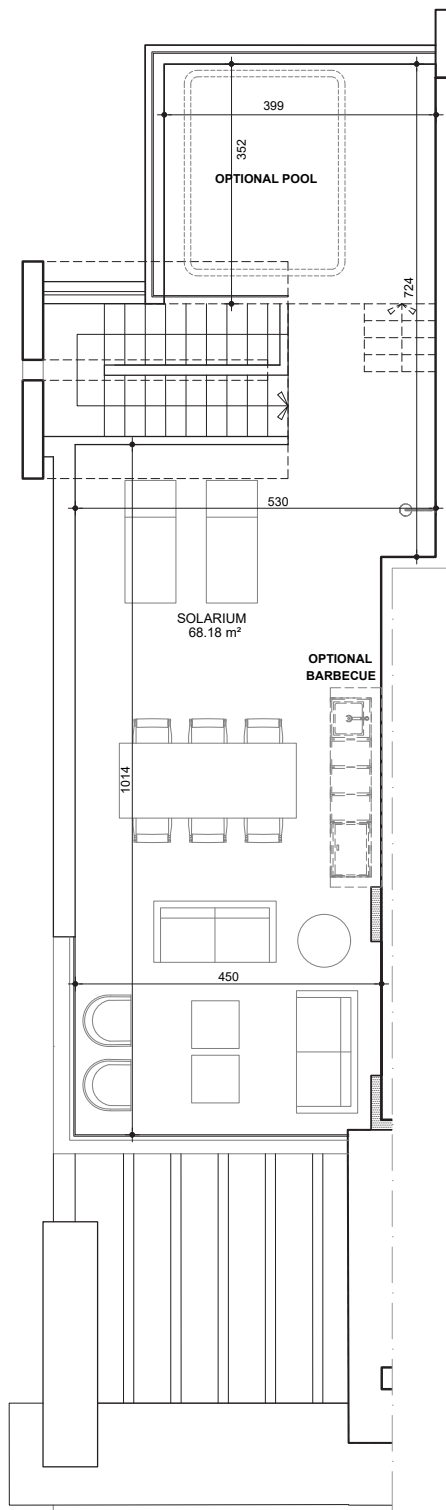
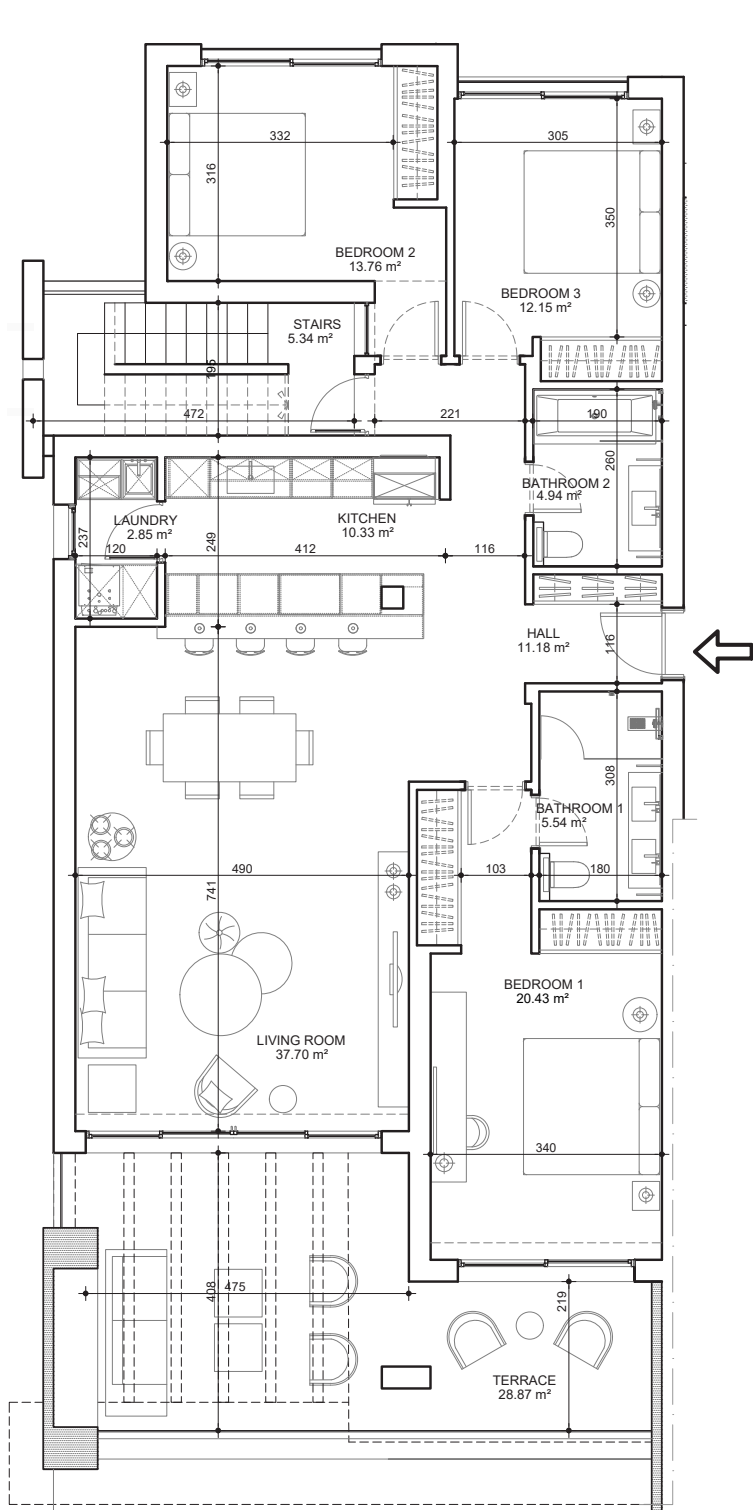
AREAS

Internal Built	101.15 m²
Terrace Built	27.74 m²
Solarium Built	0.00 m²
TOTAL BUILT	128.89 m²

Internal Usable	118.34 m²
Terrace Usable	34.00 m²
Solarium Usable	0.00 m²
TOTAL USABLE	152.34 m²

