MIRADOR

DE ESTEPONA GOLF

1M

ONE~MARBELLA

LUXURY REAL ESTATE

MIRADOR
DE ESTEPONA GOLF

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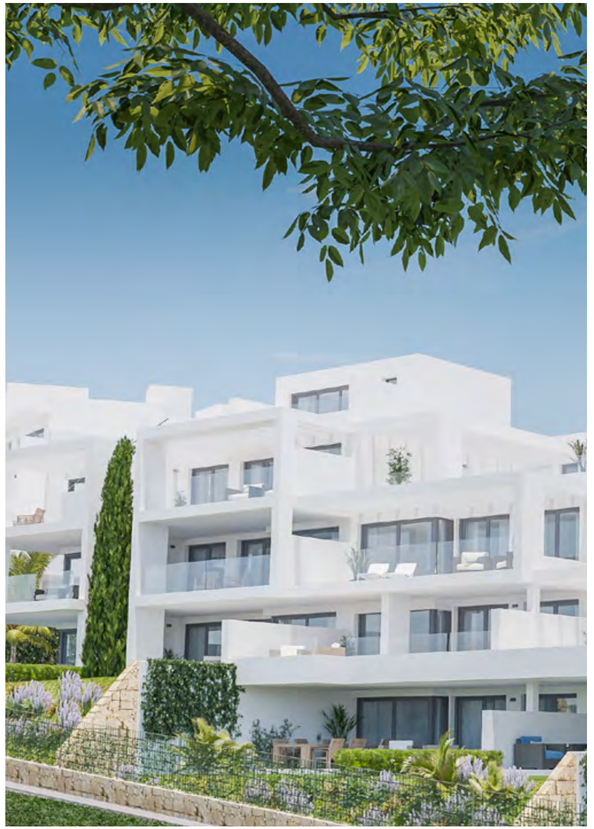
SUN, BEACH, WELLNESS & GOLF

A Real Estate Development of 54 modern and exclusive designed apartments and penthouses located in the area of Estepona Golf, 3 km from the beach and amenities, surrounded by Golf Courses and with the most exclusive service at your disposal with your GREEN FEES PACK at ESTEPONA GOLF COURSE and the VIP OWNERS CARD EL FUERTE ESTEPONA HOTEL.



LOCATION

IN THE NEW 'GOLDEN MILE', BETWEEN GIBRALTAR AND PUERTO BANÚS ONLY 5KM FROM ESTEPONA

Mirador de Estepona Golf is located in the well-known and prestigious area of Estepona Golf, in the municipality of Estepona, only 10 minutes from the town of Estepona; 20 minutes from the world famous Puerto Banus Marina and Sotogrande Marina; and 30 minutes from Marbella, just 5 km from the urban core of Estepona and 15 km from the 'white village' of Casares.

LOCATION

THE MOST STRATEGIC POINT IN SOUTHERN SPAIN

ACCESSIBILITY

The accessibility is excellent, with the current access road that connects the interior directly with the CN-340, at km 150. Very accessible by motorway, one hour from Malaga International Airport, similar distance to the High Speed Train Station and 45 minutes from Gibraltar Airport.

MIRADOR DE ESTEPONA GOLF: PERFECT BASE FOR DAY-TRIPS

Mirador de Estepona Golf gives you an ideal base for exploring some of the region's most beautiful and interesting towns. From your apartment you can easily reach the following destinations:

Puerto Banús: 20 minutes.
Marbella: 30 minutes.
Gibraltar: 30 minutes.
Jerez: 1 ½ hours.
Ronda: 1 hour.
Malaga: 1 hour.
Seville: 2 ½ hours.
Tangiers: 45 minutes to Tarifa then 1 hour by ferry.

LOCATION
THE MOST STRATEGIC POINT IN SOUTHERN SPAIN

A WIDE RANGE OF SERVICES AT YOUR DISPOSAL

Mirador de Estepona Golf is situated in a strategic location that, in terms of its immediate environment, makes it unique, surrounded by Estepona Golf Course, just 3 km from the nearest beaches, with the elegant and exclusive beachfront Fuerte Estepona Hotel, and only 5 minutes from Supermarkets, Pharmacy, Petrol Station, Restaurants, Bars, and other complementary amenities. Another point to remember is the next opening of the Hospital of Estepona. Also a few minutes driving from Mirador de Estepona Golf the new Golf course of Santa Lucía.