*C.A.W.E.U.	0.00 m²
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SOLARIUM

TYPE D 3 BEDROOM SOLARIUM



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

AREAS

Internal Built	124.22 m²
Terrace Built	28.87 m²
Solarium Built	68.18 m²
TOTAL BUILT	221.27 m²

Internal Usable	140.98 m²
Terrace Usable	43.79 m²
Solarium Usable	72.44 m²
TOTAL USABLE	257.21 m²

*C.A.W.E.U. 0.00 m²



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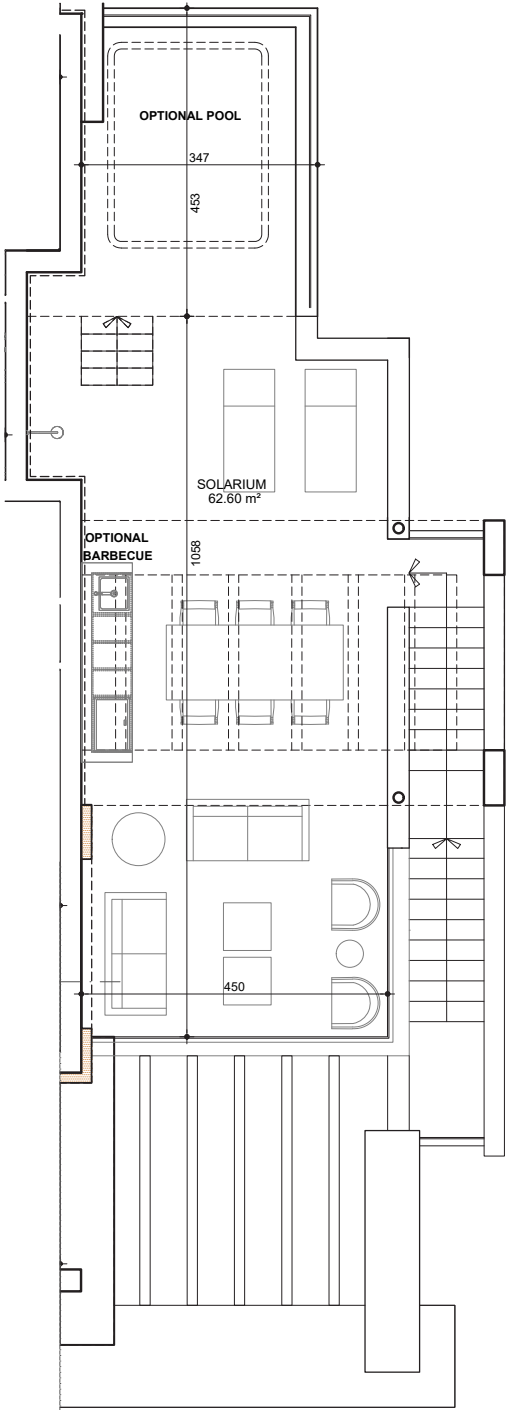
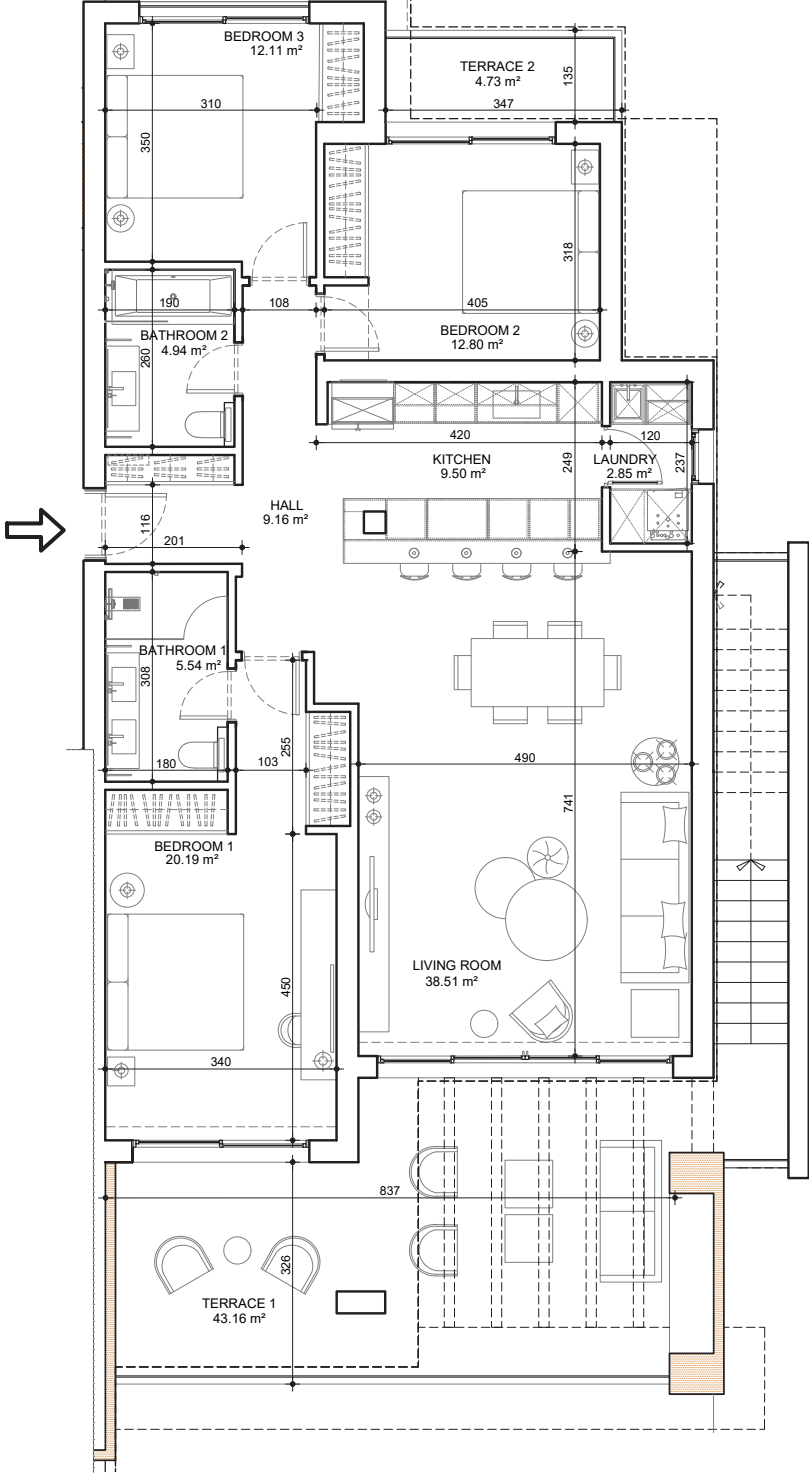


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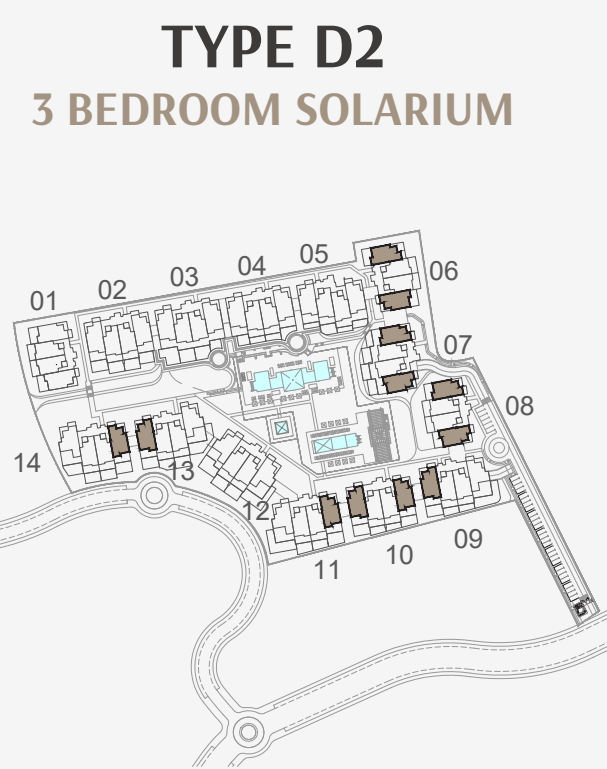
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SOLARIUM



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

AREAS

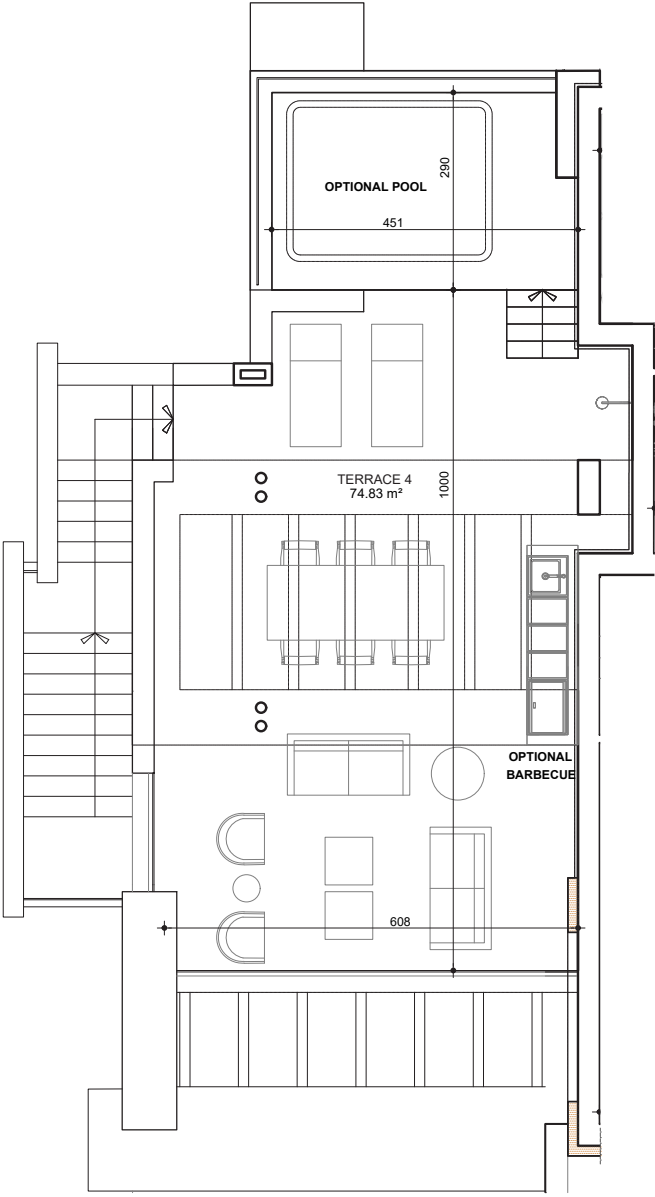
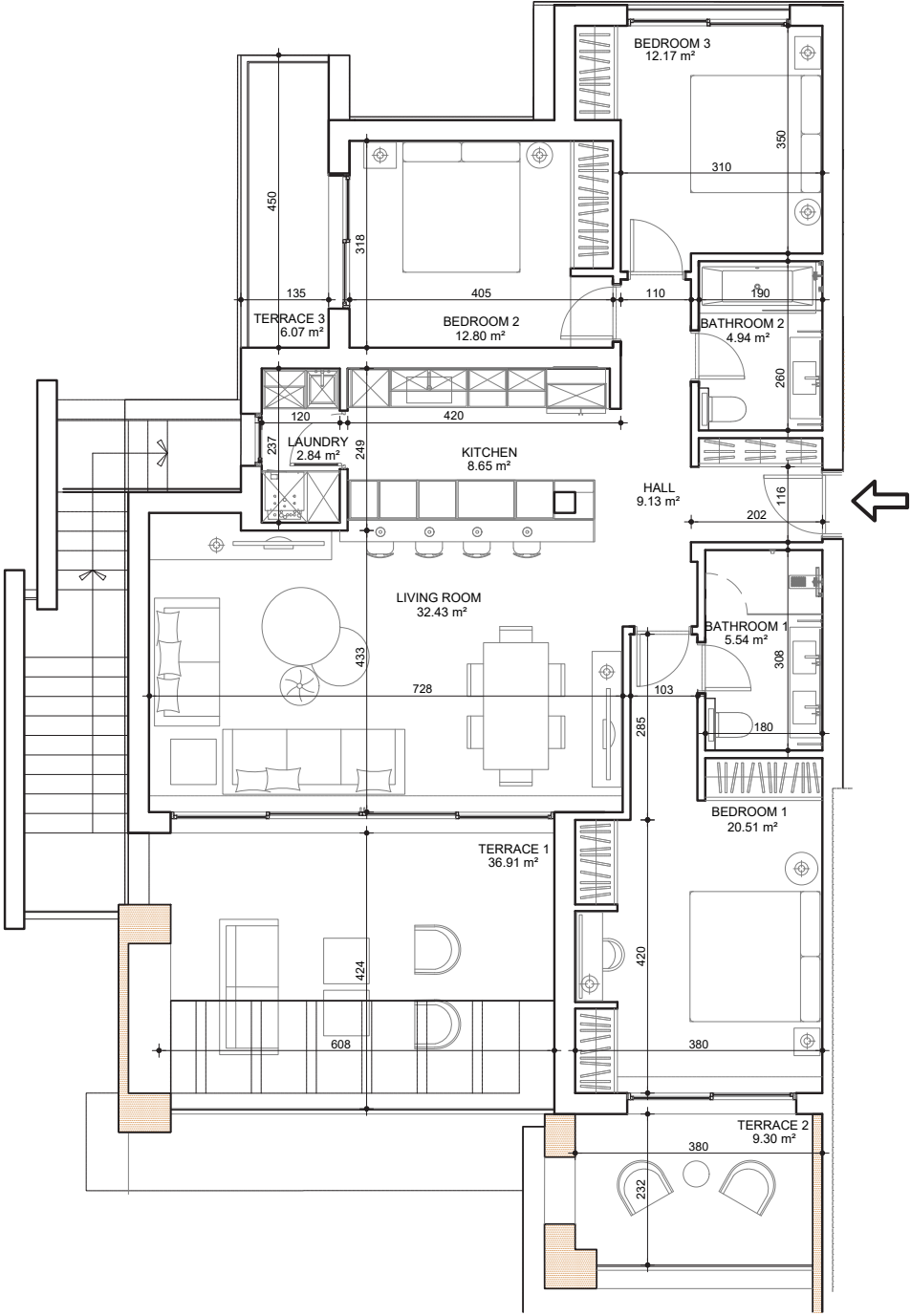
Internal Built	115.60 m ²
Terrace Built	47.89 m ²
Solarium Built	62.60 m ²
TOTAL BUILT	226.09 m²
Internal Usable	136.23 m ²
Terrace Usable	53.88 m ²
Solarium Usable	70.00 m ²
TOTAL USABLE	260.11 m²