It highlights as important added value not only the Golf Course of Estepona Golf, 18 holes, but also Mirador de Estepona Golf is surrounded by some of the best 5* hotels in southern Spain, such as ELBA Estepona Gran Hotel & Thalasso Spa, Kempinski Hotel Bahia, H10 Estepona Palace, or the prestigious hotels in the Sotogrande area, NH Sotogrande, Hotel Almenara Resort or La Reserva.

THE DEVELOPMENT

SUN, BEACH, WELLNESS AND GOLF. MAKING EVERY MOMENT ENJOYABLE.

Mirador de Estepona Golf is your place to spend long periods, enjoy a well deserved vacation or retire.

The Development is located in one of the best places in Europe for living, due to the weather, the breathtaking panoramic views across mountains and sea, and the great choice on offer. Perfect place for relaxation, the Development is surrounded by the Estepona Golf Course with views of the sea and the mountains.

MODERN DESIGN IN A PRIVILEGED NATURAL ENVIRONMENT

The Mirador de Estepona Golf combines a modern and contemporary design in a natural environment of absolute privilege such as the Golf Course of Estepona Golf, with views of the countryside and the sea and south orientation.

And to fully enjoy this enclave we design the apartment of your dreams as open, bright homes, with large windows and integrated kitchens in the living room fully equipped and furnished with SIEMENS or similar and with the best qualities and facilities, air conditioning, installation alarm, smoke detector, double glazing, etc. and energy efficiency rating B.

In the common areas you will enjoy a magnificent swimming pool for adults and another one for children, tropical gardens with an exquisite landscaping, roads illuminated by beacons and pre-installation of recharging points for electric vehicles in the garages among other facilities.

THIS PROJECT HAS THE B ENERGY PERFORMANCE CERTIFICATE.

The **MIRADOR DE ESTEPONA GOLF** Development is located on plot 35 of the URP-T02 sector of the Estepona Golf Urbanization with an area of **8,400 m²**.

It is a new Construction Development that is made up of **6 Blocks** with a total of **54 units**, located step by step adapting to the topography of the terrain with a difference of 17 m in the slope of the hill, enjoying spectacular **SEA VIEWS** in practically all apartments and **GOLF VIEWS**, as well as an excellent **South orientation**.

This special orography of the land and the layout of the buildings, from Block 6 located in the highest part of the hill, to Block 1 located in the lower part, with the pools and common areas in the central part, will allow us to design for you and the enjoyment of your senses an extraordinary landscaping that together with the spectacular views, will turn the Mirador de Estepona Golf into a unique and privileged place.

You will feel that you enter a special area, from the access that goes from the national road to the Development plot, bordering a natural landscape of singular autochthonous beauty until ending at the entrance of the Golf Course of Estepona Golf, with a spectacular lake that will welcome you.

Exclusivity and privacy in a Development of only 54 apartments in the golf community of Estepona Golf, whose Club House and Golf Course can be walked in two minutes from your apartment, to practice your favorite sport, or to start teaching and learning or simply to have breakfast on your terrace while you enjoy the views of the golf course and the sea.

Among the **54 apartments** you can choose between the different types:

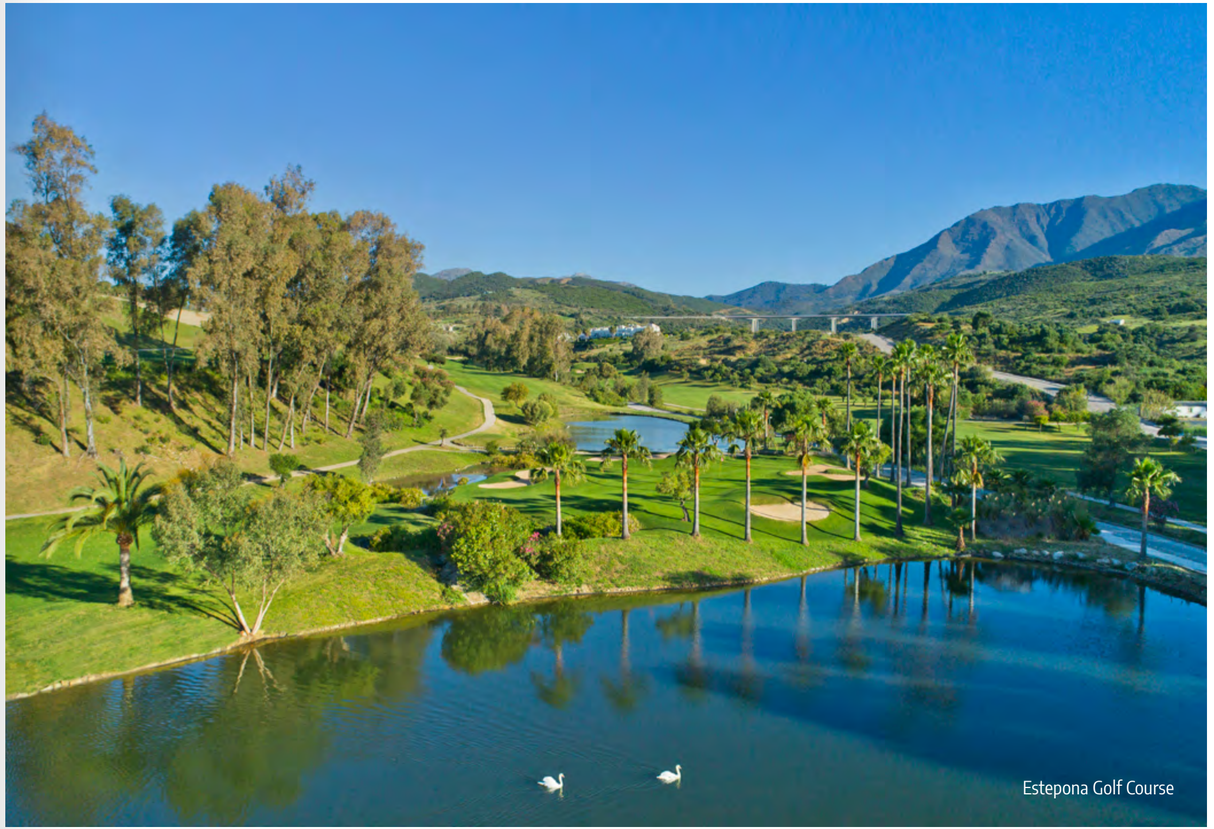
- **2 bedroom apartments + garden** (14 units).
- **2 bedroom apartments** (8 units).
- **2 bedroom penthouses + solarium** (8 units).
- **3 bedroom apartments + garden** (6 units).
- **3 bedroom apartments** (6 units).
- **3 bedroom penthouses + solarium** (4 units).
- **3 bedroom duplex penthouses** (6 units).
- **3 bedroom penthouses** (2 units).

The average constructed housing areas are quite generous and above all the terraces and gardens for you to enjoy the views, the orientation and our fantastic weather throughout the year.

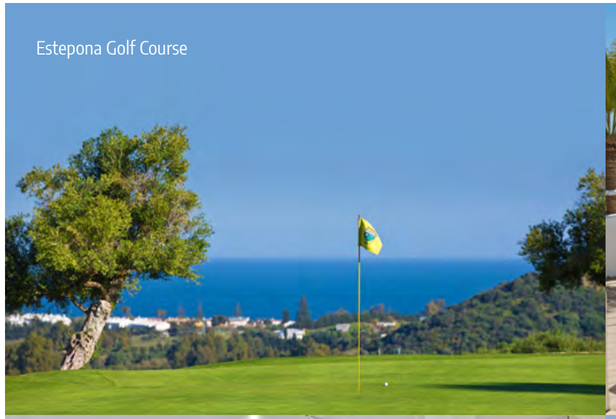
- The **2 bedroom apartments** with an average constructed area of **103.09 m²** and terraces of between **40.76 m²** and **53.85 m²** gardens.
- The **3 bedroom apartments** with an average constructed area of **120.8 m²**, **42.85 m²** terraces and **106.75 m²** gardens.
- The **2 bedroom penthouses with solarium** with average constructed surfaces of **121.32 m²** and tremendous terraces of **99.86 m²**.
- And the **3 bedrooms penthouses with solarium**, average constructed surfaces of **119.12 m²** and **84.80 m²** of terraces.
- The **3 bedroom duplex penthouses** with constructed surfaces averaging **147.53 m²** and terraces of **64.41 m²**.
- And finally, the so-called **3 bedroom penthouses**, with average constructed living surfaces of **125.04 m²** and **36.29 m²** terraces.