*C.A.W.E.U. 0.00 m²

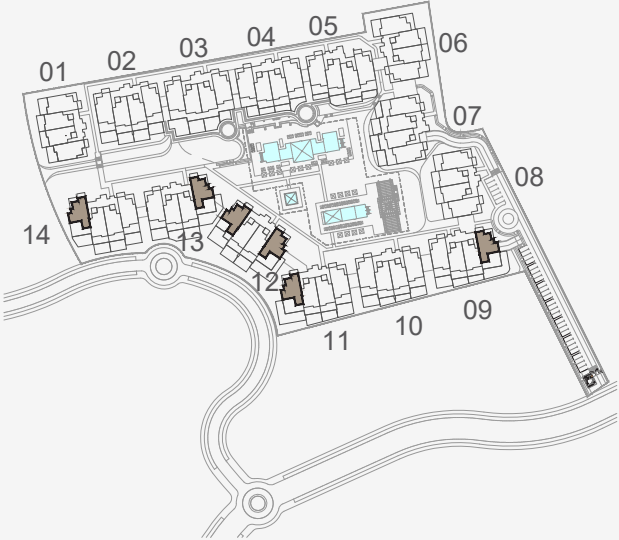


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SOLARIUM



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

AREAS

Internal Built	109.01 m²
Terrace Built	52.28 m²
Solarium Built	74.83 m²
TOTAL BUILT	236.12 m²
Internal Usable	131.53 m²
Terrace Usable	63.19 m²
Solarium Usable	82.85 m²
TOTAL USABLE	277.57 m²

*C.A.W.E.U. 0.00 m²



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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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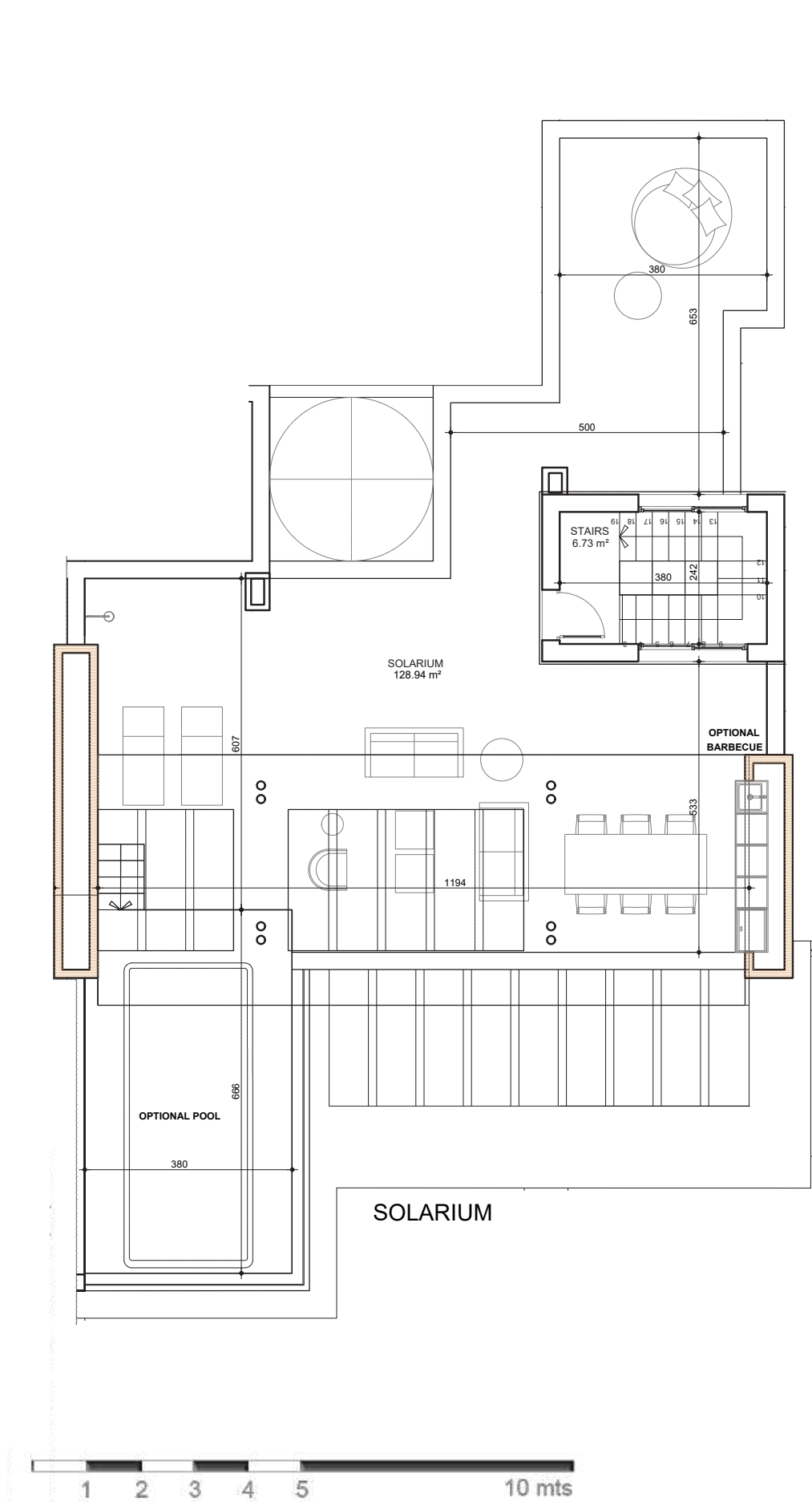



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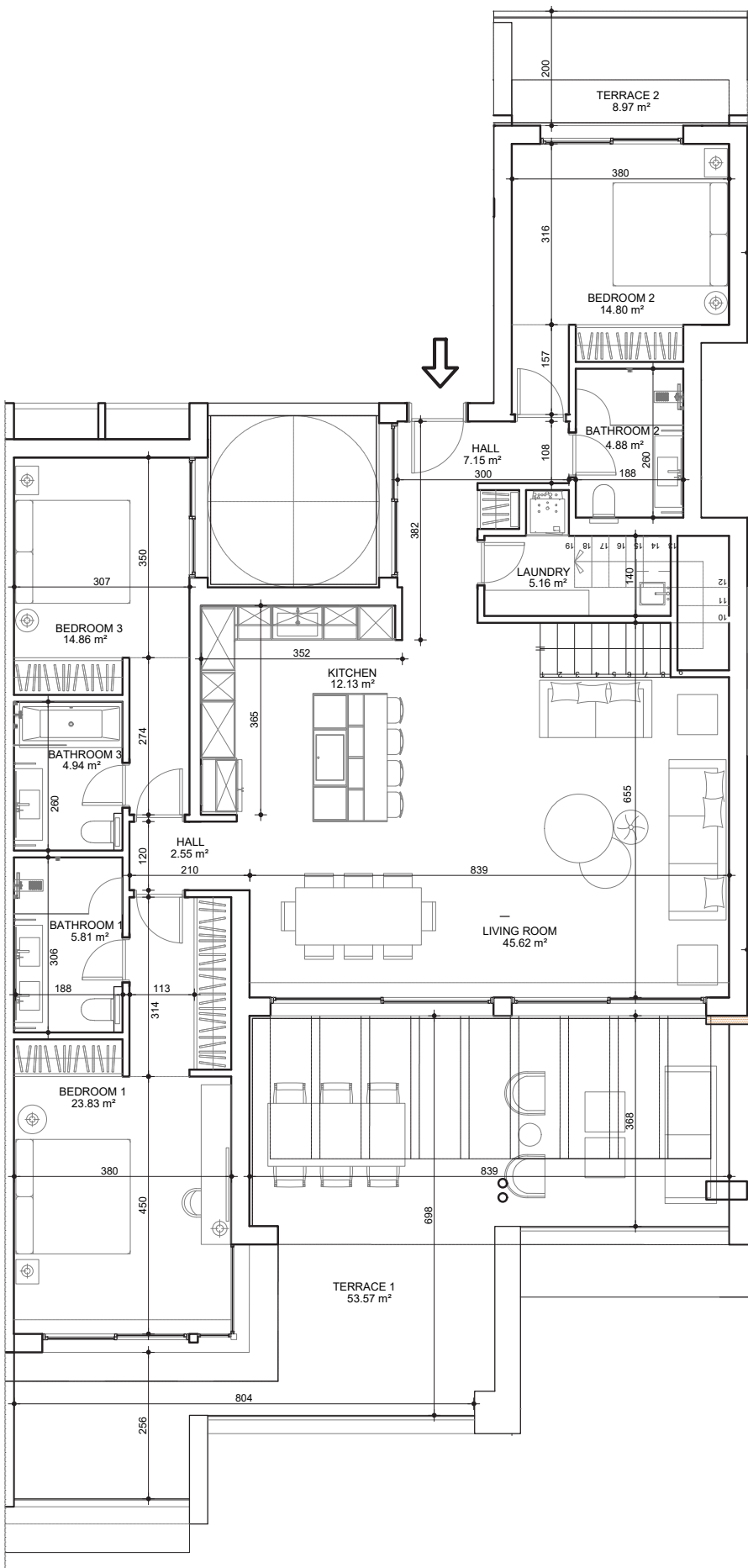