ESTEPONA GOLF

YOUR NEW GOLFING HOME
ON THE COSTA DEL SOL



Estepona Golf Course


Estepona Golf Course

YOUR GOLF CLUB A STROLL FROM MIRADOR DE ESTEPONA GOLF

With over 300 days of sunshine a year, Mirador de Estepona Golf is the golfer's paradise only a few minutes away from Estepona Golf, 18 holes Golf Course with all the magnificent facilities available 7 days a week.

Boasting stunning sea views from many areas of the course, Estepona Golf provides a fair test enjoyed by players of all standards.

The restaurant offers all the golfing favourites but with an Estepona twist, an excellent choice to relax for golfers and non golfers alike. Undoubtedly, the perfect place to unwind after a hard day's golfing out on the course! It also shows Live sport from around the word on flat screens!

MIRADOR DE ESTEPONA GOLF

GREEN FEES PACK

The owners of MIRADOR DE ESTEPONA GOLF will enjoy a GREEN FEES PACK per apartment valid for 12 months.

Owner Benefits:

GREEN FEES VOUCHER x 18 holes:

- GREEN FEES VOUCHER can be used anytime.
- Subject to advance tee time reservation and availability.
- Validity: 12 months from the date of issue marked on the vouchers.

* This service is subject to possible changes in the future, without prior notice, in writing or in any other way. In this case, you can choose to change for another service of equal or similar characteristics. It is also subject to availability.

FUERTE ESTEPONA
HOTEL

FUERTE ESTEPONA HOTEL,
SPA & BEACH HOTEL

FEEL AS A REAL HOTEL
GUEST LIVING AT HOME

MIRADOR DE ESTEPONA GOLF
VIP OWNERS CARD

El Fuerte Estepona Hotel

UNIQUE, UNFORGETTABLE AND LUXURIOUS EXPERIENCE

Fuerte Estepona is a beachfront four-star hotel, ideal for relaxing breaks and one of the top hotels in Estepona, just 5 minutes away from Mirador de Estepona Golf.

Whether you're looking to simply relax or have a more active break, there's a wide choice of things to do at Fuerte Estepona Hotel, including dedicated facilities for families.

You can taste high-quality Mediterranean cuisine and enjoy the hotel's restaurant situated on the seafront, Play Tennis and Padel matches, find the haven of peace that your body and mind need with a Hydrotherapy Circuit in the SPA or just relax a pool-side Balinese bed at the adult's pool!

You can enjoy a wide range of services in its luxurious spa, restaurants and Pool Bar with four large swimming pools, one of which is for children and other for adults only. Take a walk through its beautiful 25,000 square metre garden overlooking the sea and taste traditional dishes from the Málaga region at the Restaurante Grill and cocktails and snack in the relaxed and casual poolside bar.

MIRADOR DE ESTEPONA GOLF VIP OWNERS CARD EL FUERTE ESTEPONA HOTEL

VIP OWNERS CARD EL FUERTE ESTEPONA HOTEL

The owners of MIRADOR DE ESTEPONA GOLF have included in the price of the property the VIP OWNERS CARD EL FUERTE ESTEPONA HOTEL valid for 12 months.

Owner Benefits:

- Enjoy as a real guest in the Fuerte Estepona Hotel all the facilites: beach, swimming pools, sunbeds, Bar &Restaurants, Spa & Fitness Center, etc. (Official Hotel prices to be paid directly).
- Special prices and discounts:
  - Tennis court: 15 €
  - Padel Court: 15 €.
  - Hydrotherapy Circuits: 12 €.
  - Treatments: 15% discounts.
- Special discount staying at the Hotel: 10% discount on the best online fare at **www.fuertehoteles.com**.

* Fuerte Estepona Hotel is closed during the winter months, from November to March.