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TYPE E 3 BEDROOM PENTHOUSE



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

AREAS

Internal Built	148.46 m²
Terrace Built	62.54 m²
Solarium Built	128.94 m²
TOTAL BUILT	339.94 m²
Internal Usable	182.72 m²
Terrace Usable	72.32 m²
Solarium Usable	147.93 m²
TOTAL USABLE	402.97 m²

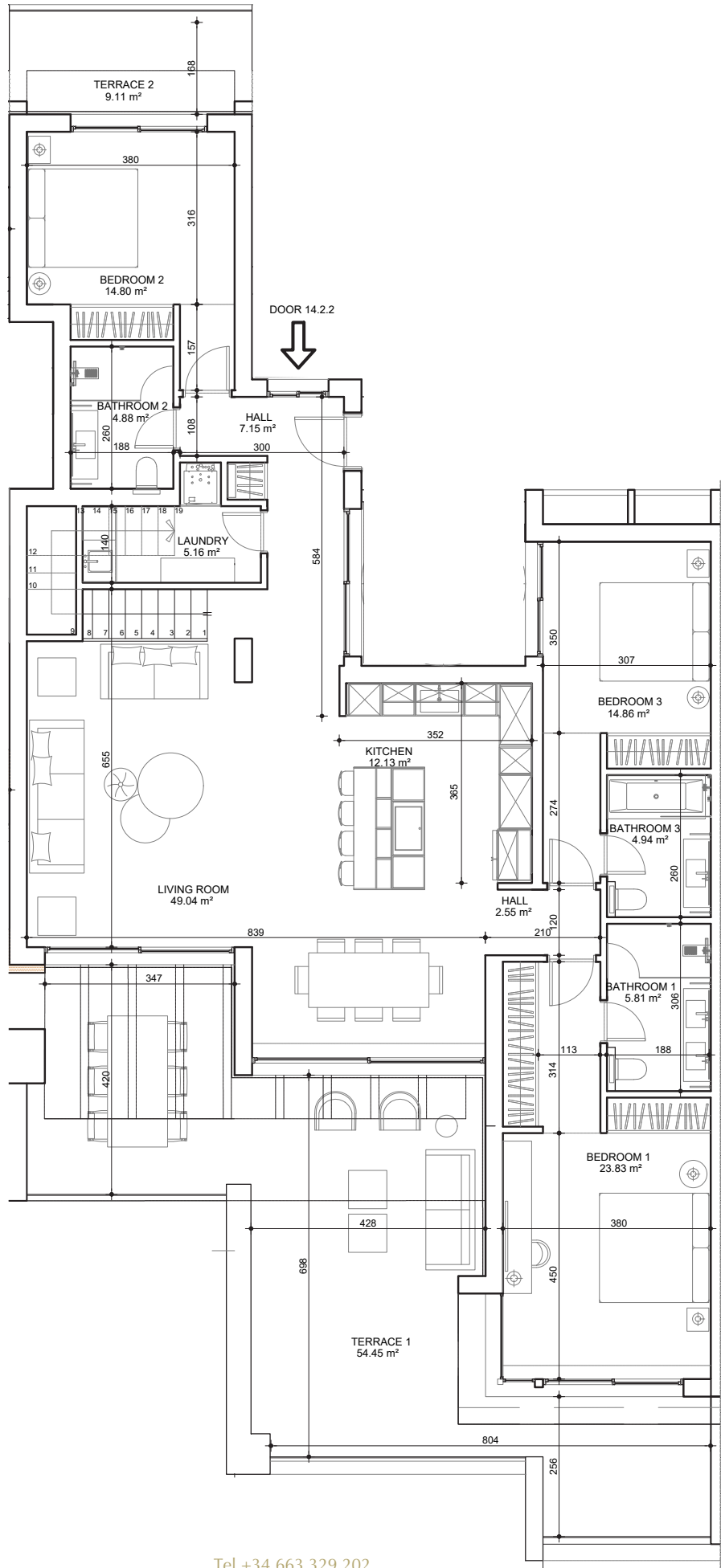
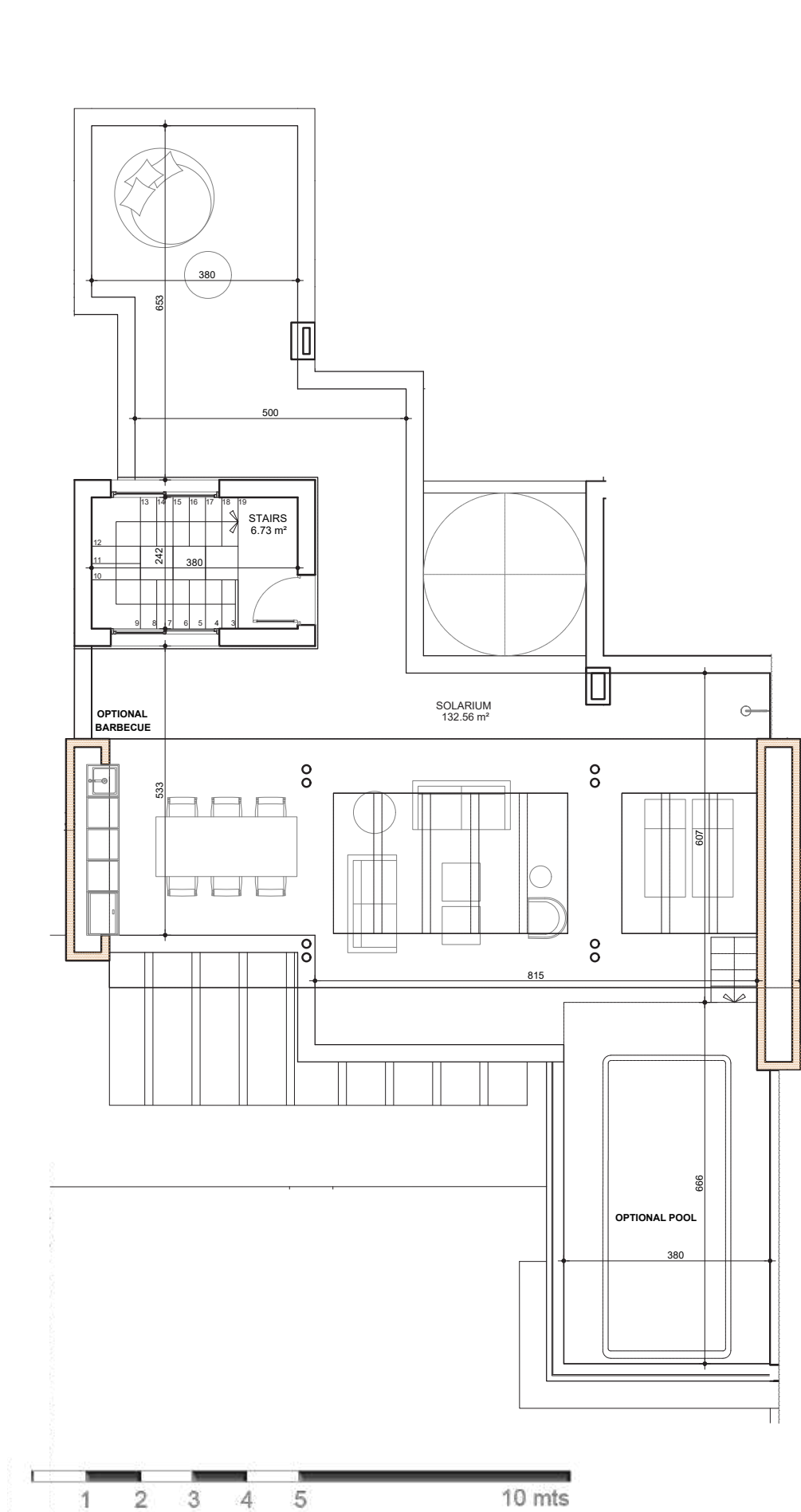
*C.A.W.E.U. 0.00 m²



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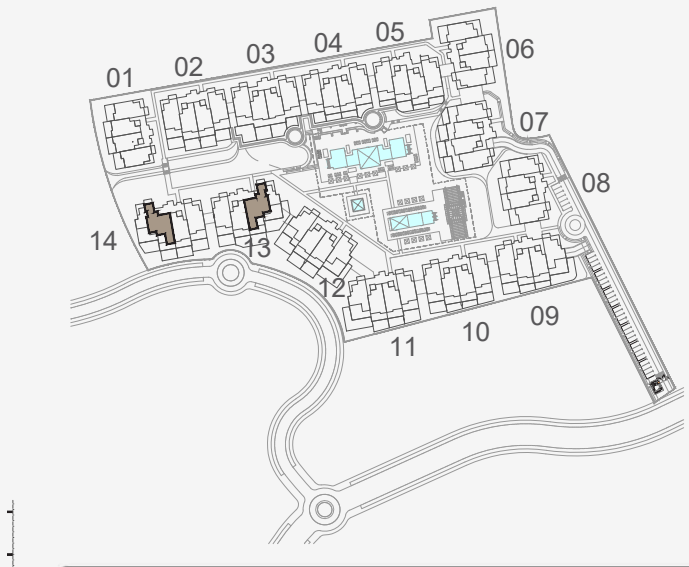
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TYPE E2

3 BEDROOM PENTHOUSE



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

AREAS

Internal Built	151.88 m ²
Terrace Built	63.56 m ²
Solarium Built	132.56 m ²
TOTAL BUILT	348.00 m²

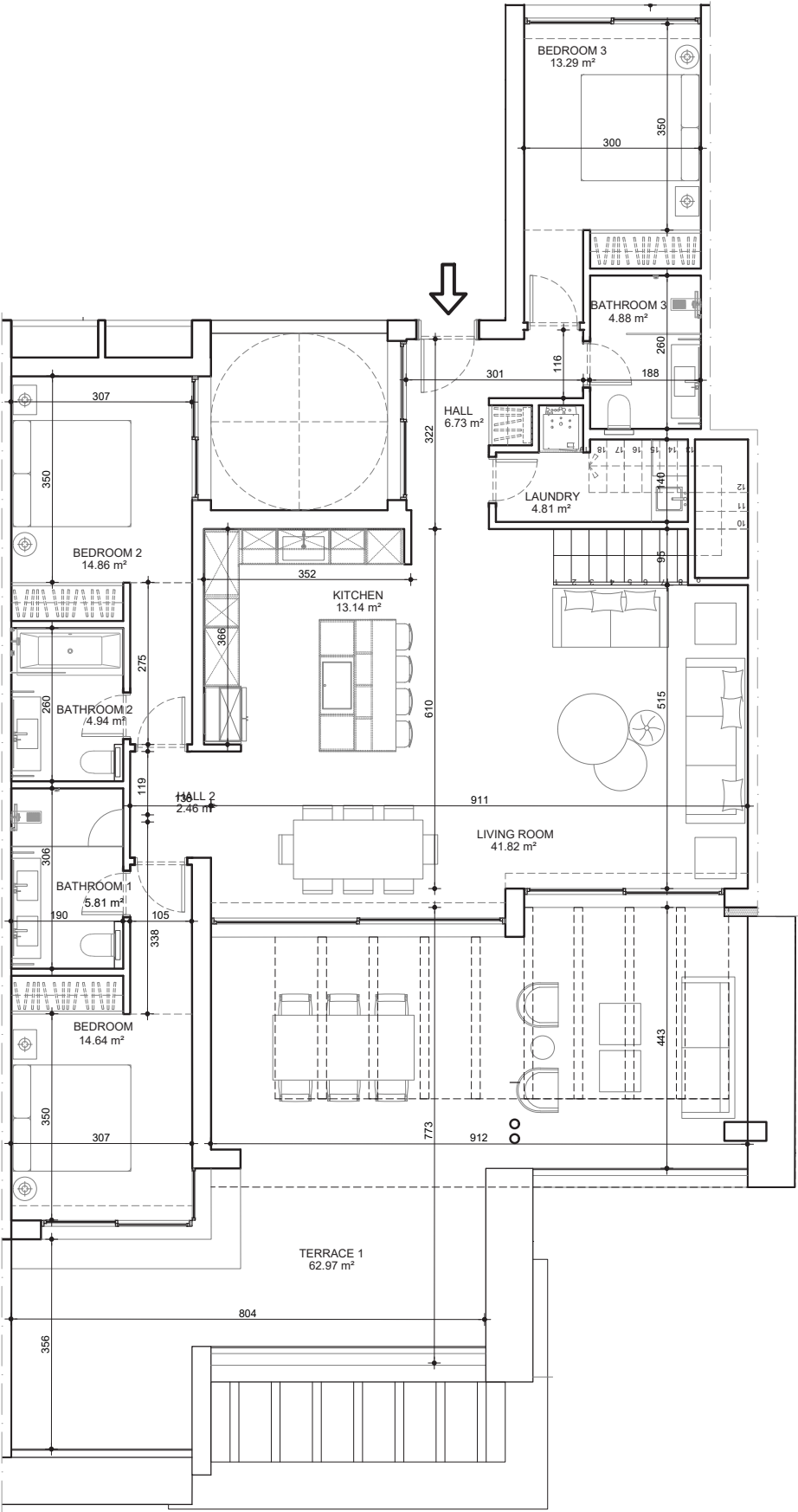
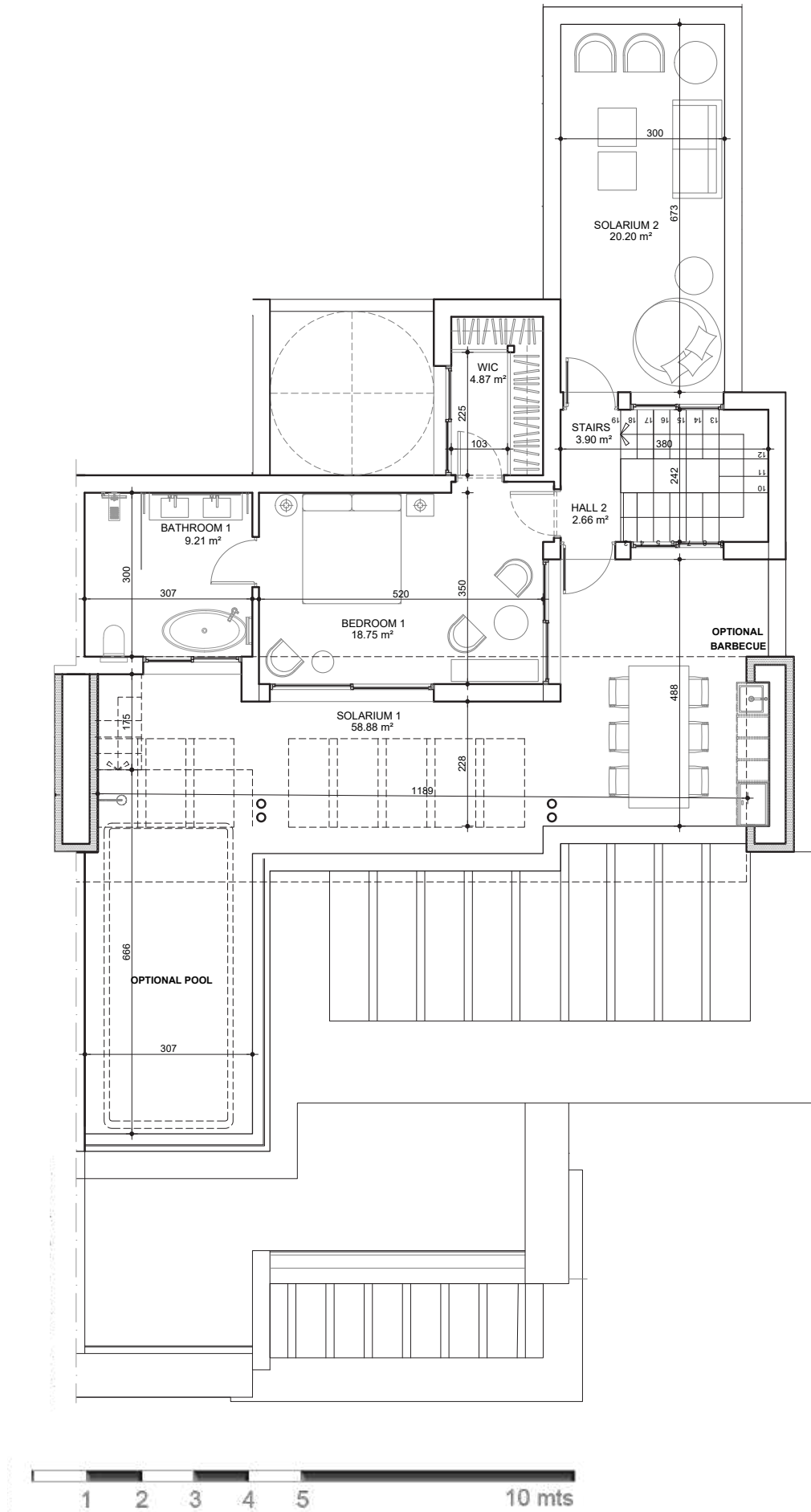
Internal Usable	187.33 m ²
Terrace Usable	73.86 m ²
Solarium Usable	152.74 m ²
TOTAL USABLE	413.93 m²

*C.A.W.E.U.	0.00 m ²
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TYPE F 4 BEDROOM PENTHOUSE



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

AREAS

Internal Built	166.77 m ²
Terrace Built	62.97 m ²
Solarium Built	79.08 m ²
TOTAL BUILT	308.82 m²

Internal Usable	205.06 m ²
Terrace Usable	72.04 m ²
Solarium Usable	91.11 m ²
TOTAL USABLE	368.21 m²

*C.A.W.E.U. 0.00 m²



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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

DESIGNED BY
VILLARROELTORRICO

DEVELOPED BY
MERLIN
REAL ESTATES SL

PROMOTED BY
AssetFolio | **excl.**

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